

**Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59
for JetBrite Car Wash (PZC 22-1-110)**

JetBrite, a car wash operator, has proposed building a car wash at the NE corner of Rt 59 and 83rd, immediately adjacent to residences. The zoning commission voted against this annexation petition on March 15, but the petitioner is expected to bring the annexation and rezoning petition to the city council without Planning and Zoning Commission approval.

The undersigned have the following concerns regarding the negative impacts of the proposed JetBrite car wash development on the neighborhood:

1. Traffic on 83rd Street and Aero Drive.

- a. The traffic study recommended completion of a simulation tool because of spillback into intersections and queues exceeding 100%. A follow up simulation study was not presented with the rezoning request.
- b. Local traffic patterns and regular traffic conflicts are not accounted for in the traffic study:
 - i. Traffic avoiding Rt 59 and 83rd Street by cutting through Aero Drive.
 - ii. Calvary Church traffic management by off-duty personnel directing traffic on Rt 59.
 - iii. Traffic back-ups currently impeding cars exiting Aero Drive and Stearman Drive during peak traffic hours.

2. Flooding and drainage issues.

- a. West side Aero Drive residents have experienced additional flooding since the commercial properties on Rt 59 between 79th and 83rd have replaced open space with paving. Each additional new construction project increases the storm runoff on the residential properties of the west side of Aero Drive.
- b. Naperville Township completed a drone mapping study of the Aero Estates area and planned a \$175,000 - \$195,000 flooding remediation project. Since the study was completed without the proposed car wash, the remediation as proposed may need to be modified. The car wash will exacerbate the existing problems.
- c. Where is the drainage study for the proposed JetBrite car wash project showing how this project will impact adjacent properties?

3. B2 zoning with a car wash variance. Inappropriate zoning request for a B2 zoning with a car wash variance in a City Corridor district. See the comments during the PZC hearing.

4. Aviation safety – lighting.

- a. The Naper Aero (LL10) flight path of a landing aircraft will take aircraft directly over the proposed location of the car wash. The proposed car wash lighting plan specifies 1 million lumens of illumination and has the potential of ruining the night vision of pilots, which creates a hazard for safe aviation.
- b. The photometric plan has flaws in specifications of several lights.

5. Impact of noise from car wash blowers, vacuums and music on the adjacent properties.

- a. The petitioner agreed to a 10 foot sound proof sound absorbing fence during the zoning hearing.
- b. The petitioner agreed not to play music at the vacuums adjacent to the residential properties.
- c. The petitioner agreed to close the car wash at 8 pm, not 9 pm.

I, Mary Kate Bayer, attest that I collected the attached signatures in response to the attached Petition to Oppose City of Naperville Annexation and Commercial Zoning of JB Development aka Jet Brite Car Wash on the proposed site at Rt 59 and 83rd Street.

Mary Kate Bayer

Signature

7/12/23

Date

State of Illinois

County of DUPAGE

This instrument was acknowledged before me on 7-12-23 (date) by Billy Vincent (name of person) as owner (type of authorities, e.g. officer, trustee, etc.) of _____ (name of party on behalf of whom instrument was executed).

(seal)



_____ signature of notary public

	Printed Name	Signature	Address	Comment	Date
1	GARNER WILLIAMS	Garnier Williams	95135 AERO DRIVE NAPERVILLE IL 60564	OBJECT TO ADDITIONAL TRAFFIC, NOISE, & WATER	4-2-2023
2	KAY P. KISER	Kay P. Kiser	95135 AERO DR. NAPERVILLE NAPERVILLE IL 60564	TRAFFIC, WATER	4-2-23
3	CAREY GREEN	Carey Green	95161 AERO DR. 60564	TRAFFIC, WATER NOISE, TABLE	4-2-23
4	Debbie Bickford	Debbie Bickford	95161 Aero Dr. Naperville 60564	against excessive noise, water, traffic.	4/2/23
5	Shaunna Wenner	Shaunna Wenner	95080 Aero Dr. Naperville IL 60564	against - excessive noise, traffic, water	4/2/23
6	MIKE WENNER	Mike Wenner	95080 AERO DR IL 60564 NAPERVILLE	NO - TOO MUCH NOISE TRAFFIC, WATER	4/2/23
7	Roberta Priz	Roberta Priz	95069 Aero Dr. Naperville 60564	Traffic, too many cars washed in area.	4/2/23
8	THOMAS PRIZ	Thomas Priz	95069 Aero Dr. Naperville 60564	None	4-2-23
9	NICOLE MARTIN	Nicole Martin	95015 AERO DR. 60564 NAPERVILLE	congested and overflow of water dangerous traffic	2 april 2023.
10	Ann E Gould	Ann E Gould	95134 Aero dr 60564	No! Bad for the Neighborhood!!	4-2-2023
11				Terrible for the Environment.	
12	Kurt Dahlstrom	Kurt Dahlstrom	95144 AERO DR 60564	No Way	4/21/23
13	Bill KINZLER	Bill Kinzler	95101 Aero Dr 60564	CREATE DANGEROUS CONGESTION NEAR AERO DRIVE	4/21/23
14	ROBERT & BRENDA CULVER	Robert Culver	3462 Wilkes Dr 60564	TOO MUCH CONGESTION TOO CLOSE TO RT 59	5/30/23
15	Stuart Gless	Stuart Gless	95055 Aero Dr. 60564	Against to CROWD	5/30/23
16	Claine Gless	Claine Gless	95041 AERO DR. 60564	NOT CONSIDERING ALL BUSINESSES	5/30/23

	Printed Name	Signature	Address	Comment	Date
17	FRED FOSS	<i>Fred Foss</i>	95 Ø41 AERO DR	CAR WASH SHOULD BE B3 AREA NOT B2	5/30/23
18	Natalia Taylor	<i>Natalia Taylor</i>	95 Ø27 AERO DR	TO MUCH NOISE AND LONGER AVE.	5/31
19	TIM SWAEKAUSKI	<i>Tim Swaekauski</i>	95158 AERO DR.	TOO MUCH OF A INDUSTRY FOR AREA	5/31/23
20	KATHY SWAEKAUSKI	<i>Kathy Swaekauski</i>	95158 AERO DR.	TO MUCH TRAFFIC LIGHTS ARE TO SLOW	5/31/23
21	Marykate Bayer	<i>Marykate Bayer</i>	95115 Aero Dr ^{was 6056}	Car wash is B3 not B2 inappropriate for area. ROUTE 59 EXIT 11 CRASH	5/31/23
22	PETER BAYER	<i>Peter Bayer</i>	95115 AERO DR	THERE ARE 4 CARWASHES AT NORTON + 75TH 1 AT 59TH 1 AT 800K + 95TH NO NEED FOR MORE	5/31/23
23					
24					
25					
26					
27					
28					
29					
30					
31					
32					

**Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59
for JetBrite Car Wash (PZC 22-1-110)**

JetBrite, a car wash operator, has proposed building a car wash at the NE corner of rt 59 and 83rd, immediately adjacent to residences. The zoning commission voted against this annexation petition on March 15, but the petitioner is expected to bring the annexation and rezoning petition to the city council without Planning and Zoning Commission approval.

The undersigned have the following concerns regarding the negative impacts of the proposed JetBrite car wash development on the neighborhood:

1. Traffic on 83rd Street and Aero Drive.

- a. The traffic study recommended completion of a simulation tool because of spillback into intersections and queues exceeding 100%. A follow up simulation study was not presented with the rezoning request.
- b. Local traffic patterns and regular traffic conflicts are not accounted for in the traffic study:
 - i. Traffic avoiding Rt 59 and 83rd Street by cutting through Aero Drive.
 - ii. Calvary Church traffic management by off-duty personnel directing traffic on Rt 59.
 - iii. Traffic back-ups currently impeding cars exiting Aero Drive and Stearman Drive during peak traffic hours.

2. Flooding and drainage issues.

- a. West side Aero Drive residents have experienced additional flooding since the commercial properties on Rt 59 between 79th and 83rd have replaced open space with paving. Each additional new construction project increases the storm runoff on the residential properties of the west side of Aero Drive.
- b. Naperville Township completed a drone mapping study of the Aero Estates area and planned a \$175,000 - \$195,000 flooding remediation project. Since the study was completed without the proposed car wash, the remediation as proposed may need to be modified. The car wash will exacerbate the existing problems.
- c. Where is the drainage study for the proposed JetBrite car wash project showing how this project will impact adjacent properties?

3. B2 zoning with a car wash variance. Inappropriate zoning request for a B2 zoning with a car wash variance in a City Corridor district. See the comments during the PZC hearing.

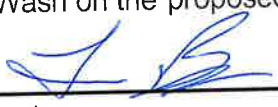
4. Aviation safety – lighting.

- a. The Naper Aero (LL10) flight path of a landing aircraft will take aircraft directly over the proposed location of the car wash. The proposed car wash lighting plan specifies 1 million lumens of illumination and has the potential of ruining the night vision of pilots, which creates a hazard for safe aviation.
- b. The photometric plan has flaws in specifications of several lights.

5. Impact of noise from car wash blowers, vacuums and music on the adjacent properties.

- a. The petitioner agreed to a 10 foot sound proof sound absorbing fence during the zoning hearing.
- b. The petitioner agreed not to play music at the vacuums adjacent to the residential properties.
- c. The petitioner agreed to close the car wash at 8 pm, not 9 pm.

I, Lewis Berghoff, attest that I collected the attached signatures in response to the attached Petition to Oppose City of Naperville Annexation and Commercial Zoning of JB Development aka Jet Brite Car Wash on the proposed site at Rt 59 and 83rd Street.


Signature

April 24, 2023
Date


State of Illinois

County of DuPage







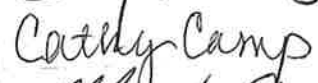

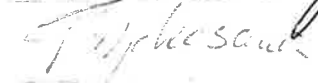




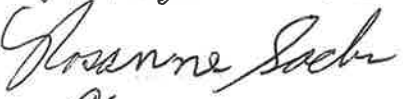

This instrument was acknowledged before me on 04/24/23 (date) by LEWIS BERGHOFF (name of person) as CITIZEN of NAPERVILLE (type of authorities, e.g. officer, trustee, etc.) of CITIZENS of NAPERVILLE (name of party on behalf of whom instrument was executed).

(seal)



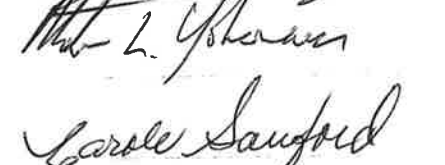
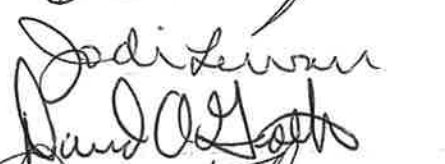
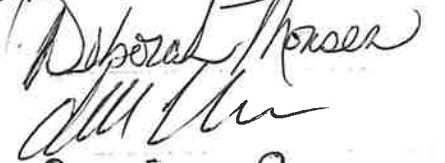


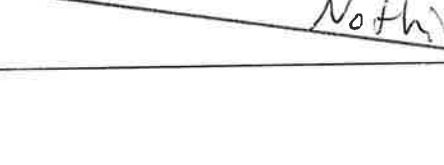



 signature of notary public

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash

	Printed Name	Signature	Address	Comment	Date
1	Pete Sachs		95351 Stearman dr	NO WASH	4/2/23
2	Joe Battoe		95021 Stearman Dr	NO Carwash	4/2/23
3	Adrienne Battoe		95021 Stearman Dr	NO Carwash	4/2/23
4	JESS STARR		95110 STEARMAN DR	NO wash	4/2/23
5	Beverly Hilsenbeck		95121 Stearman Dr	NO wash	4/2/23
6	John Bremner		95221 Stearman ^{Dr.}	NO	4/2/23
7	Cathy Camp		95240 Stearman, nap		4/2/23
8	MARK CHAMP		95240 STEARMAN	NAP.	4-2-23
9	Tina Klesane		95260 Stearman	NO	4/2/23
10	Julie Killackey		95271 Stearman	NAP	4/2/23
11	Steve Sharp		95251 Stearman	Nap	4/2/23
12	Brandon Bailes		95280 Stearman Dr.		4/2/23
13	Thomas Sachs		95351 Stearman Dr.	NAP.	4/2/23
14	Rosanne Sachs		95351 Stearman Dr.	NO WAY	4/2/23
15	Lubna Quraishi		95370 Stearman Dr	NO wash	4/2/23

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash

Printed Name	Signature	Address	Comment	Date
1 Asim Qureshi		95370 Stearman	No wash	4/2/23
2 Sami Vally		95041 STEARMAN	No wash	FL 4/2/23
3 Lewis Berghoff		95120 Skyline Dr Naperville		4/2/23
4 Mark Rhoads		95051 Chandell Manville		4/2/23
5 Martin Yokawa		95040 Stearman Dr. Naperville, IL		4/12/23
6 CAROLE SANFORD		95071 STEARMAN DR, NAPERVILLE		4/12/23
7 Jodi Lewan		95150 Stearman Dr Naperville		4/12/23
8 DAVID GROTT		95141 Stearman Dr. Naperville		4/12/23
9 DEBORAH MONSEN		95161 Stearman Dr. Naperville		4/12/23
10 Ronald Monsen		95161 Stearman Dr. Naperville		4/12/23
11 Daniel Peji		95200 Stearman Dr Naperville		4/12/23
12 Chris Carlson		Bo w Trankline Naperville		4/12/23
13 BRIAN GUTHRIE		95181 Stearman Dr Naperville IL		6/25/23

Nothing Follows

jetbritecarwash

From: Suzette Selig [REDACTED]

To: holzhauerl@naperville.il.us; wehrlis@naperville.il.us

Date: Sunday, May 28, 2023 at 07:54 PM CDT

Summary of
objections

My home is on Aero Dr DIRECTLY adjacent to the proposed car wash on rt 59 and 83rd street. It would back up directly to my back yard rendering my home and yard unusable. I have lived here for 55 years.

This is a QUIET residential neighborhood. ALL the residents of Aero Estates as well as surrounding neighborhoods are OPPOSED to this type of business on that corner.

1) this is a completely inappropriate and unacceptable type of business to back up to residential property. I am opposed to rezoning it.

2) the master plan had Aero Drive residential- why and who changed it in April, 2022 to townhomes- to accommodate this developer- and did NOT inform the residents?

3) At the planning meeting, the developer turned to someone and stated- "I was told there would be no problem"- WHO told him that?

4) Why were residents, adjacent to the lots not informed until 1 week before the meeting- when plans were made a year before?

5) DRAINAGE PROBLEMS WILL RESULT

6) TRAFFIC on both Aero drive and 83rd St will be a HUGE problem

7) A car wash generates noise, lights, and traffic 7 days a week- would you want this in your back yard?

8) This does not fit any other type of structure on the 3 other corners or on 59.

9) resulting increase in accidents at the corner of 83rd and 59.

10) increase in crime

11) This will be an eyesore and will render my home unsaleable and decrease value.

I will be sending this letter to ALL the city council members as well as the planning committee to add to the file.

Suzette Selig

[REDACTED]
Naperville, IL 60564
[REDACTED]

this signed Petition is
objecting on the above
Reasons

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash (PZC 22-1-110)

JetBrite, a car wash operator, has proposed building a car wash at the NE corner of rt 59 and 83rd, immediately adjacent to residences. The zoning commission voted against this annexation petition on March 15, but the petitioner is expected to bring the annexation and rezoning petition to the city council without Planning and Zoning Commission approval.

The undersigned have the following concerns regarding the negative impacts of the proposed JetBrite car wash development on the neighborhood:

1. Traffic on 83rd Street and Aero Drive.

- a. The traffic study recommended completion of a simulation tool because of spillback into intersections and queues exceeding 100%. A follow up simulation study was not presented with the rezoning request.
- b. Local traffic patterns and regular traffic conflicts are not accounted for in the traffic study:
 - i. Traffic avoiding Rt 59 and 83rd Street by cutting through Aero Drive.
 - ii. Calvary Church traffic management by off-duty personnel directing traffic on Rt 59.
 - iii. Traffic back-ups currently impeding cars exiting Aero Drive and Stearman Drive during peak traffic hours.

2. Flooding and drainage issues.

- a. West side Aero Drive residents have experienced additional flooding since the commercial properties on Rt 59 between 79th and 83rd have replaced open space with paving. Each additional new construction project increases the storm runoff on the residential properties of the west side of Aero Drive.
- b. Naperville Township completed a drone mapping study of the Aero Estates area and planned a \$175,000 - \$195,000 flooding remediation project. Since the study was completed without the proposed car wash, the remediation as proposed may need to be modified. The car wash will exacerbate the existing problems.
- c. Where is the drainage study for the proposed JetBrite car wash project showing how this project will impact adjacent properties?

3. B2 zoning with a car wash variance. Inappropriate zoning request for a B2 zoning with a car wash variance in a City Corridor district. See the comments during the PZC hearing.

4. Aviation safety – lighting.

- a. The Naper Aero (LL10) flight path of a landing aircraft will take aircraft directly over the proposed location of the car wash. The proposed car wash lighting plan specifies 1 million lumens of illumination and has the potential of ruining the night vision of pilots, which creates a hazard for safe aviation.
- b. The photometric plan has flaws in specifications of several lights.

5. Impact of noise from car wash blowers, vacuums and music on the adjacent properties.

- The petitioner agreed to a 10 foot sound proof sound absorbing fence during the zoning hearing.
- The petitioner agreed not to play music at the vacuums adjacent to the residential properties.
- The petitioner agreed to close the car wash at 8 pm, not 9 pm.

I, Suzanne S. J. attest that I collected the attached signatures in response to the attached Petition to Oppose City of Naperville Annexation and Commercial Zoning of JB Development aka Jet Brite Car Wash on the proposed site at Rt 59 and 83rd Street.

[Signature]
Signature

6-2-23
Date

State of Illinois

County of DuPage

This instrument was acknowledged before me on 6/2/2023 (date) by Suzanne S. J. (name of person) as _____ (type of authorities, e.g. officer, trustee, etc.) of _____ (name of party on behalf of whom instrument was executed).

(seal)

KHALED ALBQAEEN
Official Seal
Notary Public - State of Illinois
My Commission Expires Oct 7, 2024

[Signature] signature of notary public

Khaled Albqaeen

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash

	Printed Name	Signature	Address	Comment	Date
1	MELVYN K. FINZER	<i>M K Finzer</i>	Oero Estates	Please	
2	David Vaughn	<i>David Vaughn</i>	Olney, IL 62450	Please built	4-27-2023
3	John Wigger	<i>John Wigger</i>	Naperville 2349 River Woods Dr	over planing + zoning	
4					
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

Printed Name	Signature	Address	Comment	Date
Nick Kemp	Nick Kemp	95250 Aero Drive	No	3/4/23
Cydney Kemp	Cydney Kemp	95250 Aero Drive	No	4/2/23
E GRANT	E Grant	95174 Aero	No Car Wash!	4/2/23
M MOSTACHO	M Mostacho	29W770 81st St	No car wash	4/2/23
N mostacho	N Mostacho	29W770 81st St	No car wash	4/2/23
JOE OLNSTED	Joe C Olmsted	29W751 81st St	No CARWASH	4-7-23
PAUL OLNSTED	P. Olmsted	29W751 81st St	NO CARWASH	4/2/23
G. JOHNSON	George Johnson	95175 AERO DR	No CAR WASH!	4/2/23
LORRAINE JOHNSON	Lorraine Johnson	95175 AERO DR	No CARWASH	4/2/23
Tenna Rosales	Tenna Rosales	95215 Aero Dr	No car wash!!!	4/2/23
Mariano Rosales	Mariano Rosales	95215 Aero Dr	No car wash	4/2/23
Arden Persiani	Arden Persiani	95215 Aero Dr	No car wash	4/2/23
Olivia Rosales	Olivia Rosales	95215 Aero Dr	No car wash	4/2/23
STEWART WILKINSON	Stewart Wilkinson	95237 AERO DRIVE	No CARWASH	4/2/23
TOM McNEAL	Tom McNeal	95267 Aero Dr.	No CARWASH	4/2/23
GAIL McNEAL	Gail McNeal	95267 Aero Dr	No CARWASH	4/2/23

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash

	Printed Name	Signature	Address	Comment	Date
1	Richard Wozniak	[Signature]	9544 Aero	NO	4/2/23
2	Laura Wisnow	[Signature]	95264 Aero	NO	4/2/23
3	John Stadthorn	[Signature]	95874 Aero	No	4/2/23
4	Lori Stadthorn	[Signature]	95374 Aero	No	4/2/23
5	Julie Meares	[Signature]	95374 Aero	No	4/2/23
6	Deborah M. Nachrenberg	[Signature]	95350 Aero	No	4-2-23
7	Manfred Nachrenberg	[Signature]	95350 Aero	No	4-2-23
8	DAVE BLASER	[Signature]	95315 AERO DR.	NO	5-28
9	ELWA BROWN	[Signature]	95251 AERO DR	NO	06/01
10	Mary Hogan	[Signature]	1107 E Woodrow Lombard IL 60148	No	4/9/23
11	Tim Hogan	[Signature]	1107 Woodrow Lombard IL 60148	No	4/9/23
12					
13					
14					
15					

Mattingly, Gabrielle

From: M Schumann <[REDACTED]>
Sent: Tuesday, July 18, 2023 12:57 PM
To: Mattingly, Gabrielle
Cc: Suzette Selig; John Wrycza; Mariano Rosales; William Peters
Subject: Jet Brite Car Wash - petition from Naper Aero
Attachments: Petition submitted to Naperville.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Gabrielle, attached is the new petition stating our neighborhood's concerns regarding the proposed Jet Brite car wash development on the corner of Route 59 and 83rd Street. I collected signatures from residents on Skylane Drive in Aero Estates.

Please include in the packet which you will prepare for the City Council for the hearing on August 15.

Thank you for calling me to discuss the upcoming hearing and how to submit the petition.

Sincerely,

Martha Schumann

**Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59
for JetBrite Car Wash (PZC 22-1-110)**

JetBrite, a car wash operator, has proposed building a car wash at the NE corner of Rt 59 and 83rd, immediately adjacent to residences. The zoning commission voted against this annexation petition on March 15, but the petitioner is expected to bring the annexation and rezoning petition to the city council without Planning and Zoning Commission approval.

The undersigned have the following concerns regarding the negative impacts of the proposed JetBrite car wash development on the neighborhood:

1. Traffic on 83rd Street and Aero Drive.

- a. The traffic study recommended completion of a simulation tool because of spillback into intersections and queues exceeding 100%. A follow up simulation study was not presented with the rezoning request.
- b. Local traffic patterns and regular traffic conflicts are not accounted for in the traffic study:
 - i. Traffic avoiding Rt 59 and 83rd Street by cutting through Aero Drive.
 - ii. Calvary Church traffic management by off-duty personnel directing traffic on Rt 59.
 - iii. Traffic back-ups currently impeding cars exiting Aero Drive and Stearman Drive during peak traffic hours.

2. Flooding and drainage issues.

- a. West side Aero Drive residents have experienced additional flooding since the commercial properties on Rt 59 between 79th and 83rd have replaced open space with paving. Each additional new construction project increases the storm runoff on the residential properties of the west side of Aero Drive.
- b. Naperville Township completed a drone mapping study of the Aero Estates area and planned a \$175,000 - \$195,000 flooding remediation project. Since the study was completed without the proposed car wash, the remediation as proposed may need to be modified. The car wash will exacerbate the existing problems.
- c. Where is the drainage study for the proposed JetBrite car wash project showing how this project will impact adjacent properties?

3. B2 zoning with a car wash variance. Inappropriate zoning request for a B2 zoning with a car wash variance in a City Corridor district. See the comments during the PZC hearing.

4. Aviation safety – lighting.

- a. The Naper Aero (LL10) flight path of a landing aircraft will take aircraft directly over the proposed location of the car wash. The proposed car wash lighting plan specifies 1 million lumens of illumination and has the potential of ruining the night vision of pilots, which creates a hazard for safe aviation.
- b. The photometric plan has flaws in specifications of several lights.

5. Impact of noise from car wash blowers, vacuums and music on the adjacent properties.

- a. The petitioner agreed to a 10 foot sound proof sound absorbing fence during the zoning hearing.
- b. The petitioner agreed not to play music at the vacuums adjacent to the residential properties.
- c. The petitioner agreed to close the car wash at 8 pm, not 9 pm.

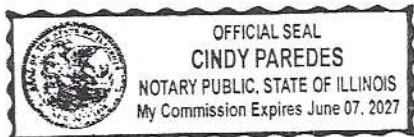
Martha Schuman

July 14, 2023

Date _____

County of Dodge.

This instrument was acknowledged before me on July 14, 2023 (date) by Martha Schumann (name of person) as Self (type of authorities, e.g. officer, trustee, etc.) of ~~_____~~ (name of party on behalf of whom instrument was executed).



(seal)



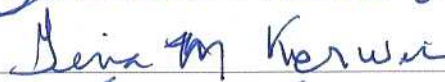
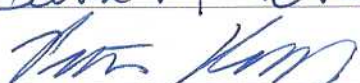
Genius Parent

signature of notary public

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash

	Printed Name	Signature	Address	Comment	Date
1	Donald A Schumann	Donald A Schumann	95111 Skyline Dr Naperville		4/2
2	Edwin A. Goebel Jr.	Edw. A. Goebel Jr.	95131 Skyline Dr. Naperville		4/2
3	Ellen M. Goebel	Ellen M. Goebel	95131 Skyline Dr. Naperville		4/2
4	Jeff Jones	Jeff Jones	95151 Skyline Dr. Naperville		4/2
5	STAN WOSTASIAK	Stan Wostasiak	95171 Skyline Dr. Naperville		4/2
6	FRANK EARULLO JR	Frank Earullo Jr.	95281 SKYLANE DR		4/2
7	Maria Earullo	Maria Earullo	95281 Skyline Dr. Naperville		4/2
8	Catherine Earullo	Catherine Earullo	95281 Skyline Dr		4/2
9	ANTHONY EARULLO	Anthony Earullo	95381 SKYLANE DR.		4/2
10	Bill Kadlec	Bill Kadlec	95341 Skyline Dr		4/2
11	Hope Kadlec	Hope Kadlec	95341 Skyline Dr		4/2
12	Daniel Kadlec	Daniel Kadlec	95341 Skyline Dr		4/2
13	Michael Hutchinson	Michael Hutchinson	95341 Skyline Dr		4/2
14	George Svec	George Svec	95341 Skyline Dr		4/2
15	Joanna Bruehl	JOANNA BRUEHL	95240 SKYLINE DR		4/2

Petition to Oppose annexation and rezoning of northeast corner of 83rd Street and Rt 59 for JetBrite Car Wash

	Printed Name	Signature	Address	Comment	Date
1	PAUL BRUETT		93242 SKYLANE		4/2
2	FRANCIE WEHRLI		95180 SKYLANE		4/2/23
3	Cina KERWIN		95160 SKYLANE Dr		4/4/23
4	Peter Kerwin		95160 SKYLANE Dr		4/4/23
5					
6					
7					
8					
9					
10					
11					
12					
13					
14					
15					

Mattingly, Gabrielle

From: Erika Selig [REDACTED] >
Sent: Friday, March 17, 2023 10:34 AM
To: Planning
Subject: Re: Anthony Losurdo - PZC Complaint, Jet Brite car wash Public Hearing

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Correction: it was Carl Richelia who voted no, not Manas Athinikar, Vice Chair. For the record / file on this matter.

On Thu, Mar 16, 2023 at 6:12 PM Erika Selig [REDACTED] wrote:

Please add this to the case file for this Jet Brite Car Wash petition at 83rd and 59. We want this on record in case the petitioner appeals.
Please respond and confirm.

I am writing to issue a statement regarding Anthony Losurdo's behavior and comments at the PZC Public Hearing regarding the proposed Jet Brite car wash site on 59 & 83rd St. on 3/15/2023.

Last night, Mr. Losurdo made negative comments to both myself and another female speaker, Adrienne Battoe. After I spoke he admonished me for stating the fact (in order to educate the PZC who seems to have no understanding of nuisance law or even their own zoning codes) that adjacent property owners will have legal standing to file lawsuits against the City and the Developer if they vote yes and go through with building the car wash.

He stated that the PZC just advises and we can't file lawsuits or threaten lawsuits. He is factually incorrect and as the Chair, he should watch what he says and educate himself on matters such as this before speaking out against residents at a Public Hearing - because someone might want to remind him he is an appointed CIVIL SERVANT and not just there to push Chirico's back door development deals through no matter what the residents want.

He also interrupted Adrienne Battoe who was the last speaker, and told her to hurry up and said she was repeating what others had said when she was not.

Meanwhile, he seemed to pose questions and treat the male speakers with much more respect, while admonishing female speakers. He asked the Airport Manager, John, "well you seem like the man who would know - how many planes take off and fly there?" And Anthony did not even ask these questions of long time residents at the Hearing who live at the airport 24 hours a day 7 days a week, and actually could tell him 1) there are MANY if not MOST days when no planes take off or land 2) on a busy day, a Saturday or Sunday, maybe 5 planes take off and land 3) if 2 planes take off and land each day, that would be an overestimate. John the Airport manager is only there intermittently; he is not an on-site manager who is at the airport 7 days a week, or even for more than

several hours when he is physically present at the airport. He is there mostly on weekends and stops in as needed. Anthony didn't even listen to the residents or ask any questions of us, and just deferred to an airport manager who 1) hasn't been the airport manager for 50 years like many adjacent property owners a 2) doesn't spend much time at the airport overall compared to full time residents.

We understand Anthony has no concept of the community of Aero Estates or what a RESIDENTIAL airport is about - it isn't like O'Hare or even Clow airport. John the airport manager told Anthony there are about 30 planes that use the airport - but there are nowhere near 30 planes that take off and land all day or on any given day like a commercial airport. The connection Losurdo was trying to make in favor of the car wash, that we are allegedly exposed to "constant air traffic" is laughable because in the end, Anthony's opinion is just that - and an uneducated opinion at that.

If the PZC wants factual information about the number of planes that take off and land at Naper Aero for future commercial building plans in our residential community, the City must do an actual study and not rely on an unqualified Mayoral appointee such as Mr. Losurdo to act as if his opinion in casual conversation with ONLY a male airport manager is measurable or accurate in any manner.

Furthermore, Mr. Losurdo should be careful not to show gender bias and sexism in confronting female speakers only, but then being much more friendly and less combative with male speakers. It's not a good look for him, or the City.

In the end, Mr. Losurdo did not listen to any residents. We had multiple engineers, and even the Township Supervisor of Roads Eddie Bedford spoke to multiple traffic, drainage/ flooding, and other issues that need to be analyzed before the City annexes and builds anything on that property site at 83rd and 59. Mr. Losurdo has the audacity to then say, "I don't agree with any of you. I don't think traffic or flooding will be an issue" and then he just voted yes in favor of the developers, like he always does.

Thankfully, both Losurdo and Chirco's terms are coming to an end, and residents won't be exposed to their nefarious behaviors and constant support of developers over carrying out tax paying residents wishes, or following proper zoning codes and laws in the State of IL. Until then, Mr. Losurdo better be careful because he does not seem to understand the liability he causes to the City by voting not only against the weight of legal authority, but ignoring residents AND the City Planning & Development Team's recommendations. The City did not recommend this car wash be annexed and rezoned at this location, but Losardo, along with the Manas Athinikar, Vice Chair and Whitney Robbins, Secretary imposed their personal, unqualified opinions and independent will in opposition of the overwhelming majority of residents and City Planning officials who stated a car wash does not belong next to residential property for a multitude of legitimate reasons. This is probably why none of them can actually get elected and win votes for City Council or any other positions where they must appeal to the voting public, because it is apparent they are not there for residents or to even protect the City from legal actions. Voting in favor of a pro-development outgoing Mayor is really a pathetic look for all 3 of them.

We all know Chirico told Dale Allesandro the Petitioner for Jet Brite that this was a done deal, that he had approval and this would be voted through and go on to City Council to approve because he stated this on record at the Public Hearing. He didn't say Chirico's name, but we all know that's who told him this was a done deal.

If Mr. Allesandro comes back to appeal and this Jet Brite car wash ever gets a majority yes vote from PZC then that is our ticket to a REAL court of law - not this City joke of a Kangaroo Court where unqualified, appointed PZC members often do whatever the Mayor tells them to do. Luckily, the majority of PZC members this time finally listened to residents and the City itself who ultimately, didn't recommend the car wash for this location.

Thank you-
Erika Selig

Mattingly, Gabrielle

From: Mary Duncan <[REDACTED]>
Sent: Wednesday, May 3, 2023 2:00 PM
To: Mattingly, Gabrielle
Subject: Car wash proposed at 83rd and rt 59

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

We are unable to attend the rescheduled June meeting regarding this but as nearby residents, definitely OPPOSE this car wash business being approved in that location. It is way too close to single family homes and smaller more traditional style store fronts with lower traffic usage that are more appropriately designed for current zoning. Pls forward this to the Mayor and all City Council members with this request for a NO vote So that the area can be developed inline with other existing businesses and homes. Thank you! Naperville voters, Mary and Michael Duncan, [REDACTED] Naperville, IL 60564 Sent from my iPad

Mattingly, Gabrielle

From: Mary Duncan <[REDACTED]>
Sent: Thursday, June 8, 2023 2:41 PM
To: Mattingly, Gabrielle
Subject: Re: PZC 22-1-110 (Jet Brite Car Wash)

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Please enter Mary and Michael Duncan of [REDACTED] Naperville as a continued NO to the car wash proposal. Not in keeping with current area business planning surrounding that location. Thank you!

Sent from my iPad

On Jun 7, 2023, at 11:16 AM, Mattingly, Gabrielle <MattinglyG@naperville.il.us> wrote:

Hello,

We are again contacting you to notify you that the applicant for Jet Brite car wash, proposed at the northeast corner of Route 59 and 83rd Street, has requested the case be rescheduled and placed on the **Tuesday, July 18th, 2023** Naperville City Council meeting.

If you have any questions regarding this case, please contact staff at mattinglyg@naperville.il.us or at (630)-420-6694.

Thank you,

Gabrielle Mattingly, AICP

Community Planner | Planning & Development | TED Business Group

City of Naperville | 400 S. Eagle St. Naperville, IL 60540

(630) 305-5316 | mattinglyg@naperville.il.us

The content of this email, including any attachments, is intended for the designated recipients and may be confidential. If you are not the intended recipient or received this message by mistake, be advised that any use, dissemination, forwarding, printing or copying of this email or any attached material is prohibited. If you have received this e-mail in error, please notify the sender by e-mail and delete all copies of this message and any attachments immediately.

Mattingly, Gabrielle

From: Mark Finn <[REDACTED]>
Sent: Tuesday, March 14, 2023 10:29 AM
To: Planning
Subject: Planning Commission 3/14 agenda item - 3. 23-0311

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

In regards to: Planning Commission 3/14 agenda item - 3. 23-0311, [Conduct the public hearing for the property located at the northeast corner of 83rd Street and Route 59 \(Jet Brite\) - PZC 22-1-110](#)

Please ensure that traffic issues, like the following, are carefully assessed for the proposed rezoning to allow for a car wash at this location:

- there is already significant traffic congestion on eastbound and westbound Montgomery Rd/83rd St. during rush hours, particularly for left turning vehicles;
- entrance/exit from Rt. 59 **only** will inevitably result in southbound Rt. 59 vehicles U-turning at 83rd St. to access the car wash entrance, and exiting vehicles U-turning at Calvary Temple or further north on Rt. 59 in order to return to southbound Rt. 59;
- if primary entrance/exit from property is on 83rd St., there will be challenges from vehicles turning onto westbound 83rd street AND trying to move into the left turn lane to proceed onto southbound Rt. 59;
- if primary entrance/exit from property is on 83rd St., there will be challenges from vehicles turning left onto eastbound 83rd street and blocking westbound traffic;
- if primary entrance/exit from property is on 83rd St., there will be challenges for westbound vehicles attempting to turn left to enter the property;
- entry only on northbound Rt. 59 and exit only onto 83rd St. might not address the points above; and,
- property entrance/exit design impacts on residents of Aero Dr. need to be carefully assessed.

Overall, I request a thoughtful consideration of the traffic and property access issues by an appropriate professional. Thanks for reviewing my comments.

Mark Finn
White Eagle Resident
[REDACTED] Naperville IL 60564
[REDACTED]

Mattingly, Gabrielle

From: [REDACTED]
Sent: Sunday, March 12, 2023 8:56 AM
To: Planning
Subject: Jet Brite Car Wash Case 22-1-110
Attachments: JetBriteCase 22-1-110.pdf

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Good Morning,

I have attached my letter of opposition to the subject case for review & consideration

Thank you.

Gary Grant

[REDACTED]
Naperville, IL 60564

To: Naperville Planning & Zoning Commission

I am Gary Grant, property owner of the residence on Aero Drive & 81st Street, northwest corner, immediately adjoining the proposed single lot depth commercial developments on Rt. 59. I am not able to attend the Zoning Meeting, 3/15/23.

I am opposed to the subject proposed rezoning, deviations, & the development proposal at Rt. 59 & 83rd Street.

I am in agreement with & have signed the local petition. In addition, I have the following comments:

Once again, the petitioners for the proposed car wash are going through a segment of government that is not accountable to any of the residents directly affected in this residential aviation community.

A car wash is not included at all in a B2 zoning, it's for B3. In addition to the B2 Shopping Center District rezoning request, the petitioner is starting with but not limited to requesting a B3 zoning via a deviation from a B2 strip mall to a 7 day/week car wash with extended hours of operation in a residential community. This is well out of the scope of a strip mall intent. Extreme negative impacts to traffic patterns for both the residences & existing businesses, (try driving through that intersection at different times & experience it.) This greatly diminishes the Naperville Quality of Life that many government officials seem to boast about.

Traffic The traffic study indicated the worst, an F rating for the existing condition right now! With the forecasted impact to the intersection & immediate area further deterioration not even addressing the Aero Drive & Springbrook Square Strip Mall intersection to the east. The study also stated that the traffic signalization will be further modified to preserve Rt 59 throughput. Southbound traffic will be recirculated onto residential Aero bringing cars back to the most congested area that will further aggravate the west bound traffic backed up on 83rd St. More traffic on Aero places bike riders & pedestrians at additional risk. What is occurring now at the traffic signal is that cars can move around the straight west bound cars to turn north on 59. Also, right now, cars can move into the left turn lane early to go south on 59. Both relieve the west bound stack up on 83rd St. With the car wash driveway only about 4 cars from the intersection, complete with the recommended "Do Not Block Driveway" signage, any ability to incrementally reduce the traffic jam will be eliminated. Pedestrians are now also thrown into the intersection mix. No one crosses at the intersection N-S now. Furthermore, the westbound stack up regularly prevents access to Aero Drive from either direction. Yes, I live there, I already know how it is.

The traffic congestion already diminishes emergency vehicle response, by design, this proposal is making it all worse.

A car wash is exponentially the worst scenario for traffic, even when compared a retail strip mall or offices.

How will the garbage truck & other large delivery vehicles navigate the site?

Quality Of Life (QoL) *No* approver from *any* City Committee would agree to this case if it was proposed in their backyard. There are very few places, if any, that have a 7 day/week extended hour business operation immediately adjacent to an established single family residential neighborhood. No area should be experimented with. It's not just the traffic safety & congestion, litter from the car wash, incessant noise, potential crime, no buffer area separating the business property from the residential properties which were there first. It's the sum of all these issues that make this car wash proposal impossible to accept.

Crime is on the uprise. No security fences, no barriers to parking in the car wash & walking into the residential area, we are no longer a safe monolithic residential community.

Easy in & easy out NB on 59. The higher risks are avoidable but designed in deliberately. Are we now expected to simply accept higher risk & insurance costs for both auto & residential property?

Where do people clean out their cars? At the car wash. Wind blown litter will be ever present from an area where nothing was generated prior.

QoL is further diminished with primary noise source blower equipment situated in the north east corner of the proposed development. While the study suggests that the noise is not exceeding the thresholds, the noise is constant, never stops for 14 hours every day, every day! The location negatively impacts the maximum number of residential properties with not only noise but with lighting, regular maintenance & operations.

Rather than the current piecemeal approach, we are open to a developer buyout on the west side of Aero for its entire length, 79th St to 83rd St. Better strip mall layouts, traffic patterns, utilities access, a street separating the businesses from residential. Cramming businesses on only half of the block imposes limitations & does not allow for the "highest & best use." resulting in lower returns & ultimately vacancies. Just look to the south for proper examples, Springbrook Square. Do it right.

Why is this an acceptable approach to both the residential & business communities?
Simple, It's not.

Open Space What used to be trees cleaning the environment, the future holds exactly the opposite, bulldoze trees & put up a paved lot. The vacuum blower arrangement is shown in the open space.

The open space is estimated at around 20% best case. Open space is not necessarily beneficial in this case, in about a year, when maintenance wanes & heavy foot traffic takes its toll. There are numerous examples of good intentions gone bad

Utilities Naperville is effectively bookending this residential aviation area with short sighted developments on both the north & south ends. The carpet store strip mall on the north end remains 25% vacant. There is reason to believe that the march to development will continue but without the vision of future expansion in storm & sanitary sewer, etc. Why?

This is taxation without representation. The tax being reduced quality of life **& the cost of doing business.**

From: Vince Marasco [REDACTED] >

Sent: Thursday, March 9, 2023 3:58 PM

To: Planning <Planning@naperville.il.us>

Subject: OPPOSE Petitioner JB Development, Inc's application for annexation into the City of Naperville to develop a car wash known as Jet Brite Car Wash at the northeast corner of Route 59 and 83.

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Residents of Aero Estates community OPPOSE Petitioner JB Development, Inc's application for annexation into the City of Naperville to develop a car wash known as Jet Brite Car Wash at the northeast corner of Route 59 and [83rd Street, Naperville, IL 60564](#).

The annexation and commercial zoning will have a multitude of negative impacts including, but not limited to:

1. Drainage/Elevation and Water Contamination
2. Vehicular Safety Concerns on Aero Drive
3. Dismantling of a Residential Neighborhood –Rezoning the vacant property that is currently zoned for home office / professional office use.
4. Traffic and Accident potential at the intersection of 59 & 83rd Street.
5. Overdevelopment/Blight/Overall Business Scheme – A car wash doesn't fit into the current business scheme of golf courses, a residential airport, banks, law offices, medical offices, furniture stores, and churches that currently make up the only non-residential properties in this area along 59 and 83rd St.
6. Devaluation of Residential Property - Aero Estates property owners will not be able to sell their homes residentially or obtain a mortgage once ANY part of the neighborhood is zoned commercial.
7. Piecemeal Development Plan - The Naperville Planning & Zoning Commission agreed that this was a sloppy, "piecemeal" development plan & petition that has not been well-thought out.

Vincent Marasco

[REDACTED]
Naperville IL 60564

From: Laura Kolinski [REDACTED]
Sent: Wednesday, March 8, 2023 8:12 PM
To: Mattingly, Gabrielle <MattinglyG@naperville.il.us>
Subject: Re: Car Wash on Rte 59 & 83rd Street

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hi Gabrielle,

Here are my family's public comments:

My family OPPOSE Petitioner JB Development, Inc's application for annexation into the City of Naperville, and OPPOSE ALL variance requests for rezoning upon annexation to B2 zoning district (Community Shopping Center District), approval of a conditional use for PUD and preliminary/final PUD Plat (Section 6-78-3.7) and approval of a use deviation (Section 6-4 – 3.12.2), and any other such variances, departures or deviations as may be requested under the provisions of the Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), to develop a car wash known as Jet Brite Car Wash for the property ("Property") commonly known as the vacant parcels located at the northeast corner of Route 59 and 83rd Street, Naperville, IL 60564.

The annexation and commercial zoning will have a multitude of negative impacts including, but not limited to:

1. **Drainage/Elevation and Water Contamination** – Commercial construction would put additional strain on the NAC street sewer infrastructure. This has been an ongoing problem for Aero Estates residents, and we have been in communications with both the county and Naperville Township over the past couple of years in an effort to find a way to mitigate these issues. We have already seen added loading to our system resulting from the construction of the Best Buy Carpet Store multi-store (4 units) development, Ashley Furniture and Staples. This has contributed to the flooding of several homes and structures within Aero Estates community. Commercial development would make a bad situation even worse. Furthermore, a car wash would inevitably cause water contamination due to use of severe car wash chemicals, detergents, car dirt, oil and gasoline that will inevitably run off into residential homes' yard, especially the six (6) residential properties adjacent to the proposed car wash site. Residents of unincorporated Naperville are not connected to the City of Naperville's water system, but if their well water is contaminated, they might have to forcibly be annexed into Naperville in order to access clean water, at a cost no homeowners in Aero Estates could afford or should be forced to pay for. Residents are concerned this construction could cause forcible annexation into the City of Naperville.
2. **Vehicular Safety Concerns on Aero Drive** – Construction traffic, as well as employees and customers of any of the commercial ventures situated along Rt.59 adjacent to Aero Estates will most certainly utilize Aero Drive to gain southbound access to Rt. 59. This is an established residential neighborhood with no sidewalks and cannot safely bear this traffic burden. This circular traffic pattern will also put undue burden on 83rd street and the traffic light at 83rd and Rt.59 which is already inadequate for the existing traffic load.

3. **Dismantling of a Residential Neighborhood** –Rezoning the vacant property that is currently zoned for home office / professional office use only by DuPage County to B2 commercial property will directly impinge upon the homes both on the east and west side of Aero Drive and lead the way for further commercial development - literally within the confines of our own neighborhood. The added traffic congestion, potential for crime, noise, and loss of privacy are of great concern to all of us. We are a proud, longstanding Naperville Township community and do not want to lose our homes or the character of our neighborhood to the world of concrete and neon the City of Naperville envisions for us.

4. **Traffic and Accident potential at the intersection of 59 & 83rd Street** – The best interest of the public (Naperville or Naperville Township) is NOT served by the addition of a car wash along the Rt.59 corridor in Naperville. In fact, intentions in this regard have been publicly stated to the Mayor of Naperville throughout his tenure, and over-development is a concern for all who live in the residential neighborhoods and utilize 83rd street to access their neighborhood (Aero Estates, White Eagle, Mission Oaks, for example). 83rd Street is a two-lane highway that cannot accommodate the current traffic that backs up along 83rd Street at rush hour in the morning and evening on both sides of Hwy 59. The car wash exit and entrance, won't work on 83rd Street – the street is too narrow and cannot be widened just to accommodate a car wash. Hwy 59 traffic runs at a very high speed, and to have a slow down at that intersection due to exiting and entering the car wash would cause accidents and an abundance of traffic backups at that intersection.

5. **Overdevelopment/Blight/Overall Business Scheme** – A car wash doesn't fit into the current business scheme of golf courses, a residential airport, banks, law offices, medical offices, furniture stores, and churches that currently make up the only non-residential properties in this area along 59 and 83rd St. The time has come for restraint from this endless cycle of commercial development. Our government needs to consider the need of the communities and people that live within residential communities that should not be situated next door to a commercial property such as a car wash. Additionally, over 150 stores along the Route 59 corridor are vacant. There are plenty of commercial properties for sale that could accommodate a car wash that are not adjacent to multiple residential neighborhoods and churches. JB Development was fully aware how the property they purchases is currently zoned, and that DuPage County has consistently denied re-zoning for commercial properties along 59 and 83rd Street because legally speaking, commercial properties such as a car wash do not belong next to residential communities. It's against the weight of legal precedence in the State of Illinois as well as DuPage County to build a commercial property adjacent to residential properties.

6. **Devaluation of Residential Property** - Aero Estates property owners will not be able to sell their homes residentially or obtain a mortgage once ANY part of the neighborhood is zoned commercial. It is likely that if homeowners wish to sell, they would be forced to do so at a very low price, to other commercial developers. Mixing of commercial and residential zoning such as this is routinely denied because it is essential illegal to do so in the State of Illinois.

7. **Piecemeal Development Plan** - The Naperville Planning & Zoning Commission agreed that this was a sloppy, "piecemeal" development plan & petition that has not been well-thought out. This car wash is not part of the City of Naperville's Master Plan, nor does the City of Naperville have authority since the annexation hasn't been approved. DuPage County would turn down the petition and re-zoning entirely, therefore, petitioners decided annexation into the City of Naperville is a way to thwart DuPage County authority to deny their request for commercial re-zoning and construction. When JB Development purchased the property, they knew it was zoned "residential only" (with home office approval) and made a bad business decision in purchasing the properties thinking they could flip a RESIDENTIAL ONLY community to mixed commercial and residential zoning. The residents of our community do not have to compromise or sacrifice in order to serve the specific intent of JB Development to destroy our community for her financial profit only. JB Development is a Bolingbrook based business – they aren't a small business owner from the City of Naperville. It makes absolutely no sense that they'd be granted the privilege to build a commercial car wash at the expense of pollution of 1000s of residents' peaceful residential properties.

8. **Safety Hazard** - caused by additional traffic, traffic patterns and vehicular congestion at the impacted intersection. Additionally, the safety of our neighborhood is impacted by traffic blocking the entrances to our one-way streets. Note, weekends are some of the heaviest traffic times for car washes and this area already struggles with traffic issues on weekends at the intersection in question as displayed by the Naperville Police presence required to manually direct traffic during the heavy traffic times for the church on the NW corner. Additionally, traffic backing up and blocking our one-way streets becomes an issue for emergency vehicles to access our community timely and safely.

9. **Chemical Pollution** - in our drainage systems and contamination in our well water due to the close proximity. Our community already faces drainage, elevation and flooding issues due to existing drains and retention ponds being overtaxed by other commercial businesses that have developed overtime around our community. Our utmost concern is the potential for drinking water contamination. How would this be regulated, tested and results provided on a frequent basis (at least every 3 months) to the residents of Aero Estates to provide verification that our drinking water from our wells is safe. This means no drop in safety level from where we are today on the spectrum of testing.

10. Infringement of a residential neighborhood. The additional traffic and traffic patterns affect our privacy, safety, and crime rate. It also affects the aesthetics as well as the current professional schema of our neighborhood. The size of the property in question does not appear large enough to provide our community with the necessary yard setbacks, property density and building heights to avoid experiencing a negative impact from an undesirable, noisy and overly bright car wash.

11. **Devaluation of the Aero Estate community** - homes if part of our community is considered commercial versus residential. As a residential zone we have the right to live peacefully, and regulations are in place to protect our community. The same regulations do not exist for commercial zones as they are economically driven and don't necessarily serve the public.

12. **Protected Species** - currently live in the wooded property looking to be rezoned from residential to commercial. The protected species as defined by Illinois Statutes Chapter 520 that would be impacted include owls, hawks, falcons, harriers, and ospreys. These species find this wooded area to be a safe haven in our community as they prey and manage animal and rodent population in the Springbrook Prairie.

Thank you,

Laura Kolinski Wisnow

Mattingly, Gabrielle

From: John Killacky [REDACTED]
Sent: Wednesday, March 8, 2023 8:44 PM
To: Planning
Subject: Jet Brite Car Wash - NE Corner of Rt. 59 and 83rd Street

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Dear Planning Board:

As a resident of Aero Estates, I strongly oppose this proposal and support the petition to oppose the proposal. The reasons to not support the rezoning due to its adverse effects on our community include but are not limited too:

- There is a safety hazard caused by additional traffic, traffic patterns and vehicular congestion at the impacted intersection. The safety of our neighborhood is impacted by traffic blocking the entrances to our one-way streets. Weekends are some of the heaviest traffic times for car washes and this area already struggles with traffic issues on weekends at the intersection in question as displayed by the Naperville Police presence required to manually direct traffic during the heavy traffic times for the church on the NW corner. A

Traffic backing up and blocking our one-way streets becomes an issue for emergency vehicles to access our community timely and safely. Even without a car wash, traffic often backs up east of Route 59 nearly to Skylane Dr. due to congestion at the impacted intersection.

Traffic waiting to turn into the car wash will be threatened by high speed vehicles moving north on Rt. 59. Additionally, the only way to access the car wash southbound on Rt. 59 will be vehicles making U-turns at the impacted intersection, which already creates hazardous conditions in the absence of a car wash.

Further, this will create additional traffic on 83rd street itself, which is a two lane road and is already becoming overburdened by high traffic volumes moving well in excess of the posted speed limits, oblivious to pedestrian traffic from the adjacent neighborhoods and entering/exiting Springbrook Prairie and golf course.

> Chemical Pollution in our drainage systems and contamination in our well water due to the close proximity. Our community already faces drainage, elevation and flooding issues due to existing drains and retention ponds being overtaxed by other commercial businesses that have developed overtime around our community. Our utmost concern is the potential for drinking water contamination. How would this be regulated, tested and results provided on a frequent basis (at least every 3 months) to the residents of Aero Estates to provide verification that our drinking water from our wells is safe. This means no drop in safety level from where we are today on the spectrum of testing.

Overall, there does not appear to be any benefits provided to Naperville or Naperville Township by the proposal to rezone property for a car wash. Particularly, since there are already 14 existing car washes within 3 miles or less from the newly proposed location for the Jet Brite car wash at rt 59 and 83rd."

Thank you,

John P. Killacky



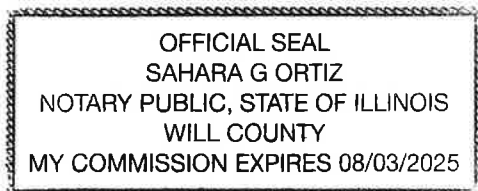
I, Suzette Selig, attest that I collected the attached signatures in response to the attached Petition to Oppose City of Naperville Annexation and Commercial Zoning of JB Development owned property aka Jet Brite Car Wash proposed site at Hwy 59 & 83rd Street into Aero Estates, an unincorporated Naperville residential community that is currently zoned "residential only with home office use" by DuPage County.

Suzette Selig (signature)
March 8, 2023 (date)

State of Illinois County of Will.

This instrument was acknowledged before me on March 8th 2023 (date) by Sahara G Ortiz (name of person) as US Bank Banker (type of authority, e.g., officer, trustee, etc.) of Suzette L Selig (name of party on behalf of whom instrument was executed).

(seal)



Sahara G Ortiz signature of notary public

Petition to Oppose City of Naperville Annexation and Commercial Zoning of Aero Estates Community

<p>Petition summary and background</p>	<p>Residents of Aero Estates community OPPOSE Petitioner JB Development, Inc's application for annexation into the City of Naperville, and OPPOSE ALL variance requests for rezoning upon annexation to B2 zoning district (Community Shopping Center District), approval of a conditional use for PUD and preliminary/final PUD Plat (Section 6-78-3.7) and approval of a use deviation (Section 6-4 – 3.12.2), and any other such variances, departures or deviations as may be requested under the provisions of the Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), to develop a car wash known as Jet Brite Car Wash for the property ("Property") commonly know as the vacant parcels located at the northeast corner of Route 59 and 83rd Street, Naperville, IL 60564.</p> <p>The annexation and commercial zoning will have a multitude of negative impacts including, but not limited to:</p> <ol style="list-style-type: none"> 1. Drainage/Elevation and Water Contamination – Commercial construction would put additional strain on the NAC street sewer infrastructure. This has been an ongoing problem for Aero Estates residents, and we have been in communications with both the county and Naperville Township over the past couple of years in an effort to find a way to mitigate these issues. We have already seen added loading to our system resulting from the construction of the Best Buy Carpet Store multi-store (4 units) development, Ashley Furniture and Staples. This has contributed to the flooding of a number of homes and structures within Aero Estates community. Commercial development would make a bad situation even worse. Furthermore, a car wash would inevitably cause water contamination due to use of severe car wash chemicals, detergents, car dirt, oil and gasoline that will inevitably run off into residential homes' yard, especially the six (6) residential properties adjacent to the proposed car wash site. Residents of unincorporated Naperville are not connected to the City of Naperville's water system, but if their well water is contaminated, they might have to be forcibly be annexed into Naperville in order to access clean water, at a cost no home owners in Aero Estates could afford or should be forced to pay for. Residents are concerned this construction could cause forcible annexation into the City of Naperville. 2. Vehicular Safety Concerns on Aero Drive – Construction traffic, as well as employees and customers of any of the commercial ventures situated along Rt.59 adjacent to Aero Estates will most certainly utilize Aero Drive to gain southbound access to Rt. 59. This is an established residential neighborhood with no sidewalks and cannot safely bear this traffic burden. This circular traffic pattern will also put undue burden on 83rd street and the traffic light at 83rd and Rt.59 which is already inadequate for the existing traffic load. 3. Dismantling of a Residential Neighborhood –Rezoning the vacant property that is currently zoned for home office / professional office use only by DuPage County to B2 commercial property will directly impinge upon the homes both on the east and west side of Aero Drive and lead the way for further commercial development - literally within the confines of our own neighborhood. The added traffic congestion, potential for crime, noise, and loss of privacy are of great concern to all of us. We are a proud, longstanding Naperville Township community and do not want to lose our homes or the character of our neighborhood to the world of concrete and neon the City of Naperville envisions for us. 4. Traffic and Accident potential at the intersection of 59 & 83rd Street – The best interest of the public (Naperville or Naperville
---	--

	<p>Township) is NOT served by the addition of a car wash along the Rt.59 corridor in Naperville. In fact, intentions in this regard have been publicly stated to the Mayor of Naperville throughout his tenure, and over-development is a concern for all who live in the residential neighborhoods and utilize 83rd street to access their neighborhood (Aero Estates, White Eagle, Mission Oaks, for example). 83rd Street is a two-lane highway that cannot accommodate the current traffic that backs up along 83rd Street at rush hour in the morning and evening on both sides of Hwy 59. The car wash exit and entrance, won't work on 83rd Street – the street is too narrow and cannot be widened just to accommodate a car wash. Hwy 59 traffic runs at a very high speed, and to have a slow down at that intersection due to exiting and entering the car wash would cause accidents and an abundance of traffic back ups at that intersection.</p> <p>5. Overdevelopment/Blight/Overall Business Scheme – A car wash doesn't fit into the current business scheme of golf courses, a residential airport, banks, law offices, medical offices, furniture stores, and churches that currently make up the only non-residential properties in this area along 59 and 83rd St. The time has come for restraint from this endless cycle of commercial development. Our government needs to consider the need of the communities and people that live within residential communities that should not be situated next door to a commercial property such as a car wash. Additionally, over 150 stores along the Route 59 corridor are vacant. There are plenty of commercial properties for sale that could accommodate a car wash that are not adjacent to multiple residential neighborhoods and churches. JB Development was fully aware how the property they purchases is currently zoned, and that DuPage County has consistently denied re-zoning for commercial properties along 59 and 83rd Street because legally speaking, commercial properties such as a car wash do not belong next to residential communities. It's against the weight of legal precedence in the State of Illinois as well as DuPage County to build a commercial property adjacent to residential properties.</p> <p>6. Devaluation of Residential Property - Aero Estates property owners will not be able to sell their homes residentially or obtain a mortgage once ANY part of the neighborhood is zoned commercial. It is likely that if homeowners wish to sell, they would be forced to do so at a very low price, to other commercial developers. Mixing of commercial and residential zoning such as this is routinely denied because it is essential illegal to do so in the State of Illinois.</p> <p>7. Piecemeal Development Plan - The Naperville Planning & Zoning Commission agreed that this was a sloppy, "piecemeal" development plan & petition that has not been well-thought out. This car wash is not part of the City of Naperville's Master Plan, nor does the City of Naperville have authority since the annexation hasn't been approved. DuPage County would turn down the petition and re-zoning entirely, therefore, petitioners decided annexation into the City of Naperville is a way to thwart DuPage County authority to deny their request for commercial re-zoning and construction. When JB Development purchased the property, they knew it was zoned "residential only" (with home office approval) and made a bad business decision in purchasing the properties thinking they could flip a RESIDENTIAL ONLY community to mixed commercial and residential zoning. The residents of our community do not have to compromise or sacrifice in order to serve the specific intent of JB Development to destroy our community for her financial profit only. JB Development is a Bolingbrook based business – they aren't a small business owner from the City of Naperville. It makes absolutely no sense that they'd be granted the privilege to build a commercial car wash at the expense of pollution of 1000s of residents' peaceful residential properties.</p>
Action petitioned for	<p>We, the undersigned, are concerned residents of Aero Estates, White Eagle, Mission Oaks and other surrounding residential communities who urge the Naperville Planning & Zoning Commission and Naperville City Council to reject Petitioner JB Development's application for annexation and commercial rezoning of the purpose of building a commercial car wash adjacent to Aero Estates residential properties and the intersection of Hwy 59 & 83rd Street.</p>

Printed Name	Signature	Address	Comment	Date
Manfred Nachreberg	<i>Manfred Nachreberg</i>	95.350 Aero Dr	NO CAR WASH	3-1-23
Donna Adamovich	<i>Donna Adamovich</i>	950336 Aero Dr	No Car Wash	3-1-23
JOHN ADAMOVICH	<i>John M Adamovich</i>	950336 AERO DR	No Car Wash	3-1-23
Gail McNeal	<i>Gail McNeal</i>	95267 Aero Dr	NO Car Wash	3-1-23
MARY MCNEAL	<i>Mary McNeal</i>	95267 Aero Dr.	NO Car Wash	3-1-23
THOMAS MCNEAL	<i>Thomas McNeal</i>	95267 Aero Dr	NO CAR WASH	3-1-23
Bret Substis	<i>Bret Substis</i>	95280 AERO DR	No CAR WASH	3-2-23
Bret A. Subst	<i>Bret A Subst</i>	95280 Aero Dr	No Car Wash	3/2-23
MaryCail Subst	<i>MaryCail Subst</i>	95280 AERO DR	No Car Wash	3/2/23
MaryKate Bayer	<i>MaryKate Bayer</i>	95115 Aero Dr	NO Car Wash	3/2/23
Pete Bayer	<i>Pete Bayer</i>	95115 Aero Dr	No car wash	3/2/23
Shaunna Wenner	<i>Shaunna Wenner</i>	95080 Aero Dr	NO carwash	3/2/23
Michael Wenner	<i>Michael Wenner</i>	95080 Aero Dr.	NO carwash	3/2/23
Matt Newman	<i>Matt Newman</i>	95134 Aero Dr.	NO Car Wash	3/2/23
Mary Newman	<i>Mary Newman</i>	95134 Aero Dr	No Car Wash!	3/2/23
CONSTANCE FREUND	<i>Constance Freund</i>	95066 AERO DR.	No CAR WASH	3/2/23

Printed Name	Signature	Address	Comment	Date
FRED FOSS	Fred Foss	95041 Aero Dr	NO CAR WASH	3/2/23
ELAINA FOSS	Elaina Foss	95041 Aero Dr	No car wash	3/2/23
CAREY GREEN	Carey Green	95161 Aero Dr	NO CAR WASH	3/2/23
DEBBIE BICKFORD	Debbie Bickford	95161 Aero Dr	NO CAR WASH	3/2/23
ROSE OUNSTED	Rose Ounsted	29W751 81st St.	No Car Wash	3/2/23
DAVID OUNSTED	David Ounsted	29W751 81st St.	No Car Wash	3/2/23
Barb Borer	Barb Borer	98281 Aero Drive	No car wash	3/4/23
SUZETTE SEELY	Suzette Seely	98327 Aero Dr.	No Car Wash	3/2/23
ERIC KNIGHT	Ernest C. Knight	95.236 Aero Dr.	No CAR WASH	3/5/23
STEWART WILLOUGHBY	Stewart WilloUGHBY	95237 AERO DR.	NO CAR WASH!	3/5/23
GARY GRANT	Gary Grant	95174 Aero Dr	NOT APPROPRIATE FOR BACKUP TO A RESIDENTIAL COM	3/5/23
KURT DABLSTON	Kurt Dablstun	956144 AERO Dr	NOT APPROPRIATE for back up to a residential	3/5/23
KAY KISER	Kay P. Kiser	95135 AERO DR	Too much traffic for 83rd St	3/5/23
GARNER WILLIAMS	Garner Williams	95135 AERO DRIVE	NOT APPROPRIATE FOR A RESIDENTIAL LOCATION	3/5/23
JUNE WINSTON	June Winston	29W770 81st St	No Car Wash	3/5/23
MAY MESTACHO	May Mestacho	29W770 81st St	No car wash	3/5/23

[illegible]

Mattingly, Gabrielle

From: Donald Schumann <[REDACTED]>
Sent: Wednesday, March 8, 2023 12:35 PM
To: Planning
Subject: PZC #22-1-110, Jet Brite - Comments for the PZC Commission members

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am a resident in the Aero Estates community. I have concerns regarding safety, noise, and lighting plans for the proposed car wash development, PZC #22-1-110.

Light Pollution and night landings at Naper Aero Airport (LL10)

The City of Naperville has worked with Naper Aero (LL10) in the past to ensure lighting in the vicinity of the airport does not interfere or cause a safety hazard to aviation operations. The flight path of a landing aircraft will take aircraft directly over the proposed location of the car wash. This flight path is known as a crosswind pattern to landing on runway 18 (180 degrees south). As the aircraft flies over the proposed car wash (at a pattern altitude of 900 feet above ground level) the pilot will be looking at the ground for the windsock located on the roof of the Naper Aero hangar, which is about 400ft to the east. The proposed car wash is in the line of sight of pilots as they scan for the windsock. The proposed car wash lighting plan specifies 1 million lumens of illumination and has the potential of ruining the night vision of pilots. Safe pilotage requires that night vision be maintained, especially during the critical landing procedure.

Left turns on eastbound 83rd street into proposed car wash

Without a dedicated left turn lane from 83rd street for eastbound traffic into the car wash there is a potential to backup traffic onto Rt 59. The current sign to not block Aero drive is often ignored by west bound motorists waiting for the stop light at Rt59, it is difficult to believe a "do not block" sign at the proposed car wash driveway would be any different. If the proposed car wash drive is blocked by waiting westbound traffic eastbound vehicles may stop and block traffic into the route 59 intersection. Marking the east bound left turn into the drive as a "no left turn" would likely encourage drivers to turn around using private property driveways further east. Neither the do not block driveway, or the no left turn signage solution is desirable. A solution to mitigate both issues is a dedicated eastbound left turn lane into the proposed car wash, this would likely require a redesign of East/West 83rd Street intersection at Rt59.

Traffic study warning messages

The traffic study contains the following warning messages: "WARNING: Since queue spillover from turn lanes and spillback into upstream intersections is not accounted for in the HCM procedures, use of a simulation tool may be advised in situations where the Queue Storage Ratio exceeds 1.0."

The traffic backups on 83rd street in both directions have queue spillover as well as spillback into upstream intersections. Upstream spillback on westbound 83rd Street was not noted in the traffic study. Both Aero Drive and in extreme conditions Stearman Drive are impacted by spillback. The traffic study does mention backups of 13 cars and more (the study also indicates up to 33 cars in the near future) on westbound 83rd Street but the traffic study makes no mention of the spillback into Aero drive or Stearman Drive. A traffic simulation study should be performed.

Noise study

The noise study makes no mentions of the vacuum system noise that is pervasive on site. The vacuum system motor is located about 20 feet from the adjacent residential property. Visiting the new Jet Brite facility on Ogden Avenue in Naperville the following observations were made.

- The vacuum system is on constantly.
- The vacuum system uses a common large vacuum and distributes this single source to the individual vacuum stations using overhead piping.
- The nozzles at the individual stations are inserted into receivers that are intended to block the nozzle when the station is not in use. However, it was observed that the nozzles when inserted into receivers can exhibit whining of over 90db at 2500Hz when seated.

Sound Wall

The neighboring properties directly east of the proposed site are currently residential. The six foot fence proposed should be increased in height and have sound absorbing properties. This is consistent with other Naperville developments, such as, the nine foot fence at the back of Fair Oaks Ford on Ogden Avenue.

Noise study and reflected noise.

It is well known that sound reflections off adjacent structures can amplify the effects of noise. No attempt was made in the noise study to include these effects

Farm House Foundation and Well location.

The proposed site was once occupied by a farmhouse. It is easy to find the original farmhouse foundation on the site. Nothing was noted on the site plan regarding any potential abandoned well, septic tank, or leach field. Any development moving forward should take care to locate these potential hazards to the groundwater.

Please contact me if you have any questions.

Respectfully submitted,

Donald Schumann

██████████ Naperville, IL

Mattingly, Gabrielle

From: Gina Jones [REDACTED] >
Sent: Wednesday, March 8, 2023 3:12 PM
To: Planning
Cc: Jeff Jones
Subject: Aero Estates residents OPPOSE the Jet Brite development at 83rd & Route 59

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

*As residents of Aero Estates, Jeff and Gina Jones **strongly oppose** this proposal. We are in agreement with residents' Jody and Bill Lowan's list of reasons below and we do not support the rezoning due to its adverse effects on our community with additional points stated:*

1. What about increased traffic which means higher rates of congestion which lends itself to traffic blocking in and out of our one way streets?

*2. What about situations when **emergency vehicles** need access to our streets in timely and safe manner but there is a 30 car backup on 83rd?*

*3. What about situations when **school buses** need to pick up or drop off students **DAILY** at their respective homes (Aero Estates has no sidewalks)?*

4. Doesn't the backup of traffic with repeated congestion and traffic problems at the Jet Brite on Boughton Road in Bolingbrook during rush hour or weekends prove that a Jet Brite at 83rd will incur ongoing issues for traffic and safety? Car wash business activity is high during winter and fall. With 83rd being a 2-lane road versus a 4-lane road like Boughton logically allows us to expect more problems and safety concerns.

5. Has there been any thoughts regarding the residents that live on Aero Drive that have been negatively impacted by the recent commercialization of land along the corridor? As taxpayers do they have any say in what happens to their street, their traffic safety concerns, their water quality (as well as rest of the community), the noise, the potential for increased crime, etc.???

*> **Safety Hazard** caused by additional traffic, traffic patterns and vehicular congestion at the impacted intersection. Additionally, the safety of our neighborhood is impacted by traffic blocking the entrances to our one-way streets. Note, weekends are some of the heaviest traffic times for car washes and this area already struggles with traffic issues on weekends at the intersection in question as displayed by the Naperville Police presence required to manually direct traffic during the heavy traffic times for the church on the NW corner.*

Most importantly, traffic backing up and blocking our one-way streets becomes an issue for **emergency vehicles** to access our community timely and safely, and for **school buses** to drop off children at their respective homes since children exit the bus in front of their houses due to having no access to sidewalks.

> **Current Traffic Congestion in Bolingbrook** caused by cars entering and exiting the Jet Brite proves issue of horrible traffic congestion caused during daily rush hour during winter and fall which are the busiest time of the year for car washes. **The two lane road of 83rd/Montgomery Road can not handle the increased traffic that is inevitable and increases the probability for more congestion and accidents.**

> **Chemical Pollution** in our drainage systems and contamination in our well water due to the close proximity. **Our community already faces drainage, elevation and flooding issues due to existing drains and retention ponds being overtaxed by other commercial businesses that have developed over time around our community. Our utmost concern is the potential for drinking water contamination.** How would this be regulated, tested and results provided on a frequent basis (at least every 3 months) to the residents of Aero Estates to provide verification that our drinking water from our wells is safe. This means no drop in safety level from where we are today on the spectrum of testing.

> **Infringement** of a residential neighborhood. The additional traffic and traffic patterns affect our privacy, safety and crime rate. It also affects the aesthetics as well as the current professional schema of our neighborhood. The size of the property in question does not appear large enough to provide our community with the necessary yard setbacks, property density and building heights to avoid experiencing a negative impact from an undesirable, noisy and overly bright car wash.

> **Devaluation** of the Aero Estate community homes if part of our community is considered commercial versus residential. As a residential zone we have the right to live peacefully and regulations are in place to protect our community. The same regulations do not exist for commercial zones as they are economically driven and don't necessarily serve the public.

> **Protected Species** currently live in the wooded property looking to be rezoned from residential to commercial. The protected species as defined by Illinois Statutes Chapter 520 that would be impacted include owls, hawks, falcons, harriers and ospreys. These species find this wooded area to be a safe haven in our community as they prey and manage animal and rodent population in the Springbrook Prairie.

Overall, there does not appear to be any benefits provided to our community by the proposal to rezone property for a car wash. Particularly, since there are already 4 existing car washes within 3 miles or less from the newly proposed location for the Jet Brite car wash at rt 59 and 83rd.

Thank you for your time.

Gina & Jeff Jones

Gina Jones

Mattingly, Gabrielle

From: [REDACTED]
Sent: Wednesday, March 8, 2023 3:37 PM
To: Planning
Subject: Jet Brite Car Wash - South Naperville

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

As a resident of Aero Estates, I have many concerns about building a JetBrite Car Wash on Routh 59, just north of 83rd Street. We strongly oppose this proposal. A few of the concerns are noted below.

*Traffic flow – how is this maximizing auto traffic on an already busy street (59)?

*Is Naperville prepared to add appropriate turning lanes and adjust light timing?

*The intersection of 59 & 83 already backs up and blocks the one-way streets. This is an issue for emergency vehicles to access our community.

*Adding this commercial business will significantly increase the amount of vehicle traffic in the area and that will affect property values and reduce buyer interest in the neighborhood.

*Water runoff – the community faces elevation, drainage, and flooding issues due to existing drains and retention ponds being overtaxed by existing commercial businesses. Adding a car wash will only increase the problem.

*Pollution - how will the community be assured that there won't be chemical pollution to our wells for drinking water? What will be the protocol to ensure safe testing?

*Prairie species – how will this affect the protected species who currently live in the wooded property?

Thank you for your time and consideration.

Theresa Stubitz

[REDACTED]
Naperville, IL 60564

Mattingly, Gabrielle

From: Bret Subsits [REDACTED]
Sent: Wednesday, March 8, 2023 4:52 PM
To: Planning
Subject: Lots 21,22,23,24 in aero Estates

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I'd like to open up by stating my direct opposition to said car wash .

First off we put up a sign and three weeks later we're going to put a stamp of approval on a several properties that have been vacant for at least the 25 years that I've lived adjacent to . Seems like the process is broken let's rush this through without properly informing the residents some of whom probably are still unaware.

Second off there are way too many variables going into this project too many at such short notice to list , just a few come to mind . My position at this time is the public is being short changed on this process timewise. I believe I've seen some corispondance saying the City of Naperville has been putting this together for at least a year or more while the citizens aren't even given a month . Not too fair is it ?

I'd like to request from this body at this time more time to thoroughly gather our thoughts and have independent agencies look at this proposal and decide if this is a good idea or not . My request is a 60 to 90 day stay so all parties are adequately informed on all aspects of said project .

Issues are
Traffic
Noise
Chemical waste
Public safety
Flooding
Privacy

Just to name a few on such short notice I just recently became aware of this and honestly think it's a bad idea for something like this on a already congested corner and it will only make the situation worse .

The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.

Bret Subsits

1. *The content of this email is confidential and intended for the recipient specified in message only. It is strictly forbidden to share any part of this message with any third party, without a written consent of the sender. If you received this message by mistake, please reply to this message and follow with its deletion, so that we can ensure such a mistake does not occur in the future.*

Mattingly, Gabrielle

From: gail subsits [REDACTED] >
Sent: Wednesday, March 8, 2023 4:45 PM
To: Planning
Subject: lots 21,22,23,24 in Aero Estates

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

to whom it may concern

As a resident of Aero Estates we strongly oppose this proposal for many reasons that I'm sure are being addressed. My biggest is:

flooding: we take on way too much water coming from Rt 59 and the two businesses behind me as it is due to the high street and high parking lots. Adding a carwash will devastate us.

Privacy has been taken away do to the business behind us removing most of the trees the noise and pollution coming from Rt 59 is already bad, you will be adding to the noise and pollution I have been here 25 years and we used to call this home now its a nightmare Why does wanting to keep our home a home have to be such a struggle? Please do not build a car wash in back of us. I will never be able to use my yard again. It's not fair to us that have been paying our taxes all of these years to have our home as we once knew it taken from us. Plus why not keep that residential. Why take it away

Thank you

MaryGail Subsits

Mattingly, Gabrielle

From: Suzette Selig <[REDACTED]>
Sent: Wednesday, March 8, 2023 10:29 AM
To: Planning
Subject: car wash naper aero

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

My home is at [REDACTED]. I have lived here for 55 years. The proposed car wash would back up directly to my back yard. It will render my home and back yard totally unusable.

1- this is a completely inappropriate and unacceptable type of business for a residential property. I am opposed to rezoning commercial. Business type - office or townhomes is acceptable.

2 A car wash generates noise and lights and traffic 7 days a week 24 hours a day. Would you accept this in your back yard?

3- Our home value would decrease as well as render the home unsalable.

4 traffic on Aero would increase- we already inundated with speeders.

5 traffic on 83rd would increase. As of now, it is often impossible to exit Aero Drive due to huge backups on 83rd.

6 crime will increase.

7 Increase in accidents at the corner of 83rd and rt 59.

8The utility easement will impact residential property on Aero Drive.

9 Drainage-this is a designated wet land and will impact all the septic systems and cause flooding.

10 contamination of our wells and back yards.

11 This will dismantle our residential neighborhood.

12 Lack of notice to residents. We given 1 weeks notice- received Wed., March 1, I am now learning that this has been planned for 1 year. This typical underhanded, deceitful, government action against the average taxpaying citizen.

13This does not fit with any other type of structure or development on the other 3 corners.

14 This will be an eyesore- blight- does not fit.

15 Due to very short notice there is a lack of time to organize

16 Residents Do NOT want to annexed

I plan to attend the March 15 meeting and speak in protest.

I am restating my OPPOSITION to this car wash.

I have a petition signed by residents on Aero Drive opposing this car wash. All of Aero Estates is also opposed to it, as well as residents of Mission Oaks.

Suzette Selig
[REDACTED]

Naperville, Il. 60564
[REDACTED]



March 7, 2023

Mr. Dave Dalesandro & Mr. Sam Youssef
Miki Properties LLC / Jet Brite Car Wash
590 Kildeer Dr.
Bolingbrook, IL. 60440

RE: Car wash development at the NE corner of Rt 59 and Montgomery Rd. Naperville

To Whom It May Concern:

As a direct neighbor, on behalf of GreenState Credit Union (formerly Oxford Bank & Trust), I express our support for the car wash development at the NE corner of Rt. 59 and 83rd St. The site has been underused and in need of development for my 22 years of tenure at the financial institution. The development would fit the corridor very well.

My institution has two locations on Lake St., in Addison, IL. where we also are a retail neighbor of a Miki Properties/Jet Brite Car Wash site. In my dealings with Addison and that business community, I would attest that they are a positive contributor both providing local employment and an excellent product. They also support the community and local charities. While working out of Oxford Bank's former corporate office in Addison, I frequently used their services and it's a great car wash.

Due to our proximity in Addison, my financial institution has historically assisted the group with both development financing and letters of credit issued to Villages. In these dealings, I can attest that they have followed all community regulations, have been a pleasure to work with, and I always received positive feedback from the communities in which they do business.

Best regards,

James Lesko
Vice President
GreenState Credit Union
630-576-2280 (PH)
jimlesko@greenstate.org

Mattingly, Gabrielle

From: Paul Jeffords [REDACTED]
Sent: Monday, March 6, 2023 1:19 PM
To: Planning
Subject: Opposition: Proposed Jet Brite Car Wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Naperville Planning and Zoning Commission-

As a resident of Naper Aero Estates community, I oppose the petition by JB Development Inc to annex and develop the NE corner of Route 59 and 83rd Street in Naperville for multiple reasons which will have negative impacts on the area and its residents.

Rezoning the vacant property currently only zoned for home office and residential use dismantles the intact subdivision and over-develops it with a traffic intense business that creates wastewater and drainage issues immediately adjacent to homes and churches.

Most importantly, traffic at the intersection of 59 and 83rd is already very busy. A large volume drive-thru car wash will increase congestion and accident potential no matter what direction customers use to access it. 83rd east of the intersection is only a 2 lane road, and the light is already insufficient for westbound traffic. 59 northbound has a very small right hand turn lane which is already insufficient for turning east most of the day. The 59 southbound left hand turn lane would require construction to make it longer, as it is not long enough currently for subdivision or golf course access turning eastbound. Rush hour congestion (when most customers are likely to utilize the wash) will only make all this traffic worse. In short, customers entering or exiting from either road in either direction have no place to turn into or exit without delays and disruptions, and there is not currently any space to increase lanes on 83rd.

This piecemeal development needs a better plan for the traffic it creates. I believe it will not provide value for Naperville customers who need a convenient car wash, and it will absolutely adversely affect Naper Aero resident quality of life.

Thank you for your consideration,
Paul Jeffords

Mattingly, Gabrielle

From: Megan Fischer [REDACTED]
Sent: Monday, March 6, 2023 9:50 PM
To: Planning
Subject: JetBrite Opposition

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Do not allow this to happen. It's too much traffic for our children who bike, those that have to drive to school across 59, and the horrible traffic already with Calvary. This is the worst idea Naperville has ever had. And I've lived here for 40 years.

The annexation and commercial zoning will have a multitude of negative impacts including, but not limited to:

1. Drainage/Elevation and Water Contamination
2. Vehicular Safety Concerns on Aero Drive
3. Dismantling of a Residential Neighborhood –Rezoning the vacant property that is currently zoned for home office / professional office use.
4. Traffic and Accident potential at the intersection of 59 & 83rd Street.
5. Overdevelopment/Blight/Overall Business Scheme – A car wash doesn't fit into the current business scheme of golf courses, a residential airport, banks, law offices, medical offices, furniture stores, and churches that currently make up the only non-residential properties in this area along 59 and 83rd St.
6. Devaluation of Residential Property - Aero Estates property owners will not be able to sell their homes residentially or obtain a mortgage once ANY part of the neighborhood is zoned commercial.
7. Piecemeal Development Plan - The Naperville Planning & Zoning Commission agreed that this was a sloppy, "piecemeal" development plan & petition that has not been well-thought out.

Megan Coulomb Fischer
[REDACTED]

Mattingly, Gabrielle

From: Dan Eldridge <dan@maxonshooters.com>
Sent: Tuesday, March 7, 2023 10:27 AM
To: Planning
Subject: Proposed Car Wash Rt 59 & 83rd

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I oppose this annexation, rezoning, and use of this parcel.

1. it is a violation of the trust of the residents of that neighborhood, who purchased property surrounded by residentially zoned property to change the rules after the transaction.
2. traffic at that corner is already congested. This will worsen the condition
3. it creates a traffic hazard with no deceleration lane as traffic northbound on rt 59 is moving at a very fast pace
4. it is a noisy, visual blight on the neighborhood and inconsistent with nearby commercial use
5. it produces no meaningful sales tax revenue. Car wash sales are a non-taxed sale of services. Let's explore that for a moment.

Suppose I were to purchase the parcel and put up another gun shop and range. My use would:

1. create 20 FTE jobs
2. generate \$3-400,000 in sales tax revenue
3. serve a constitutionally protected activity, which i don't believe getting one's car washed is

Would you permit a rezoning for my use? If not, why not?

Respectfully,
Dan Eldridge, Naperville, IL

--

Dan Eldridge

Owner
Maxon Shooter's Supplies
Illinois' First 5 Star Range



(312) 315-7146

dan@maxonshooters.com

www.maxonshooters.com

75 E. Bradrock Dr, Des Plaines, IL 60018

Mattingly, Gabrielle

From: kim gaffney [REDACTED]
Sent: Tuesday, March 7, 2023 11:49 AM
To: Planning
Subject: Opposition to Jet Brite Car Wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern;

I adamantly oppose the construction of a Jet Brite Car Wash at the corner of 83rd street and highway 59. As a resident of the nearby neighborhood, I am concerned about traffic, noise, and water runoff. The traffic at this corner is horrendous as it is. We have 4 car washes in a 2 mile radius, none of which are ever very busy. Our neighborhood needs an addition to our community that is going to make people want to visit and live here. The proposed car wash is an eyesore, inconvenience, and absolutely not needed. Please make our town a place people want to live and not just add useless clutter that detracts from our community.

Thank you for your time,
Kim Gaffney
[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Maria Earullo [REDACTED]
Sent: Tuesday, March 7, 2023 12:03 PM
To: Planning
Subject: Aero Estates

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Good morning,

I am not happy to hear about a car wash taking over Aero Estates WE ARE OUTRAGED !My husband Frank and I chose to live here because of the privacy. If a car wash or any other business for that matter is allowed in Aero Estates it will change the community for the worst. There will be more traffic than we need or want, and it will give strangers the opportunity to drive around our neighborhood, which could lead to robberies and trouble in our community that we love the way it is. Any business on that corner would be an eye sore and a disruption to our daily lives. We don't have sidewalks, our children walk in the street as we all do. We never have to worry about someone driving by too fast or dodging constant traffic! We pay higher taxes and an HOA to live here. We have the right to object to this project . We say NO to Jet Blue!!

Sent from my iPhone

Maria Earullo

Mattingly, Gabrielle

From: Erika Selig [REDACTED]
Sent: Tuesday, March 7, 2023 1:34 PM
To: Planning
Subject: Re: Car Wash on 59 in residential homes backyards

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Correction to auto-correct typo below at the end: no one has stood up to Chirico's over development NOT "to Church".

On Tue, Mar 7, 2023 at 1:27 PM Erika Selig [REDACTED] wrote:

Please respond and confirm that this will be included in the PZC hearing package for the March 15 meeting concerning the proposed car wash property at 59 & 83rd Street.

I'm concerned that you're calling it the "Jet Brite property" when they have no legal right to it as of yet. The residents don't want this. I am a resident of incorporated Naperville. I vote and pay incorporated City of Naperville taxes where I live. My mom's house in Aero Estates will go to me when she passes.

You better believe that I expect you people in the City and PZC - who are employed or elected because of taxes we pay and voting we do, to listen to me and the thousands of other Naperville residents who don't want a nasty car wash on that corner for a million legit reasons.

If Chirico, that development crazed poor excuse for a Mayor, thinks he has all the people on PZC and City Council under his thumb I hope they show some balls and integrity for once and stand up to him, and vote in favor of the tax paying residents who they are supposed to be serving as public servants, instead of continuously bowing down to the self-serving narcissistic Chirco who has over-developed Naperville - and nobody likes it. There is not one person that anybody has heard from or is going to hear from that wants a car wash on that corner and I hope for once you people are sensible and say no to commercial development right on top of multiple residential communities like White Eagle, Mission Oaks, Aero Estates and others.

A car wash doesn't belong there.

And I will make Jet Brite and the City of Naperville deal with lawsuits if you think you're going to move forward with this car wash in my mom's backyard, one way or another. I will file lawsuits to stop this I will do whatever it takes to stop this. So you can take the path of least resistance and do what's right or you can be ready for a never ending battle on this one because I'll be damned that you're gonna put a car wash in my mom's backyard the house that they built in the 1960s.

I mean you're basically going to put an empty parking lot there in dozens of residents backyards when the car wash is closed - or will it be open 24 hours?! - that will go unmonitored for gang members and drug dealers and anybody to gather because the DuPage county sheriff and City of Naperville don't patrol that area at all. You're going to endanger lots of residents not just my mom and Aero Estates but everyone in that area there - including Mission Oaks and White Eagle - because that strip of land doesn't belong as a car wash aka empty gathering place for criminals drug dealers and gang members; it doesn't fit the community scheme whatsoever and it will draw crime and danger right into people's homes. That is why you don't put commercial property right next to residential property. You're not supposed to endanger the lives of residents so that

some developer can make a buck. And that developer is not even a resident of Naperville - they're from Bolingbrook; you're not even supporting a small business with this shady development deal.

And visually speaking that street corner is nicely done with banks and churches and not a commercial car wash or gas stations or fast food businesses that do not belong there. And you know it and everyone knows it so if the car wash goes up there anyhow, that will be just another scar on Chirico's long record of destroying Naperville with his overdevelopment and disobeying laws - and common sense - where you don't mix commercial and residential property. DuPage County would never approve commercial property in that location - that's why they're doing this in the first place because shady Chirico does whatever he wants and doesn't respect tax paying citizens.

You all have been talking about this for over a year behind our backs. We know this. Then you give us 2 weeks notice for a public hearing and one week to respond to the notice dated Feb 20 but received March 1. So shady.

I think it is telling that the multi-unit complex that Chirico and Martinez collaborated to build - you know the Best Buy carpet store property on 59 that you built right on top of Aero Estates homes in 2018, that was supposed to be "just a show room" that you lied to us about and turned into a multi unit complex? You have several empty store fronts there and Martinez and Chirico (who we all know abused his position of Mayor and invested his own money in that deal) are both losing money because they haven't been able to rent those units out for YEARS. Karma. But you did all this to build that property and ruin residents' homes with the lights and construction and commercial business in Aero Estates backyards, just to build a half abandoned multi-unit store front. You're all just so wasteful obtuse in refusing to listen to residents who protest your continued commercial development adjacent to residential communities where commercial property like a car wash or a carpet store should NEVER be built. I'm guessing if it was Chirico or any of the Council members houses none of that commercial property would ever even be considered for commercial development.

I'm not sure how any of you sleep at night knowing that you're so self-serving and obtuse to ignore the residents who don't want Naperville to build any commercial development let alone a car wash right in our own backyards where it is currently zoned residential with home office use only. Who would want that? It's just unreal how do you want every inch of green space to be developed and you don't listen to people who don't want this town to be trashy and full of commercial property like this.

One thing we know - you people don't care at all about us. You never have in all the decades that the City has been trying to make every inch surrounding Aero Estates commercial.

We have been told this is already a done deal between Chirico and JB Development / Jet Brite. I hope you will do the right thing and vote NO on annexing and commercial zoning on top of residential homes of a long standing Naperville community. But no one has ever sided with us or stood up to Church over the years. And we're tired of begging people for what is rightfully ours - The right to enjoy our homes and property without commercial businesses ruining it with noise lights traffic and people being brought to gather at a one's quiet residential community. There's no purpose to do this except that maybe Chirico's ex-wife Francine Wherli lives in Aero Estates - where he raised his first family with her - and he's always had it out for our community in a very personal and inappropriate manner.

Erika Selig

Mattingly, Gabrielle

From: Sandy Peter [REDACTED]
Sent: Tuesday, March 7, 2023 6:16 PM
To: Planning
Subject: Opposed zoning change and car wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello City of Naperville,

I am expressing that I oppose a car wash and the zoning change that is being developed to the property near the corner of route 59 and 83rd at this time. Specifically the area of Aeroestates and a discussion of a car wash!

If we are not meeting the commitment to the community to provide enough housing or senior housing goals why are you re-zoning the area? You have homes being developed on 59 and 103rd already. That meets the sane standard.

Why is it I ask to have ONE 4-5 foot sidewalk added and it's too complicated to do according to the transportation committee. And the numerous things that must occur to meet the standards to do that are required, but yet you can do this when it benefits the income to the city. My rights were ignored over the benefit of the board.

Thank you,
Sandy Peters
[REDACTED]

Mattingly, Gabrielle

From: theduck1 [REDACTED] >
Sent: Tuesday, March 7, 2023 7:44 PM
To: Planning
Subject: Aero Estates

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

The site of a car wash on that corner will be a eye sore. There are enough car washes on rout 59. The traffic will be horrible in a residential area. There are no sidewalks here where children and people walk. There are schools where children are. We pay high taxes to live here for our privacy. There is houses right next to where that sight would be. We would have more traffic and crime in the area that is not needed.

Sent from my Galaxy

Mattingly, Gabrielle

From: Dave Ecton [REDACTED]
Sent: Tuesday, March 7, 2023 8:41 PM
To: Planning
Subject: Car wash in 83rd and 59

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

We live in Aero estates and DO NOT WANT this land to be developed and them putting a car wash there. This will cause a lot of traffic, noise and eye pollution. Please consider putting something else on that land. Thank you

Sent from my iPhone

Mattingly, Gabrielle

From: M Schumann [REDACTED]
Sent: Tuesday, March 7, 2023 8:46 PM
To: Planning
Subject: PZC #22-1-110, Jet Brite - Comments for the PZC Commission members

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am a resident in the Aero Estates community. I have concerns regarding traffic safety, noise, drainage, and lighting plans for the proposed car wash development, PZC #22-1-110.

A. Traffic Safety Concerns – the traffic study provided by the petitioner reports that the traffic along 83rd Street and Montgomery Road has a Level of Service F – extremely high control delay – during peak periods. **Request:** complete a traffic study of traffic diverted from the corner of Route 59 and 83rd Street along Aero Drive and assess modifications needed to 83rd Street east of Route 59. Please complete this reassessment and negotiations regarding 83rd Street improvements prior to granting the rezoning requested by the petitioner. Reasoning:

1. Traffic was only studied at Rt 59 and 83rd Street. During peak traffic periods, westbound traffic diverts from 83rd Street north along Aero Drive (then back to Rt 59 at 79th Street) to avoid waiting at the light at Rt 59. Total traffic volume may be understated due to the diversion through Aero Drive. Therefore, negative impacts from increased traffic have been minimized by the petitioner. Request: update traffic study to include counting traffic diverting through Aero Drive. Work with DuPage County and Naperville Township to establish “local only” traffic on northbound Aero Drive during rush hour times.

2. The petitioner should be responsible for sharing the cost of improvements needed to 83rd Street due to increased usage of the 83rd Street entrance and exit to the car wash. Possible improvements needed could be widening 83rd Street with a right turn lane on westbound 83rd Street or modifying the westbound left turn lane or adding another eastbound lane, since the eastbound left turn into the car wash crosses the current 83rd Street westbound left turn lane (see Google Maps excerpt below) and the westbound traffic lane.



B. Noise Concerns – the car wash will have residential properties immediately to the east when it is built. Noise concerns:

- a. Fencing – the proposal calls for 6 foot vinyl fencing on the interior (not frontage) lot lines. **Request:** Amend the project to require a 9 (nine) foot fence / sound wall / barrier on the east lot lines to minimize noise from the car wash and vacuums reaching the residential properties to the east.
- b. Vacuums – the petitioner provided a noise contour map which illustrates noise from the car wash but not from the vacuums. The vacuums operate continuously and are noisy at each vacuum nozzle. Although the sound close to the nozzles appears to be a maximum of 90 decibels, the nozzles had a constant whine and a peak frequency of 2500 Hz when I measured at the JetBrite location on Ogden Avenue in Naperville this week. Due to this sound, please consider having the petitioner revise the plan and only install vacuum stations west of the car wash tunnel, between the car wash tunnel and Route 59. **Request:** No vacuum stations should be installed on the north property line, especially not in the northeast corner of the property, which is immediately adjacent to residential property.

C. Drainage and Flooding Concerns – The Aero Estates community has already been negatively impacted by Naperville development from the southeast corner of Route 59 and 75th Street (Costco) to Best Buy Carpets (south of 79th Street). Water which previously was absorbed by farmland is now piped into drainage infrastructure near the north end of the Naperville Aero Club runway. The drainage is overtaxed and the burden for Naperville's development is unfairly shifted to Naperville Township.

The property is currently undeveloped and 100% open space. The proposed impervious area will be about 65% of the property area. **Request:** redesign some or all of the pavement area with permeable paving, in addition to the planned stormwater detention system.

D. Lighting – the proposed car wash has 21 lights with 23,720 lumens on 22 foot tall poles. Please have petitioner confirm with the local FAA FSDO (Flight Standards District Office) that the lighting will meet FAA standards to avoid light pollution in the vicinity of an aircraft runway with an instrument approach and runway certification.

Please contact me if you have any questions.

Respectfully submitted,

Martha Schumann

██████████ Naperville, IL

Mattingly, Gabrielle

From: William Lewan <[REDACTED]>
Sent: Tuesday, March 7, 2023 9:25 PM
To: Planning
Subject: Petitioning to Oppose City of Naperville Annexation & Commercial Zoning of Aero Estates Community

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern -

This email is regarding the petition to oppose City of Naperville annexation and commercial zoning of our Aero Estates community.

My husband and I are writing in concern of the proposal to rezone the residential property into commercial at the NE corner of rt 59 and 83rd for a Jet Brite car wash to be built.

As residents of Aero Estates, we **strongly oppose** this proposal. We are supporting the petition to oppose the proposal.

Reasons to not support the rezoning due to its adverse effects on our community include but are not limited too:

> **Safety Hazard** caused by additional traffic, traffic patterns and vehicular congestion at the impacted intersection. Additionally, the safety of our neighborhood is impacted by traffic blocking the entrances to our one-way streets. Note, weekends are some of the heaviest traffic times for car washes and this area already struggles with traffic issues on weekends at the intersection in question as displayed by the Naperville Police presence required to manually direct traffic during the heavy traffic times for the church on the NW corner. Additionally, traffic backing up and blocking our one-way streets becomes an issue for emergency vehicles to access our community timely and safely.

> **Chemical Pollution** in our drainage systems and contamination in our well water due to the close proximity. Our community already faces drainage, elevation and flooding issues due to existing drains and retention ponds being overtaxed by other commercial businesses that have developed overtime around our community. Our utmost concern is the potential for drinking water contamination. How would this be regulated, tested and results provided on a frequent basis (at least every 3 months) to the residents of Aero Estates to provide verification that our drinking water from our wells is safe. This means no drop in safety level from where we are today on the spectrum of testing.

> **Infringement** of a residential neighborhood. The additional traffic and traffic patterns affect our privacy, safety and crime rate. It also affects the aesthetics as well as the current professional schema of our neighborhood. The size of the property in question does not appear large enough to provide our community with the necessary yard setbacks, property density and building heights to avoid experiencing a negative impact from an undesirable, noisy and overly bright car wash.

> **Devaluation** of the Aero Estate community homes if part of our community is considered commercial versus residential. As a residential zone we have the right to live peacefully and regulations are in place to protect our

community. The same regulations do not exist for commercial zones as they are economically driven and don't necessarily serve the public.

> **Protected Species** currently live in the wooded property looking to be rezoned from residential to commercial. The protected species as defined by Illinois Statutes Chapter 520 that would be impacted include owls, hawks, falcons, harriers and ospreys. These species find this wooded area to be a safe haven in our community as they prey and manage animal and rodent population in the Springbrook Prairie.

Overall, there does not appear to be any benefits provided to our community by the proposal to rezone property for a car wash. Particularly, since there are already 14 existing car washes within 3 miles or less from the newly proposed location for the Jet Brite car wash at rt 59 and 83rd.

We hope that deep evaluation, analysis, reviews and consideration are taken before approving the rezoning proposal and the adverse effects it will have on the Aero Estates community.

We appreciate your attention to this very important matter.

Sincerely,
Jodi & William Lewan

[REDACTED]
Naperville, IL 60564
[REDACTED]

Mattingly, Gabrielle

From: Stuart Glenn [REDACTED] >
Sent: Wednesday, March 8, 2023 6:51 AM
To: Planning
Subject: Jet bright car wash and proposed annex

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

My Name is Stuart Glenn and I live at [REDACTED], Naperville ILLINOIS 60564. I am opposed to the proposal to build a car wash at the northeast corner of 83rd St. and Route 59. Currently that corner experiences traffic backs ups that make it difficult for me to enter Aero drive off of 83rd Street. My only othe alternative is to do a uturn on 59 and come back up and enter from the north. Which actually puts myself and other drivers at a higher risk just to get to our home. The back up happens regularly and sometimes it can take several lights for the back up on 83rd to move enough for me to exit or enter my what should be quiet neighborhood street. If it's that bad now and there are no plans to alleviate the traffic, I think adding a car wash would only exacerbate the problem. I also am aware of the drainage issues we are already having in the neighborhood due to the other developments that have occurred. I only believe that this type of business that predominantly uses water will also make this situation much worse. I am not against developing properties but this particular plan in my opinion is a loser. I would vote to go back to the drawing board and make a plan B. Those are my thoughts. Thank you, Stuart Glenn [REDACTED]

Get [Outlook for iOS](#)

Mattingly, Gabrielle

From: Mary Duncan [REDACTED]
Sent: Wednesday, March 8, 2023 8:33 AM
To: Planning
Subject: Oppose car wash zoning

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

We are Naperville registered voters and homeowners in the White Eagle subdivision and strongly OPPOSE the change in zoning proposing a car wash at Rt 59 and 83rd street. It is a major problem in every way for Aero Estate property owners and is incompatible with surrounding land use. We encourage all elected leadership to VOTE NO on this proposed change. Mary and Michael Duncan [REDACTED], Naperville

Sent from my iPad

Mattingly, Gabrielle

From: DEBBIE NOEHRENBURG [REDACTED]
Sent: Wednesday, March 8, 2023 8:49 AM
To: Planning
Subject: Re: Jet Brite Car Wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hi,

I am writing this for myself and my husband Fred. We live at [REDACTED]. So we are directly impacted by this proposal.

We have lived here for 42 years. We have a large piece of property (a lot and a half lot) that butts up to the proposed area. We

bought here because it was a very rural area. All farm land around us. We have huge gardens and love all the wildlife in the area.

We have watched the area grow all around us. But we cannot have a carwash in our backyards. It will disstroy the natural habitat

of our birds of prey that habitat that area.

We have watched our back yards become flooded out because of drainage issues due to all the commercial building around us that

is tied into our systems. Its causing damage to our property. Our gardens get flooded out, our small barn is

sitting in water and the wood it starting to rot, our pool sits in water when it rains heavily. We do not need more drainage and runoff

problems. Our septic system cannot work properly when everything is flooded out.

That corner of Rt. 59 is a wetland. Since they widened Rt. 59 an added all the commercial

buildings like Ashley furniture, Lowes, ect. most of us are flooding out do to poor drainage.

Another big concern is our well water being contaminated with all the carwash chemicals running off and being aerosolized.

We have huge traffic problems now. We cannot even turn left off of Aero Dr. without putting out lives at risk. We are completely

blocked in were cars will not let you get out or you have to try and make a blind turn because the cars are backed up completely

to the light and past the Airport. Have have been almost hit numerous times. Sometimes cars will wave you on to make your

turn because you cannot see unless you pull out into the oncoming lane. We do not need more of a backup. Also there is a big problem

on Rt. 59 turning left onto 83rd st. Only a couple of cars can make it thew the arrow for the left turn. There already is a safety hazard

at that corned. We already have a lot of cars speeding down our street because they use it for a cut though street so they don't

have to wait at the light on 83rd st. to get to Rt. 59. I have talked to people in other subdivisions that would be affected by the traffic problems in

that area from Mission Oaks,White Eagle and our whole Aero Estates they also are opposed to the building of the car wash. Also since

we are the first driveway on Aero we have cars using it as a turn around and I'm sure we will have a lot more of this do to the traffic issue.

The infringement on our residential neighborhood will be detrimental! Our property values will plummet! We bought this property

because we had the privacy around us good earth for planting and clean air. A carwash does not belong in a residential area especially when

there are so many around us down Rt. 59 in a business district. The loud sounds of the carwash will be detrimental to all wildlife in the area. Not to mention that it is a threat to us too. Rt. 59 is already so loud it is like living by a racetrack. Also the whole area will be lit up with lights and there

will be no more privacy. Who wants huge lights in there back yard lighting up everything. We already have street lights on 83rd St.

that light up the area.

We understand this property will eventually be build on. But envisioned small business like dental office, doctor office something

at a low level building to match the other buildings in that area.

Please do not ruin out beautiful residential community by building this ugly eye sore!

Sincerely,

Debbie and Fred Noehrenberg

Mattingly, Gabrielle

From: Sarti Krishnan <[REDACTED]m>
Sent: Friday, March 3, 2023 11:47 AM
To: Planning
Cc: Chitra Rajagopalan; Ashvini Krishnan
Subject: Opposed to the Annexation and Commercial Zoning of Aero Estates Community

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

As 25 year residents of Naperville, we wanted to let you know that we oppose the petition of JB Development for the City of Naperville to annex and do commercial zoning of Aero Estates Community as it will have many negative consequences to the residents of Naperville.

--

Partha Krishnan
Chitra Rajagopalan
Ashvini Krishnan
[REDACTED]
Naperville, IL 60564

Mattingly, Gabrielle

From: Julie Daniels [REDACTED]
Sent: Friday, March 3, 2023 8:24 PM
To: Planning
Subject: Commercial zoning 59 & 83rd

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

Please do not allow commercial zoning at the north east corner of 59 and 83rd street. It is an extremely dangerous intersection as it is. Every weekend we have police officers at that intersection controlling the traffic from Calvary church. There's already too much traffic at that intersection. The eastbound left turn lane on Montgomery to go north on 59 is often times backed up and it's typically a two-light wait.

Thank you for your consideration,
Julie Daniels

Mattingly, Gabrielle

From: Barbara J Borer [REDACTED]
Sent: Saturday, March 4, 2023 11:45 AM
To: Planning
Subject: Rezoning of Lots 21, 22, 23, and 24 in Aero Estates

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To Whom It May Concern,

I email you today to voice my objection to the re-zoning of this section to allow a car wash to be built and operated in this location.

As a resident of Aero Estates, we already deal with a good deal of traffic on 83rd, and Route 59. I feel a car wash would only make this situation worse.

Additionally, there are several car washes located along Route 59. Large ones located just South of Aero Estates, as well as to the North.

There are several gas stations located along this same stretch that also offer car washes.

Please voice my objection, and keep this plot of land residential or undeveloped.

Thank you very much.

Mark & Barbara Borer

[REDACTED]

Naperville, IL. 60564

[REDACTED]

Mattingly, Gabrielle

From: [REDACTED]
Sent: Saturday, March 4, 2023 10:38 PM
To: Planning; [REDACTED]; [REDACTED]
Subject: Opposed to plan to build a carwash at Rt59 and 83rd street

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

I am writing you to express my **opposition** to a carwash at rt 59 & 83rd street.

I feel the added traffic, and noise in such close proximity to a residential neighborhood is not in the best interest of the area or Naperville.

Thank you,

Tony Licitra

[REDACTED]

Naperville, IL 60564

[REDACTED]

Mattingly, Gabrielle

From: jwrocchi [REDACTED]
Sent: Sunday, March 5, 2023 4:40 PM
To: Planning
Subject: Car wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Thank-you for your attention on this matter.

As a resident of Aero Estate's for 32 years, my family & I have a vested interest in the subject of another commercial business on the corner of Rt. 59 & 83rd Street.

Apart from the obvious concern of additional traffic on that corner, a great concern is the water usage & especially the waste water.

Our subdivision is well & septic. Sooner or later the water used at the car wash will affect our water supply & usage. Please consider this very serious side of a business there.

I believe I understood there was a small cemetery on that site as well. This offers another consideration.

I value & respect your support on this project

Sincerely,
The John & Joan Rocchi family
[REDACTED]
Naperville, Illinois 60564
[REDACTED]

Sent via the Samsung Galaxy A71 5G, an AT&T 5G smartphone

Mattingly, Gabrielle

From: Carol <carol@whitegloveinspections.com>
Sent: Sunday, March 5, 2023 5:08 PM
To: Planning
Subject: Hearing 22-1-110

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it concerns:

As a resident of Aero Estates, I am writing in opposition to the car wash being allowed at the corner of 83rd and 59. The hearing is scheduled for March 15, at 7 PM, Hearing 22-1-110. The following points are our concerns.

- 1) Traffic at this corner is already huge and fast paced, and adding a business that generates a high volume of cars is not appropriate for this particular corner.
- 2) Traffic already is high for the Calvary Church and extra patrol policeman are hired to facilitate traffic.
- 3) City water and sewer should be mandatory for this type of installation, otherwise it will influence our water table in Aero Estates.
- 4) Given the water and products that are used at a carwash this is an environmental consideration and proper and well above standards would need to be mandatory.
- 5) Noise level (vacuums, machinery, cars etc.) to the surrounding residences is inappropriate.
- 6) There are several other types of businesses that could occupy that prime space that do not bring the problems a car wash will to the configuration of this particular corner.
- 7)

I urge the board and others involved to seek out another solution more conducive to this parcel. Your consideration to hear our voices is appreciated.

Thank you,
Carol Fisher
Bruce Fisher

Carol

Carol Fisher

RPAC Major Investor 2018 to Present

Cell 630-930-4717 Office 630-428-4555 Text 630-495-4555

**Since 1990 Offering
Residential and Commercial Inspections,
EIFS Inspections, Sewer and Chimney Scope Inspections
Radon, Mold, and VOC Testing, Thermal Imaging, FAA Licensed Drones**

2018 - 2022 **RPAC Major Investor**

2020 – 2023 Northern Illinois Commercial Association of Realtors, Board of Directors

1995 - 2023 Member Northern Illinois Commercial Association of Realtors

2023 Three Rivers Association of Realtors, Affiliate Committee, YPN

2022 Three Rivers Association of Realtors, Affiliate Committee, Special Events

2021 Three Rivers Association of Realtors, Affiliate Committee Chair, Special Events, 100 Year Task Force

2020 Three Rivers Association of Realtors, Affiliate Co-Chair, Special Events, YPN

2020 - 2023 National Association of Hispanic Real Estate Professionals, Member

2023 Asian Real Estate Association of America, Member

2020 Association of South Asian Realtors, Member

2019 Northern Illinois Commercial Association of Realtors, Affiliate of the Year

2018, 2019, 2021, 2023 Mainstreet Organization of Realtors, Commercial Committee

2018 Mainstreet Organization of Realtors, Global Committee

2006 Northwest Association of Realtors, Affiliate of the Year

1996 Realtor Association of the Western Suburbs, Presidential Award

1995 & 2018 Mainstreet Association of Realtors, Affiliate of the Year

1996 & 2010 Women's Council of Realtors, West Suburban, Affiliate of the Year

1996 Realtor Association of the Western Suburbs, Affiliate Committee Chairperson

1996 - 2022 Mainstreet Organization of Realtors, Affiliate Committee

1991 - 2023 Mainstreet Organization of Realtors, Affiliate Member

1991 - 2022 Women's Council of Realtors, National Affiliate Member



CONFIDENTIALITY NOTE: This email message is for the sole use of the intended recipient(s) and may contain confidential and privileged information. Any unauthorized review, use, disclosure or distribution is strictly prohibited. If you are not the intended recipient, contact the sender via reply to colefisher@whitegloveinspections.com and delete or destroy all copies of the original message.

Thank you!

Mattingly, Gabrielle

From: JEFF STARR [REDACTED] >
Sent: Monday, March 6, 2023 7:32 AM
To: Planning
Subject: Proposed car wash route 59 and 83rd street

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern,

We are opposed to the car wash proposal at the intersection mentioned above.

Traffic will be a nightmare with cars trying to enter and exit the car wash. That intersection has significantly seen an increase in the amount of traffic that flows through in recent years.

Cars turning off of route 59 onto 83rd and then trying to get into the wash will further increase the traffic stoppage. This pattern will extend out into the intersection which will stop and impede traffic flow.

Cars trying to turn in from route 59 will create huge stoppage on route 59 as the cars wait to get in. Several times we have seen (as light turns yellow) cars accelerate from already a high speed to make the light. Many times we see traffic (including large trucks) travel through the intersection when the light is red because they were trying to make the yellow light. With cars stopped on 59, the collision probability increases significantly. Most traffic on route 59 is traveling above the posted limits, many times significantly above the posted limit.

Bottom line, the placement of that car wash at that property on a corner, will increase the chance of an accident with possible injury and death. This is a terrible place to put this kind of business. The car wash would be better suited finding a road off of route 59. A location similar to the NASCAR Car Wash just off route 59 on Cantore road near Jewel would be an ideal type of setup for this business.

Thank you for your time.

Sincerely,

Jeff and Susan Starr

[REDACTED]

Naperville

[REDACTED]

[REDACTED]

Sent from my iPad

Mattingly, Gabrielle

From: Dave Miller [REDACTED]
Sent: Monday, March 6, 2023 9:13 AM
To: Planning
Subject: Proposed Car Wash at Rt. 59 & 83rd St.

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Naperville Planning & Zoning Commission,

The proposed car wash at the corner of Rt. 59 & 83rd St. needs to incorporate the following:

1. Provide an elongated right-hand turning lane for the west bound traffic on 83rd St. at Rt. 59. This will alleviate some of the backup that occurs at this stop light.
2. Ensure the car wash uses only "down" lighting to prevent blinding pilots landing at Naper Aero.

Thank you,
David Miller

[REDACTED]
[REDACTED]

Mattingly, Gabrielle

From: Fred Foss [REDACTED]
Sent: Monday, March 6, 2023 11:29 AM
To: Planning
Subject: Jet Brite Car Wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Naperville Planning and zoning members.

My name is Fred Foss [REDACTED] regarding the petition to annex and rezone property to B2 for Jet Brite Car Wash. These are the first 4 lots north of 83rd street along the east side of Route 59.

Agree businesses should be allowed along Route 59 most would not want a residence at that location, the controversy is the type of business.

The unique situation between 83rd street and 79th on the East side of 59 for any business requires vehicles to exit northbound 59 only. The best option to head southbound is to turn east on 79th which loops into Aero Drive and back south to 83rd street. Other options to head back southbound are longer and more of a hassle. One could proceed to 75th go east to Book to head south or turn around in Lowes or Costco to use their light back onto 59. My guess is around 50 percent of business patrons may wish to head south with the other 50 percent heading north.

My point is, any business along this half mile stretch of 59 could add possibly half their traffic to Aero Drive. This would be fine if the business types were not high in vehicular traffic. Since Best Buy Carpet opened, traffic on our street has increased but at least not a high volume.

At some point, if high volume of traffic starts using Aero Drive (as more businesses open between 83rd and 79th street on 59) there may be a need to either close off 79th from 59 or make it no right turn or local traffic only. I hope this is not necessary, but I see a potential problem if the wrong type of businesses are allowed.

Compounding the problem is the fact that Aero drive is a straight half mile between 79th & 83rd very easy to pick up speed. Currently people avoiding the long light heading west on 83rd (with no right turn lane) cut down Aero Drive at high speed, getting to 59 northbound. The new car wash will likely add speeders now wanting to go southbound after exiting the wash.

I want to commend you on the split zoning solution you agreed to for the church on Route 59 and 79th street, it kept lots on our street residential should the church ever sell.

Please consider the volume of vehicle traffic businesses you approve for this stretch of 59. Changing the zoning from Residential to Business along 59 impacts Aero Dr due to the unique location

circumstances. A carwash is kind of a noisy business to put up against residence after changing the zoning.

Whatever you approve for this NE corner of 83rd & 59 it would be a good time to add a right turn lane onto 59 to alleviate the backups.

Thank You

Fred Foss

[REDACTED]

Naperville IL 60564

[REDACTED]

[REDACTED]

Mattingly, Gabrielle

From: Darryl Betler [REDACTED]
Sent: Friday, March 3, 2023 8:48 AM
To: Planning
Subject: Opposition to the City of Naperville Annexation and Commercial Zoning of Aero Estates Community

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To whom it may concern,

It has come to my attention that the city is looking to annex the parcel/s located at 83rd and rte 59's NE corners. While I oppose this not only in its annexation but also as a car wash. There's no way that the car wash will fit in just the one property to that would require the 2 parcels north of 83rd I'm assuming. This would draw an unnecessary amount of traffic and have a huge negative impact on the local neighborhood being Aero Estates especially along Aero Dr. Safety pulling in and out of a large car wash would be very dangerous along rte 59 and also 83rd. Even cutting in turn in lanes this will create a dangerous situation. The residents along Aero Dr will have huge property value losses and it will be only a matter of time before they are run out and annexed into the city also hindering the same for Aero Estates east of Aero Dr.

This is not a good plan and I oppose it.

Darryl Betlejewski
Aero Resident

Mattingly, Gabrielle

From: Hello Hi [REDACTED]
Sent: Thursday, March 2, 2023 3:39 PM
To: Planning
Subject: Opposition to petition to annex and rezone NE corner Rte 59 & 83rd St

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

To: City of Naperville Planning and Zoning Commission

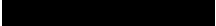
From: Resident of Aero Estates

Reference: Petitioner JB Development, Inc application for annexation into the City of Naperville to develop a car wash known as Jet Brite Car Wash at the northeast corner of Route 59 and 83rd Street, Naperville, IL 60564.

As a 14 year resident of Aero Estates on Skylane Dr, I strongly OPPOSE the petitioner's request for annexation and rezoning of the subject corner. These are my reasons:

1. This annexation and subsequent development will cause a dismantling of a residential neighborhood and rezoning vacant land currently zoned for home, office, and professional use. This is precisely what this four corner area of Route 59 does not need.
2. This petition will result in the overdevelopment of the neighborhood and place a blight upon what is primarily a business scheme of "small town America" including a golf course, a residential airport, banks, law offices, medical offices, furniture stores, and churches.
3. Placement of an additional high-intensity business at this location, especially one of high water use and waste, will further overtax an already overtaxed storm water run-off system which will result in increased residential neighborhood flooding.
4. Even before and certainly after development of the site is complete, Aero Drive, a sleepy residential street, will be overtaken by construction and pass-through traffic. Currently, the intersection of Route 59 and 83rd Streets has a bad reputation for a high accident rate, traffic delays, and illegal cut-through traffic on Aero drive, despite local ordinances to the contrary. Traffic and vehicle accident problems will worsen for the main and ancillary streets. Attracting additional commercial traffic will make this situation worse and result in follow-on negative consequences.
5. This development will result in a devaluation of residential property values making home sales and home loans difficult to accomplish with ANY additional commercial development of the neighborhood.
6. The Naperville Planning and Zoning Commission admits that this process represents a "piecemeal" development plan. In other words this development plan is sloppy and not well thought out.
7. I fail to see the need for a carwash at this location. What value will this business bring to the neighborhood? Within a 5.5 mile radius of this location there are at least nineteen (19) other car wash and auto detailing business. Three of those car washes are Jet Brite Car Wash locations.

Please do not approve the annexation and rezoning of our neighborhood for the prospect of an easily increased City tax base at the expense of our quality of life, safety, and personal home values.

Sincerely,
Lewis Berghoff

Naperville, IL 60564

Mattingly, Gabrielle

From: John Cunningham [REDACTED]
Sent: Thursday, March 2, 2023 12:15 PM
To: Planning
Cc: John Bremner; kim gaffney; Brian; Brielle; Mike Davenport
Subject: Opposition to Jet Brite Car Wash

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Hello,

My name is John Cunningham and I am a concerned resident of the Aero Estates Subdivision. I oppose the change in zoning and the proposed car wash in the strongest possible terms.

The annexation and commercial zoning will have a multitude of negative impacts including, but not limited to:

1. Drainage/Elevation and Water Contamination
2. Vehicular Safety Concerns on Aero Drive
3. Dismantling of a Residential Neighborhood –Rezoning the vacant property that is currently zoned for home office / professional office use.
4. Traffic and Accident potential at the intersection of 59 & 83rd Street.
5. Overdevelopment/Blight/Overall Business Scheme – A car wash doesn't fit into the current business scheme of golf courses, a residential airport, banks, law offices, medical offices, furniture stores, and churches that currently make up the only non-residential properties in this area along 59 and 83rd St.
6. Devaluation of Residential Property - Aero Estates property owners will not be able to sell their homes residentially or obtain a mortgage once ANY part of the neighborhood is zoned commercial.
7. Piecemeal Development Plan - The Naperville Planning & Zoning Commission agreed that this was a sloppy, "piecemeal" development plan & petition that has not been well-thought out.

Thank you for your consideration.

Sincerely,

John Cunningham
[REDACTED]
Naperville, IL 60564

Mattingly, Gabrielle

From: Erika Selig <[REDACTED]>
Sent: Wednesday, March 1, 2023 11:48 AM
To: Laff, Allison; Planning
Subject: Petition to oppose Car Wash / JB Development on 59 & 83rd
Attachments: Petition AERO ESTATES opposes Jet Brite Car Wash -JB Developemt_3.1.2023.docx

CAUTION: This e-mail originated outside of the City of Naperville (@naperville.il.us).

DO NOT click links or open attachments unless you confirm the incoming address of the sender and know the content is safe.

Please submit this email the following attached petition to the packet for the meeting / Public Hearing on March 15 regarding JD Development's request to annex and re-zone to commercial zoning the parcel of vacant land on Hwy 59 & 83rd Street.

We will get the final petition with all signatures notarized and submitted as soon as possible, but given the fact that the letter homeowner's received on Feb 28 (but is dated Feb 20) only gives us a week until Wed March 8 to submit this documentation to the official packet, we want to make sure the petition language on behalf of Aero Estates as a community is at least included.

We should have been given more notice than 7 days to collect signatures for a petition.

Petition to Oppose City of Naperville Annexation and Commercial Zoning of Aero Estates Community

Petition summary and background	<p>Residents of Aero Estates community OPPOSE Petitioner JB Development, Inc's application for annexation into the City of Naperville, and OPPOSE ALL variance requests for rezoning upon annexation to B2 zoning district (Community Shopping Center District), approval of a conditional use for PUD and preliminary/final PUD Plat (Section 6-78-3.7) and approval of a use deviation (Section 6-4 – 3.12.2), and any other such variances, departures or deviations as may be requested under the provisions of the Title 6 (Zoning Regulations) and/or Title 7 (Subdivision Regulations) of the Naperville Municipal Code (as amended), to develop a car wash known as Jet Brite Car Wash for the property ("Property") commonly known as the vacant parcels located at the northeast corner of Route 59 and 83rd Street, Naperville, IL 60564.</p> <p>The annexation and commercial zoning will have a multitude of negative impacts including, but not limited to:</p> <ol style="list-style-type: none">1. Drainage/Elevation and Water Contamination – Commercial construction would put additional strain on the NAC street sewer infrastructure. This has been an ongoing problem for Aero Estates residents, and we have been in communications with both the county and Naperville Township over the past couple of years in an effort to find a way to mitigate these issues. We have already seen added loading to our system resulting from the construction of the Best Buy Carpet Store multi-store (4 units) development, Ashley Furniture and Staples. This has contributed to the flooding of a number of homes and structures within Aero Estates community. Commercial development would make a bad situation even worse. Furthermore, a car wash would inevitably cause water contamination due to use of severe car wash chemicals, detergents, car dirt, oil and gasoline that will inevitably run off into residential homes' yard, especially the six (6) residential properties adjacent to the proposed car wash site. Residents of unincorporated Naperville are not connected to the City of Naperville's water system, but if their well water is contaminated, they might have to be forcibly be annexed into Naperville in order to access clean water, at a cost no home owners in Aero Estates could afford or should be forced to pay for. Residents are concerned this construction could cause forcible annexation into the City of Naperville.2. Vehicular Safety Concerns on Aero Drive – Construction traffic, as well as employees and customers of any of the commercial ventures situated along Rt.59 adjacent to Aero Estates will most certainly utilize Aero Drive to gain southbound access to Rt. 59. This is an established residential neighborhood with no sidewalks and cannot safely bear this traffic burden. This circular traffic pattern will also put undue burden on 83rd street and the traffic light at 83rd and Rt.59 which is already inadequate for the existing traffic load.3. Dismantling of a Residential Neighborhood –Rezoning the vacant property that is currently zoned for home office / professional office use only by DuPage County to B2 commercial property will directly impinge upon the homes both on the east and west side of Aero Drive and lead the way for further commercial development - literally within the confines of our own neighborhood. The added traffic congestion, potential for crime, noise, and loss of privacy are of great concern to all of us. We are a proud, longstanding Naperville Township community and do not want to lose our homes or the character of our neighborhood to the world of concrete and neon the City of Naperville envisions for us.4. Traffic and Accident potential at the intersection of 59 & 83rd Street – The best interest of the public (Naperville or Naperville
--	--

	<p>Township) is NOT served by the addition of a car wash along the Rt.59 corridor in Naperville. In fact, intentions in this regard have been publicly stated to the Mayor of Naperville throughout his tenure, and over-development is a concern for all who live in the residential neighborhoods and utilize 83rd street to access their neighborhood (Aero Estates, White Eagle, Mission Oaks, for example). 83rd Street is a two-lane highway that cannot accommodate the current traffic that backs up along 83rd Street at rush hour in the morning and evening on both sides of Hwy 59. The car wash exit and entrance, won't work on 83rd Street – the street is too narrow and cannot be widened just to accommodate a car wash. Hwy 59 traffic runs at a very high speed, and to have a slow down at that intersection due to exiting and entering the car wash would cause accidents and an abundance of traffic back ups at that intersection.</p> <p>5. Overdevelopment/Blight/Overall Business Scheme – A car wash doesn't fit into the current business scheme of golf courses, a residential airport, banks, law offices, medical offices, furniture stores, and churches that currently make up the only non-residential properties in this area along 59 and 83rd St. The time has come for restraint from this endless cycle of commercial development. Our government needs to consider the need of the communities and people that live within residential communities that should not be situated next door to a commercial property such as a car wash. Additionally, over 150 stores along the Route 59 corridor are vacant. There are plenty of commercial properties for sale that could accommodate a car wash that are not adjacent to multiple residential neighborhoods and churches. JB Development was fully aware how the property they purchased is currently zoned, and that DuPage County has consistently denied re-zoning for commercial properties along 59 and 83rd Street because legally speaking, commercial properties such as a car wash do not belong next to residential communities. It's against the weight of legal precedence in the State of Illinois as well as DuPage County to build a commercial property adjacent to residential properties.</p> <p>6. Devaluation of Residential Property - Aero Estates property owners will not be able to sell their homes residentially or obtain a mortgage once ANY part of the neighborhood is zoned commercial. It is likely that if homeowners wish to sell, they would be forced to do so at a very low price, to other commercial developers. Mixing of commercial and residential zoning such as this is routinely denied because it is essential illegal to do so in the State of Illinois.</p> <p>7. Piecemeal Development Plan - The Naperville Planning & Zoning Commission agreed that this was a sloppy, "piecemeal" development plan & petition that has not been well-thought out. This car wash is not part of the City of Naperville's Master Plan, nor does the City of Naperville have authority since the annexation hasn't been approved.</p> <p>DuPage County would turn down the petition and re-zoning entirely, therefore, petitioners decided annexation into the City of Naperville is a way to thwart DuPage County authority to deny their request for commercial re-zoning and construction. When JB Development purchased the property, they knew it was zoned "residential only" (with home office approval) and made a bad business decision in purchasing the properties thinking they could flip a RESIDENTIAL ONLY community to mixed commercial and residential zoning. The residents of our community do not have to compromise or sacrifice in order to serve the specific intent of JB Development to destroy our community for their financial profit only. JB Development is a Bolingbrook based business – they aren't a small business owner from the City of Naperville. It makes absolutely no sense that they'd be granted the privilege to build a commercial car wash at the expense of pollution of 1000s of residents' peaceful residential properties.</p>
Action petitioned for	<p>We, the undersigned, are concerned residents of Aero Estates, White Eagle, Mission Oaks and other surrounding residential communities who urge the Naperville Planning & Zoning Commission and Naperville City Council to reject Petitioner JB Development's application for annexation and commercial rezoning of the purpose of building a commercial car wash adjacent to Aero Estates residential properties and the intersection of Hwy 59 & 83rd Street.</p>

[illegible]

Printed Name	Signature	Address	Comment	Date