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October 5, 2018

City of Naperville
400 South Eagle Street
Naperville, Illinois 60540

*Re: Wash U – 1150 East Ogden Avenue
Planning and Zoning Commission Case No. 18-1-072*

Dear Mayor and Members of the City Council:

Car Wash Development, LLC, represented by Craig Nelson, Chief Operating Officer, and Steve Timmer, Operations Chief, is the contract purchaser of the property located at 1150 East Ogden Avenue – south side of Ogden Avenue, east of Burlington Avenue. This property is improved with an older restaurant building (formerly Las Palmas Restaurant) and surrounding parking. This property has been vacant for a significant period of time.

Mr. Nelson and Mr. Timmer propose to redevelop this property for a Wash U Car Wash. They operate two other Wash U facilities in Plainfield and Villa Park. This Fall, they will open Wash U facilities in Burbank and Carol Stream.

Wash U provides an exterior car wash with customers remaining in their vehicles during the wash and dry cycles. The site design for the Naperville Wash U facility allows vehicles to enter from the existing west driveway (the existing east driveway is being eliminated) and then to proceed to the vacuum area or into one of the three car wash lanes. The vehicles enter the tunnel at the rear of the site and exit facing Ogden Avenue. Because of the type of blower and heating systems used, there is no need for towel drying the vehicles. When the vehicle exits the tunnel, the customer can pull into the vacuum area or can exit onto Ogden Avenue. There is no retail space and there is a small customer service area. This facility will operate every day generally from 7:00 a.m. to 8:00 p.m.

This development proposal requires the approval of five entitlements from the City of Naperville:

1. a conditional use to allow a car wash
2. a variance to reduce the drive – through setback from 40 feet to 5 feet (this applies to 107 feet which will be mitigated by a fence and landscaping)

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3. a variance to reduce the major arterial setback from 20 feet to 5 feet
4. a variance to reduce the interior side yard setback for monument signs from 40 feet to 22.97 feet
5. a variance to reduce the landscape area around a parking lot from 5 feet to 0 feet (this applies to 25 feet – 30 feet which will be mitigated by a fence).

The conditional use and the variances are supported by City staff.

On September 19, 2018, the Planning and Zoning Commission held a public hearing on this development proposal. Only one person spoke in opposition – Jon Sobieski of Spirit of America Car Wash (northwest corner of Ogden Avenue and Columbia Street); he raised issues regarding the use of chemicals and stacking of vehicles out onto Ogden Avenue. Mr. Timmer had spoken with the owners of the two adjacent residential properties and the owner of the adjacent to the east commercial property. All were supportive of the development proposal; none of these owners attended the public hearing. The Planning and Zoning Commission recommended approval of the required entitlements (vote 6 – 1).

Recently, postcards were received by many Naperville residents regarding a proposed car wash facility. Even though Wash U is not referred to in the postcard, Car Wash Development, LLC assumes that the author is referring to its proposed facility (the postcard is attached). It appears that many, if not most, of the recipients do not reside in the vicinity of the proposed Wash U facility. The postcard raises the following concerns:

1. The property is being rezoned.
2. Chemicals will be sprayed into adjacent yards.
3. OSHA horns will sound throughout the day.
4. Overflow vehicles will stack out on Ogden Avenue.
5. There will be noise, traffic, lights and congestion.
6. The car wash will be adjacent to back yards.

Based on their experience and expertise in the car wash industry, Mr. Nelson and Mr. Timmer provide the following information with regard to the management and operation of the Naperville Wash U Car Wash:

1. **Rezoning** This property is presently zoned B3 (General Business District). All of the properties along this section of the Ogden Avenue Corridor are likewise zoned B3 and consist of various commercial uses. Car Wash Development, LLC has not petitioned the City to rezone the property. It has requested that a conditional use be granted to allow for the construction and operation of a car wash. B3 is the zoning

classification of the other two car washes along this section of the Ogden Avenue Corridor.

2. **Chemicals** Car Wash Development LLC is committed to using only environmentally sound products. In its operation, Wash U uses soap, wax, wheel cleaner and a drying agent, all of which are biodegradable. The car wash is fully automated. As a vehicle enters the tunnel, a photo eye measures the length of the vehicle which determines the amount of soap to disburse and the timing thereof. All of the disbursing of the products is conducted within the tunnel. The dispersing nozzles are positioned close to the vehicle so that most of the soap goes on the vehicle and a very small amount goes into the air in the tunnel. Also, Wash U uses wraps (brushes) in the wash cycle. This creates friction which helps to wash the vehicle. By using these wraps, less harsh products can be used (a photo of the operation of the wash cycle is attached). In this type of operation, there is no overspraying of the cleaning products.
3. **OSHA Horns** All Wash U facilities are equipped with an alert system. This system is located within the tunnel. In the event that the conveyor stops, before it starts up, the system produces a sound so as to alert the employees. This is a safety feature commonly used in tunnel car washes.
4. **Ogden Avenue Stacking** As designed, this site provides a minimum of twenty stacking spaces which exceeds the City's requirement of ten spaces. With the exception of one car wash, Wash U will provide more stacking spaces than the other car washes in Naperville. Wash U is designed with three pay stations and a dual belt conveyor system which allows for a smoother and faster operation thereby providing the ability to process more vehicles than the standard conventional conveyor and two pay station systems. In the car wash industry, the busiest time of the year is winter, January – March. In the experience of Mr. Nelson and Mr. Timmer, there will be less than twelve days per year where there will be spikes in customer traffic such that more than 150 vehicles per hour would need to be processed. On those days, the traffic spikes can be managed by (i) increasing the speed of the wash/dry cycle to accommodate up to 190 vehicles per hour and/or (ii) redirecting traffic circulation on site by the use of facility managers and the placement of cones to limit and control incoming vehicles, but to allow continuous exiting. In the potential event that vehicles would stack up on Ogden Avenue, the facility manager will close the entrance until additional vehicles can be accommodated.
5. **Noise/Traffic/Lights/Congestion** This proposed car wash use is consistent with the other commercial uses along the Ogden Avenue Corridor. The site is designed to focus its activities toward Ogden Avenue. It will not create any more noise, traffic, light or congestion than other Ogden Avenue businesses.
6. **Back Yards** This property backs up to one residential property on Burlington Avenue. Car Wash Development, LLC will replace the existing dilapidated wood

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fence with a six-foot vinyl fence along the common property line. Mr. Timmer spoke with the owner of that single-family residence and the owner of the next-door neighbor property. Both owners were supportive of the redevelopment of the property with the Wash U Car Wash.

Mr. Nelson and Mr. Timmer submit that based on the site design and the equipment to be used, the concerns raised in postcard are unfounded.

This development proposal meets the standards for the granting of a conditional use in that:

1. the establishment of a car wash facility is consistent with and compatible with the commercial uses along the Ogden Avenue Corridor
2. the proposed fence and landscaping provide screening to the adjacent residential properties
3. the proposed site design minimizes the impact on the surrounding properties
4. the proposed use will redevelop a dilapidated property thereby improving property values in the area
5. this redevelopment will encourage further redevelopment and beautification along the Ogden Avenue Corridor
6. the proposed use complies with the Comprehensive Plan.

The variances requested in conjunction with this development proposal also meet the standards for the granting of variances in that:

1. the variances are necessary in order to allow for the redevelopment of the property with minimal impacts on surrounding properties
2. the variances are necessitated due to the configuration of the property and the shallow depth of the lot
3. the variances would allow the property to be redeveloped consistent with other uses along the Ogden Avenue Corridor
4. the variances will allow a better site design in terms of traffic flow, circulation, vehicle stacking, noise abatement, screening, visibility and functionality.

Any redevelopment of the property would require the granting of variances.

Based on the information presented, Wash U Car Wash will (i) be a benefit to this area of the community, (ii) further the intent and purpose of the Ogden Avenue Initiative, and (iii) encourage further redevelopment and beautification of the Ogden Avenue Corridor. Over the past several years, Mr. Nelson and Mr. Timmer have developed and operated car wash facilities in a number of communities in the Chicago area; they have received letters of recommendation

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from many of these municipalities which can be shared with the City Council upon request. Car Wash Development LLC requests that the City Council approve the development proposal for Wash U Car Wash and adopt the ordinances granting the conditional use and variances. Thank you for your consideration.


Very truly yours,

A handwritten signature in cursive script that reads "Kathleen C. West".

Kathleen C. West

KCW/cvc

Enclosures



**Are you OKAY with exposing
your family to harmful
chemicals?**

The carwash proposed is being rezoned to backup to backyards! Oversprayed chemicals in your yard! OSHA horns will sound throughout the day. Traffic overflow will spill out onto Ogden Avenue. What can you do? Call The City of Naperville TODAY (630) 420-6111 or better yet, attend the next city council meeting.

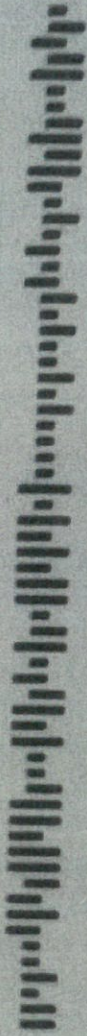
**Protect your home and family. It
doesn't belong there.**

Presorted
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48174

11101 Metro Airport Cir Dr
Ste 105
Romulus, MI 48174

~~RITAM GUIN~~

1506 WEDGEFIELD CIR
NAPERVILLE, IL 60563-1124



Did You Know?

A Carwash is coming to your back yard!

**Noise. Traffic. Chemicals. Horns.
Vacuums. Lights. Congestion.**

What YOU can DO!



*Let The City of Naperville know this is
NOT OK at the next city meeting.
Call them TODAY! (630) 420-6777*

