

Via email to: mayor@naperville.il.us

August 14, 2023

Hon. Scott Wehrli
and Naperville City Council
City of Naperville
400 S. Eagle St.
Naperville, IL 60540

RE: Jet Brite (PZC 22-1-110)

Dear Mayor Wehrli and Members of the City Council:

We represent JB Development, Inc., the petitioner for annexation, B-2 zoning, and PUD approval with a use exception for a car wash without automobile repair or fueling services at the northeast corner of 83rd St. and IL Route 59. The matter was presented to the Planning and Zoning Commission on March 15, 2023. The Planning and Zoning Commission recommended against approval by a vote of 5-3.

After careful consideration of the concerns expressed by the neighboring unincorporated Aero Estates residents, and the questions and thoughts expressed by Planning and Zoning Commissioners, my client has made significant upgrades to its project plans without altering the original PUD concept or the PUD zoning relief being requested.

Specifically, the plan upgrades include, first, the construction at Petitioner's sole cost of a right-turn lane on 83rd St. at Rt. 59. There is an existing problem with westbound 83rd St. traffic backup at Rt. 59 that not only causes traffic delays and queuing that blocks Aero Estates Drive, but also results in cut-through traffic on Aero Estates Drive to access northbound Rt. 59 at 79th St. The new right-turn lane with proper signage is designed to provide adequate queuing and reduce/eliminate the cut-through traffic.

Second, the plan upgrades include the construction at Petitioner's sole cost of 2 sound walls designed to substantially reduce noise for the benefit of the residential neighbors. Petitioner will construct a sound wall at the exit to the car wash that will reduce car wash noise audible at the east property line abutting the residential properties to a level well below City residential standards. The noise that is produced today by IL Rt. 59 and 83rd St. far exceeds City residential noise standards for the Aero Estates residents. Petitioner's plans will now include the construction of a second 12' sound wall spanning its entire east property line, with landscaping on the east side of the sound wall. This will bring noise levels at that property line with the car wash completed and operational to levels within Code and well below the noise levels that exist today.

Third, the plan upgrades include the construction at Petitioner's sole cost of a storm sewer on the west side of the sound wall, with drainage inlets extending to the east property line. The Aero Estates residential lots now experience stormwater drainage from the north near the church property going south to 83rd St. and beyond to the Springbrook Golf Course area. The storm sewer that will be constructed by the Petitioner will help drain some of this stormwater from the residential lots.

My client is not withdrawing its previously filed Petition. Rather, Petitioner has agreed to conditions mentioned by Planning and Zoning Commissioners last March, and we believe that together with the changes mentioned in this letter, in fairness to the PZC, the neighbors, and the process, that it is appropriate for the matter to be send back to PZC for notice and an additional public hearing before presentation to the City Council.

Thank you for your consideration.

Very truly yours,

ICE MILLER LLP



Michael M. Roth

cc: Doug Krieger: Kriegerd@naperville.il.us
Allison Laff: LaffA@naperville.il.us
Patricia Lord: LordP@naperville.il.us