

# CITY OF NAPERVILLE DEVELOPMENT PETITION FORM

DEVELOPMENT NAME (should be consistent with plat): JET BRITE CAR WASH #11

ADDRESS OF SUBJECT PROPERTY: 850 & 780 E OGDEN AVE

PARCEL IDENTIFICATION NUMBER (P.I.N.) 08-07-411-019 / 08-07-411-021

**I. PETITIONER:** JB DEVELOPMENT, INC.

PETITIONER'S ADDRESS: 590 KILDEER DR

CITY: BOLINGBROOK STATE: IL ZIP CODE: 60440

PHONE: 708-417-0005 EMAIL ADDRESS: dave@jetbritecarwash.com

**II. OWNER(S):** MIKI PROPERTIES, LLC - WEBER

OWNER'S ADDRESS: 590 KILDEER DR

CITY: BOLINGBROOK STATE: IL ZIP CODE: 60440

PHONE: 708-417-0005 EMAIL ADDRESS: dave@jetbritecarwash.com

**III. PRIMARY CONTACT** (review comments sent to this contact): DAVE DALESANDRO - PRESIDENT

RELATIONSHIP TO PETITIONER: PRESIDENT / CO-OWNER

PHONE: 708-417-0005 EMAIL ADDRESS: dave@jetbritecarwash.com

**IV. OTHER STAFF**

NAME: SAM YOUSSEF - VICE PRESIDENT

RELATIONSHIP TO PETITIONER: VICE PRESIDENT / CO-OWNER

PHONE: 708-417-1553 EMAIL ADDRESS: carwashboss@yahoo.com

NAME: LAUREN KUCINSKI

RELATIONSHIP TO PETITIONER: CIVIL ENGINEER

PHONE: 708-336-7062 EMAIL ADDRESS: lkucinski@knightea.com

**V. PROPOSED DEVELOPMENT**

(check applicable and provide responses to corresponding exhibits on separate sheet)

<p><b>PZC&amp;CC Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Annexation (Exhibit 3)</li> <li><input type="checkbox"/> Rezoning (Exhibit 4)</li> <li><input checked="" type="checkbox"/> Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Major Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Planned Unit Development (PUD) (Exhibit 2)</li> <li><input type="checkbox"/> Major Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary PUD Plat (Exhibit 2)</li> <li><input type="checkbox"/> Preliminary/Final PUD Plat</li> <li><input type="checkbox"/> PUD Deviation (Exhibit 6)</li> <li><input type="checkbox"/> Zoning Variance (Exhibit 7)</li> <li><input type="checkbox"/> Sign Variance (Exhibit 7)</li> <li><input type="checkbox"/> Subdivision Variance to Section 7-4-4</li> </ul>
<p><b>CC Only Process</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Minor Change to Conditional Use (Exhibit 1)</li> <li><input type="checkbox"/> Minor Change to PUD (Exhibit 2)</li> <li><input type="checkbox"/> Deviation to Platted Setback (Exhibit 8)</li> <li><input type="checkbox"/> Amendment to an Existing Annexation Agreement</li> <li><input type="checkbox"/> Preliminary Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Preliminary/Final Subdivision Plat (creating new buildable lots)</li> <li><input type="checkbox"/> Final PUD Plat (Exhibit 2)</li> <li><input type="checkbox"/> Subdivision Deviation (Exhibit 8)</li> <li><input type="checkbox"/> Plat of Right-of-Way Vacation</li> </ul>
<p><b>Administrative Review</b> <b>Administrative Review</b></p>	<ul style="list-style-type: none"> <li><input checked="" type="checkbox"/> Administrative Subdivision Plat (no new buildable lots are being created)</li> <li><input type="checkbox"/> Administrative Adjustment to Conditional Use</li> <li><input type="checkbox"/> Administrative Adjustment to PUD</li> <li><input type="checkbox"/> Plat of Easement Dedication/Vacation</li> <li><input type="checkbox"/> Landscape Variance (Exhibit 5)</li> </ul>
<p><b>Other</b></p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Please specify:</li> </ul>

ACREAGE OF PROPERTY: 95,657 S.F. (2.20 AC.)

DESCRIPTION OF PROPOSAL/USE (use a separate sheet if necessary)

Exterior Car Wash. A Complete Explanation of Operations is attached.

---



---



---



---



---

**VI. REQUIRED SCHOOL AND PARK DONATIONS (RESIDENTIAL DEVELOPMENT ONLY)**

(per Section 7-3-5: Dedication of Park Lands and School Sites or for Payments or Fees in Lieu of)

**Required School Donation will be met by:**

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**Required Park Donation will be met by:**

- Cash Donation (paid prior to plat recordation)
- Cash Donation (paid per permit basis prior to issuance of each building permit)
- Land Dedication

**VII. PETITIONER'S SIGNATURE**

I, DAVE DALESANDRO - PRESIDENT (Petitioner's Printed Name and Title), being duly sworn, declare that I am duly authorized to make this Petition, and the above information, to the best of my knowledge, is true and accurate.

*[Handwritten Signature]*

(Signature of Petitioner or authorized agent)

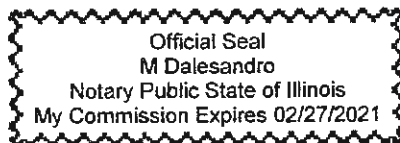
10/08/2020

(Date)

SUBSCRIBED AND SWORN TO before me this 8th day of Oct, 2020

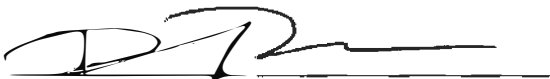
*[Handwritten Signature]*

(Notary Public and Seal)

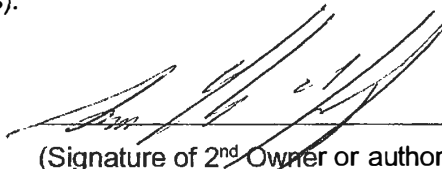


**VIII. OWNER'S AUTHORIZATION LETTER<sup>1</sup>**

I/we hereby certify that I/we am/are the owner(s) of the above described Subject Property. I/we am/are respectfully requesting processing and approval of the request(s) referenced in this Petition. I/we hereby authorize the Petitioner listed on this Petition to act on my/our behalf during the processing and presentation of this request(s).



(Signature of 1<sup>st</sup> Owner or authorized agent)



(Signature of 2<sup>nd</sup> Owner or authorized agent)

10/08/2020

(Date)

10/08/2020

(Date)

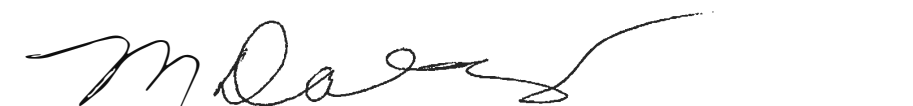
DAVE DALESANDRO - PRESIDENT

1<sup>st</sup> Owner's Printed Name and Title

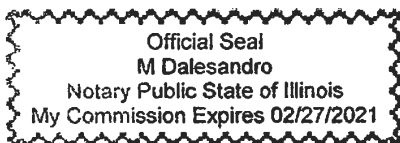
SAM YOUSSEF - VICE PRESIDENT

2<sup>nd</sup> Owner Printed Name and Title

SUBSCRIBED AND SWORN TO before me this 8<sup>th</sup> day of Oct, 2020



(Notary Public and Seal)



<sup>1</sup> Please include additional pages if there are more than two owners.



August 19, 2020

To: Community Development, City of Naperville

Re: Explanation of Car Wash Operation

To Whom It May Concern:

We are purchasing the properties known as 780 & 850 E Ogden Ave. We are applying for a permit to build an Exterior Only Car Wash, like our 10 other existing facilities in Western Suburbs. The car wash facility would consist of a 180' long building (please refer to color renderings). We feel that facility appearance is important to the success of the business as well as the success of the Village and neighboring businesses. Therefore, we have incurred great expense in designing a facility that will meet this objective.

The name of our company is Jet Brite Car Wash. We have been leaders in the Chicago Area Car Wash Industry since 1984. We are also the largest supplier of car wash equipment in the Chicago area. In other words, we sell and install car wash equipment to many of the other car washes in the area.

In 2004 we have helped pioneer in the Express Wash Concept with our first Jet Brite Car Wash in Addison. Since then we have built new facilities in Villa Park, Aurora, Chicago, Carol Stream, Bolingbrook, and Northlake. We pride ourselves on keeping our locations fully staffed and operational at all times. This includes continually cleaning and maintaining our facilities. This is a family business, and we live and die with our reputation. Owners, and family members, are on site most of the time. In addition, we staff our facilities with polite, clean-cut employees, that are required to wear their Green Uniforms at all times to remain visible to the customers.

The type of car wash operation we are proposing is the same as our existing facilities, and is referred to, in the industry, as an Express Wash. An Express Wash operates in the following way:

- The customers will remain in their vehicle as they enter the property and pull up to one of four automated pay stations. These are touch screen machines that take cash and credit cards, much like you see at Grocery Stores, Banks, and Airports. There are pull-out lanes adjacent to the pay station island referred to as Truck Bed Clean Outs. This parking area allows for customer to pull out of the queue and address vehicle problems such as large items in the back of pick-up trucks. These areas have trash cans available and is cleaned on a continued basis along with the vacuum area.
- After paying for the wash, the customer then proceeds to the entrance of the 180' long, conveyORIZED car wash tunnel, where the customer, is guided onto the conveyor, by the wash attendant.
- The vehicle is then pushed through the wash tunnel where the car is completely cleaned and dried by the most advanced equipment available in the industry. This wash system features a heated drying chamber that dries the vehicle without the need for towel dryers. The 180hp / 3,000,000btu drying system will remove 99% of the water from the vehicle. This mostly eliminates the problem of icing at the exit end.
- The wash system also includes the ability to apply additional services such as tire dressing to the vehicle.
- Once the wash is completed, the customer then has the option to exit the property or utilize one of the 40-plus FREE vacuum stalls. The Vacuum Areas will feature a central vacuum system that will be cosmetically appealing unlike the typical self-serve vacuum seen at other wash facilities. The Central Vacuum Producers will be enclosed within the main building, and free-standing enclosures, constructed with the same materials as the building (all other items on the site that are not visually appealing will be enclosed or shielded with landscaping). This includes all transformers, meters, and floor mat machines. The vacuum canopies & pay station canopies will be lit with Highly Efficient LED light fixtures. The vacuum columns will be wrapped with a masonry block to match the building.
- The Car Wash will be staffed at all times with two to three employees and will remain open 7 days a week from 7am – 9pm. The purpose of the employees is as follows:

1. To guide the customers onto the conveyor
2. Continually clean and monitor the vacuum area
3. Guide traffic and assist customers with questions

In addition, I would like to add that we have hired the best professionals available in the design of the facility to ensure that the traffic flows on and off the property in a safe and efficient manor.

Thank you for your time;

Dave Dalesandro  
President Jet Brite Car Wash, Inc.  
Cell Phone – 708-417-0005  
Email – [dave@jetbritecarwash.com](mailto:dave@jetbritecarwash.com)