

ECO WAVE CAR WASH, LLC  
CONDITIONAL USE CRITERIA  
EOLA LIBERTY STREET  
AURORA, ILLINOIS

- 1. The compatibility of the proposed use with existing and planned uses on abutting properties;**  
*The proposed use is commercial in nature. This corner of Eola and Liberty appears to be a commercial corridor and a development of commercial property. The proposed use here, an auto spa is compatible as it is similarly zoned with similar used permitted or allowed by special use.*
- 2. Any increase in density or intensity of the proposed use that will affect the compatibility of the use with existing and planned uses in the surrounding area;**  
*The proposed use will be an auto spa. Like any other commercial use, there will be an increase in traffic and an increase of usage, including density and intensity. However, the increases will not be detrimental to the surrounding area. The area would benefit from the increase, driving the use of the commercial area in general.*
- 3. The proposed use will not change the predominant character of the surrounding area;**  
*Since this use is not inside a primary residential area and is not a non-conforming use, it will certainly not change the character of the surrounding area. The use is commercial in nature therefore harmonious to the surrounding area with an added benefit: the "industrial" look of a commercial property is hidden by canopies and masonry design to provide a contemporary commercial look rather than a industrial commercial look.*
- 4. The ability to mitigate adverse and undesirable impacts to the surrounding area, including but not limited to visual impacts, air emissions, noise, vibrations, glare, heat odors, water**

**pollution, electromagnetic interference, and other nuisance effects;**

*The Petitioner has engaged consultants, engineers, and experts to mitigate any undesirable impacts. Typically, sound, traffic and odor are concerns. As for traffic, we provide a traffic study from KLOA to ensure little to no impact on traffic. Our photometric plan is designed so that no light escapes the property line. We design and place our improvements so that sound is minimized.*

*Additionally, we will utilize the latest technology to reduce sound. We provide a sound study with measurements to the property line and make adjustments so that we stay under the maximum decibels allowed per city ordinance or if no ordinance exists, below the maximum decibels as set by the State of Illinois. This use produces no noxious odors as we use organic, plant based soaps.*

**5. Amount of traffic generated and capacity and design of roadways to handle anticipated traffic;**

*As addressed above, we conduct traffic studies taking into consideration ingress, egress, internal stacking with an eye to ensure no stacking on the public way, car count, previous data related to accidents, and impact of use on the public way. If we find impact, we make adjustments to our internal traffic flow until all impact is reduced to nearly zero on the public way. We will work with the City of Aurora and the City Engineer to ensure a proper plan and provide any permits, if required, from IDOT or any locality.*

**6. The effect on infrastructure including water, wastewater, stormwater, utilities, and streets;**

*Every one of our designs provides efficient uses and disposal regarding water and soaps. The design of this auto spa utilizes less gallons of water per wash when compared to the standard car wash at a gas station or washing a car at home. Additionally, we*

*provide the infrastructure and apply for all permitting in connection with stormwater and utilities.*

**7. The incorporation and integration of architectural and landscape features to mitigate impacts from the proposed use;**

*Our architectural design and landscape features have been referred to as "the nicest ever seen on a car wash facility". We take pride in designing beautiful landscape features within city ordinance and architectural design akin to a modern day bank rather than an industrial looking car wash.*

**8. The city council, planning commission, or planning director are authorized to consider the past performance of an applicant in their consideration of any conditional use. The planning commission, city council, or planning director may use as a basis for denial whether the applicant or developer is determined to be in violation of any requirements, conditions, or representations on a prior development.**

*The Petitioner and the Developer shall adhere to all requirements and suggestions by the City Council, Planning Commission, and Planning Director. The developer has just developed a similar auto spa in the City of Aurora that is about to have a grand opening. That facility was well accepted by the City Council and the Planning Commission.*