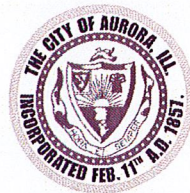


# City of Aurora

Development Services Department | Zoning and Planning Division

44 E. Downer Place | Aurora, IL 60505

Phone: (630) 256-3080 | Fax: (630) 256-3089 | Web: [www.aurora-il.org](http://www.aurora-il.org)



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DEC 14 2021

CITY OF AURORA  
PLANNING & ZONING DIVISION

2021.364

## Land Use Petition

### Subject Property Information

Address / Location: 1427 N. Farnsworth Avenue

Parcel Number(s): 15-12-301-007; 15-12-301-008

### Petition Request

Requesting approval of a Final Plat for the property located at 1427 N. Farnsworth Avenue

Requesting approval of a Final Plan Revision to relocate and expand the car wash drive aisle on the property located at 1427 N. Farnsworth Avenue

### Attachments Required

(a digital file of all documents is also required)

Development Tables Excel Worksheet - digital only  
(Document 1-0)

Final Engineering Plans (2-16)

Two Paper and PDF Copy of:

Word Document of: Legal Description (Format Guidelines 2-1)

Stormwater Permit Worksheet,  
Application, and Project Information  
Sheet (1-14)

Final Plan (Format Guidelines 2-4)

One Paper and PDF Copy of:

Stormwater Report (2-10)

Landscape Plan (Format Guidelines 2-7)

Qualifying Statement (Format Guidelines 2-1)

Wetland Determination

Building and Signage Elevations  
(Format Guidelines 2-11)

Plat of Survey (Format Guidelines 2-1)

Legal Description (Format Guidelines 2-1)

Letter of Authorization (Format Guidelines 2-2)

### Petition Fee: \$929.32

Payable to: City of Aurora

I hereby affirm that I have full legal capacity to authorize the filing of this Petition and that all information and exhibits herewith submitted are true and correct to the best of my knowledge. The Authorized Signatory invites City representatives to make all reasonable inspections and investigations of the subject property during the period of processing this Petition.

The Subject Property Owner must sign this form unless the Contact Person has been authorized to do so per a letter that is attached hereto. If Signator is NOT the Subject Property Owner a Letter of Authorization with owner's Name and contact information is required.

Authorized Signature: \_\_\_\_\_ Date \_\_\_\_\_

Print Name and Company: \_\_\_\_\_

I, the undersigned, a Notary Public in and for the said County and State aforesaid do hereby certify that the authorized signer is personally known to me to be the same person whose name is subscribed to the foregoing instrument and that said person signed sealed and delivered the above petition as a free and voluntary act for the uses and purposes set forth.

Given under my hand and notary seal this \_\_\_\_\_ day of \_\_\_\_\_.

State of \_\_\_\_\_)

) SS

County of \_\_\_\_\_)

NOTARY PUBLIC SEAL

Notary Signature



## Filing Fee Worksheet

**Project Number:** DST2020-067

**Petitioner:** Nima Properties Inc.

**Number of Acres:** 10.12

**Number of Street Frontages:** 1.00

**Non-Profit** 0

**Linear Feet of New Roadway:** 573

**New Acres Subdivided (if applicable):** 10.12

**Area of site disturbance (acres):** 3.38

**Filling Fees Due at Land Use Petition:**

Request(s):	Final Plan & Plat	\$	929.32
		\$	-

**Total:** **\$929.32**

This Calculator is for informational purposes only and all numbers are subject to verification by the Review Planner.

Verified By: Jacob Sodaro

Date: 3-Dec-21

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PLANNING & ZONING DIVISION



## Contact Information Data Entry Worksheet

[Back To Index](#)

Fill in all the GREEN Boxes - if Not Applicable Please Leave Blank

Data Entry Fields are indicated in Green

### Owner

First Name:	Dave	Initial:		Last Name:	Dalesandro	Title:	Mr.
Address:	590 Kildeer Drive						
City:	Bolingbrook	State:	IL	Zip:	60440		
Email Address:	dave@jetbritecarwash.com	Phone No.:		Mobile No.:			
Company Name:	Nima Properties Inc						
Job Title:	President						

### Main Petitioner Contact (The individual that will Sign the Land Use Petition)

Relationship to Project	Owner						
First Name:	Dave	Initial:		Last Name:	Dalesandro	Title:	Mrs.
Address:	590 Kildeer Drive						
City:	Bolingbrook	State:	IL	Zip:	60440		
Email Address:	dave@jetbritecarwash.com	Phone No.:	708-417-0005	Mobile No.:	708-417-0005		
Company Name:	Nima Properties Inc						
Job Title:	President						

### Additional Contact #1

Relationship to Project	Engineer						
First Name:	Robert	Initial:		Last Name:	Walker	Title:	Mr.
Address:	1601 Bond Street						
City:	Naperville	State:	IL	Zip:	60563		
Email Address:	rwalker@bonoconsulting.com	Phone No.:	331-229-3512	Mobile No.:	630-234-8497		
Company Name:	Bono Consulting Inc						
Job Title:	Vice President						

### Additional Contact #2

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

### Additional Contact #3

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							

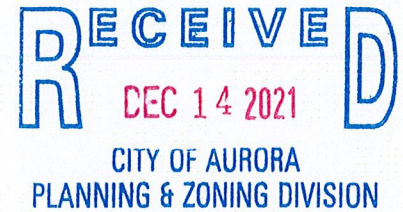
### Additional Contact #4

Relationship to Project	Select One From List						
First Name:		Initial:		Last Name:		Title:	Select One From List
Address:							
City:		State:		Zip:			
Email Address:		Phone No.:		Mobile No.:			
Company Name:							
Job Title:							





590 Kildeer Drive  
Bolingbrook, IL 60440  
708-417-0005



September 25, 2021

To: Community Development, City of Aurora

Re: QUALIFYING STATEMENT  
1427 N Farnsworth Expansion

To Whom It May Concern:

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, Northlake, and Naperville. We pride ourselves on always keeping our locations fully staffed and operational. 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 trained employees, that are available to assist customers and oversee the safe use of the facility.

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





590 Kildeer Drive  
Bolingbrook, IL 60440  
708-417-0005

In an effort to expand our location, at 1427 N. Farnsworth Ave. We have recently purchased the 8-acre parcel of land immediately North of the Car Wash. We are subdividing this parcel, and applying for permits to use 68,137sqft to expand the existing car wash. This will include, adding 150' of frontage along Farnsworth Ave, plus additional frontage for shared access between the car wash and the future development of the remaining acreage.

The proposed expansion will allow this facility, to resemble more closely, our 10 other facilities in Western Suburbs.

The expansion and improvements will consist of the following:

- 42 additional vacuum spaces covered by our signature custom canopies. On many days, demand to use our vacuums, often exceeds the 19 existing spaces. This leads to congestion in our parking area as customers stop to wait for spaces to open. The additional 42 vacuum spaces will ensure that there will always be enough open stalls to keep up with customer demand.
- Entrance, Stacking and Pay Terminals will be relocated to the North Side of the building. The current facility can only stack about 30 vehicles. On the busiest of days, the stack reaches Farnsworth Avenue. In addition, the current vacuum stalls are accessed from the same area where the cars line up, this creates additional congestion. The proposed expansion will separate the vacuum and stacking areas and, have ability to stack over 90 vehicles. This will make it nearly impossible to reach Farnsworth Avenue.
- Additional parking area for employees and snow storage.
- Additional Landscape Beds: This includes a 12' wide bed down the center of the property as well as a 5' bed on the North Border. 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.





590 Kildeer Drive  
Bolingbrook, IL 60440  
708-417-0005

- Additional shared curb-cut is located at the farthest point from the building exit. This allows for easier flow of customers on and off the property. The new entrance and stacking will also lead to easier, safer flow of customers into the stacking lanes. The existing curb-cut will be converted to an exit only, and we anticipate only light use of the exit, but it will be available for emergency access.
- The property has plenty of room for Storm Water Detention at the East end of the property. Large detention ponds will be constructed to hold all required storm water.
- The existing car wash tunnel and building will remain as is.

We believe the proposed expansion will meet all the concerns of the City and Community regarding the following:

- A. Public Health and Safety: The proposed expansion will reduce congestion and improve the safety of the customers, employees and passing traffic.
- B. Established use: Since there is already an existing car wash, this use is permitted in the area.
- C. Property Values with the Neighborhood: Again, since there is already an existing car wash, the improvements will only improve property values in the area.
- D. Normal and orderly development: The proposal is to take the existing business and improve and enhance it.
- E. Utilities and Drainage: The proposed expansion will use the existing utilities on the property. No new water, sewer, electric, or gas will be required. As stated above, all required detention will be added to the east end of the property.
- F. Ingress & Egress. Please note the improvements stated above, will only improve the flow and safety of vehicles on and off the property
- G. The applicable regulation of the zoning district will not be effected.
- H. No variances will be required for this project.





590 Kildeer Drive  
Bolingbrook, IL 60440  
708-417-0005

- I. Covid-19. Throughout the pandemic, we have maintained a safe workplace because of the following:
- a. Customers remain in their vehicle during the wash process and have little or no interaction with employees and other customers.
  - b. Customers pay for their services on an automated pay terminal. The terminals are cleaned continuously throughout the day and customers now have several No-Touch pay options to choose from.
  - c. Signage and policing keep all customers at least 10' apart in the vacuum area. Commonly used nozzles are cleaned continuously throughout the day.
  - d. We typically have only 3 employees per shift. Each employee are assigned to a different area of the property. Employees are not required to work within 20' of each other.
  - e. All CDC guide are followed regarding the wearing of masks and social distancing.

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;

A handwritten signature in black ink that reads "Dave Dalesandro" followed by a small flourish and the text "- President -".

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





590 Kildeer Drive  
Bolingbrook, IL 60440  
708-417-0005

RECEIVED  
DEC 14 2021  
CITY OF AURORA  
PLANNING & ZONING DIVISION

September 27, 2021

To: City of Aurora  
Planning and Zoning Division  
44 E. Downer Place  
Aurora, IL 60507

Re: Authorization Letter for 1427 N Farnsworth Ave

From: Dave Dalesandro - President  
Nima Properties Inc & Jet Brite Car Wash Inc  
590 Kildeer Dr  
Bolingbrook, IL 60440  
(708) 417-0005  
Dave@jetbritecarwash.com

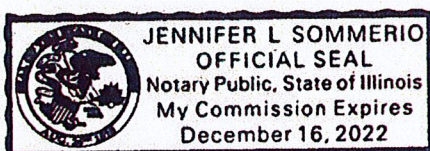
To Whom It May Concern:

As the record owner of the above stated property, I hereby affirm that I have full legal capacity to authorize JB Development Inc, and its representatives, to act as the owner's agent through the Car Wash Expansion Land Use Petition process with the City of Aurora for said property.

Signature: [Signature] Date 9/27/21

Subscribed and Sworn To Before Me This 27th Day  
Of September, 2021

Notary Signature Jennifer L Sommerio





PARCEL 1

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER 956.20 FEET TO THE CENTERLINE OF RECKINGER ROAD; THENCE NORTH 88 DEGREES 23 MINUTES 00 SECONDS EAST ALONG SAID CENTERLINE 454.77 FEET; THENCE NORTH 00 DEGREES 43 MINUTES 00 SECONDS WEST 586.0 FEET; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST 269.0 FEET; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 100.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 00 DEGREES 12 MINUTES 00 SECONDS WEST 520.8 FEET; THENCE SOUTH 89 DEGREES 33 MINUTES 00 SECONDS WEST 43.0 FEET; THENCE NORTH 00 DEGREES 18 MINUTES 00 SECONDS WEST 88.31 FEET TO THE SOUTHERLY LINE OF A TRACT OF LAND CONVEYED TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS BY DOCUMENTS NO. 711090; THENCE SOUTHWESTERLY ALONG SAID SOUTHERLY LINE 661.01 FEET TO A LINE DRAWN PARALLEL WITH THE WEST LINE OF SAID SOUTHWEST QUARTER AND 33.0 FEET NORMALLY DISTANT EASTERLY THEREFROM, BEING THE EASTERLY LINE OF FARNSWORTH AVENUE; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS EAST ALONG SAID PARALLEL LINE 473.02 FEET TO A LINE DRAWN NORTH 89 DEGREES 58 MINUTES 00 SECONDS WEST FROM THE POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 58 MINUTES 00 SECONDS EAST ALONG SAID LINE 688.50 FEET TO THE POINT OF BEGINNING (EXCEPT THAT PART DESCRIBED AS FOLLOWS; COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF TRACT CONVEYED BY DOCUMENT NO. 711090 TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, WITH THE EAST LINE OF A FREEWAY (FARNSWORTH AVENUE) ESTABLISHED BY DOCUMENT NO. 1090399, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS EAST ALONG SAID EAST FREEWAY LINE 140.0 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 30 SECONDS EAST 300 FEET, THIS COURSE HEREINAFTER REFERRED TO AS LINE "B"; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST 200.26 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT CONVEYED BY DOCUMENT NO. 711090 LYING NORTH 78 DEGREES 11 MINUTES 00 SECONDS EAST 305.99 FEET FROM POINT "A" AFORESAID; THENCE SOUTH 78 DEGREES 11 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE TO THE CENTERLINE OF FARNSWORTH AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO LINE "B" EXTENDED WESTERLY; THENCE EASTERLY TO THE POINT OF BEGINNING), IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 2

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS; COMMENCING AT THE POINT OF INTERSECTION OF THE SOUTH LINE OF A TRACT CONVEYED BY DOCUMENT NO. 711090 TO PUBLIC SERVICE COMPANY OF NORTHERN ILLINOIS, WITH THE EAST LINE OF A FREEWAY (FARNSWORTH AVENUE) ESTABLISHED BY DOCUMENT NO. 1090399, THIS POINT HEREINAFTER REFERRED TO AS POINT "A"; THENCE SOUTH 00 DEGREES 27 MINUTES 30 SECONDS EAST ALONG SAID EAST FREEWAY LINE 140.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 89 DEGREES 32 MINUTES 30 SECONDS EAST 300 FEET, THIS COURSE HEREINAFTER REFERRED TO AS LINE "B"; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST 200.26 FEET TO A POINT ON THE SOUTH LINE OF SAID TRACT CONVEYED BY DOCUMENT NO. 711090 LYING NORTH 78 DEGREES 11 MINUTES 00 SECONDS EAST 305.99 FEET FROM POINT "A" AFORESAID; THENCE SOUTH 78 DEGREES 11 MINUTES 00 SECONDS WEST ALONG SAID SOUTH LINE TO THE CENTERLINE OF FARNSWORTH AVENUE; THENCE SOUTH ALONG SAID CENTERLINE TO LINE "B" EXTENDED WESTERLY; THENCE EASTERLY TO THE POINT OF BEGINNING (EXCEPT THE WESTERLY 33 FEET AS MEASURED AT RIGHT ANGLES TO THE CENTERLINE OF FARNSWORTH AVENUE). IN THE CITY OF AURORA, KANE COUNTY, ILLINOIS.

PARCEL 3

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 12, TOWNSHIP 38 NORTH, RANGE 8 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS, COMMENCING AT THE SOUTHWEST CORNER OF SAID QUARTER; THENCE NORTH 00 DEGREES 27 MINUTES 30 SECONDS WEST ALONG THE WEST LINE OF SAID QUARTER 956.20 FEET TO THE CENTERLINE OF RECKINGER ROAD; THENCE NORTH 88 DEGREES 23 MINUTES EAST ALONG SAID