

Qualifying Statement

Requesting a plan description revision to change the approved plan description from zoning three lots with underlying B-2 Business District – General Retail to zoning two lots underlying B-2 Business District – General Retail. The previous third buildable lot will be consolidated with the stormwater detention facility and will be zoned underlying OS-1 Conservation, Open Space, and Drainage District. The request also included a Preliminary Plan and Plat revision to show the two buildable lots with one larger stormwater detention lots. The Preliminary Plan proposes an approximate 5,200 square foot car wash on a 69,518 square foot lot located at the corner of Liberty Street and Eola Road. A second 72,565 square foot lot is being planned for a future commercial development. The car wash is in the process of being developed.

The Car Wash will consist of a Tunnel that is equipped with a Washing System that is extremely efficient utilizing less water than that compared to washing a vehicle in ones driveway or those attached to a Gas Station. The Soap utilized is non-toxic, water-based, biodegradable, odorless and environmentally friendly. The Wash is able to completely wash a vehicle in under three minutes and has a special track to accommodate various vehicles. This continuous flow avoids disruption to traffic. The proposed operating hours will be from 7AM-8PM All Year Round with Holiday's potentially affecting hours. Peak hours are typically in the early evening during the weekdays and mid-morning on the weekends.

A. The public health, safety, morals, comfort or general welfare.

The public health and safety will not be negatively affected by the proposed development.

B. The use and enjoyment of other property already established or permitted in the general area.

The enjoyment of the surrounding property will be enhanced by the proposed development.

C. Property values within the neighborhood

Property values within the neighborhood will only increase with the proposed development. The existing land is unused, and this development will be a nice addition to the surrounding areas.

D. The normal and orderly development and improvement of surrounding property for uses established or permitted within their respective existing zoning districts.

Developing a car wash and improving the surrounding two out lots can significantly enhance the property's overall value and appeal. By strategically grading the lots and ensuring they have proper access, you prime them for future development, creating a versatile space attractive to a variety of potential buyers. This development approach increases the area's usability and attractiveness, positioning the lots as highly desirable assets. Consequently, their marketability and sale potential are greatly enhanced.

E. Utilities, access roads, drainage and/or other necessary facilities.

The proposed property will be tying into the public utilities along Liberty St. and Eola Rd. The proposed development will incorporate one storm water management facility and a storm sewer drainage system.

F. Ingress and egress as it relates to traffic congestion in the public streets.

A right turn lane is proposed to be added to the entrance on Eola Rd. There will be limited traffic congestion caused by the proposed development

G. The applicable regulations of the zoning district in which the subject property is proposed to be or is located.

All applicable regulations of the zoning district shall be adhered to.

QUICKSHINE CAR WASH

NARRATIVE and OPERATIONS

The Applicant seeks to establish an Auto Luxury Spa, sometimes called an Express Car Wash. The proposed facility is unique in structure as it has brick facade, towers, unique lighting and a state-of-the-art tunnel system. The aesthetics are more akin to a modern day bank rather than an express car wash. The structure is neither a copy or identical in design to any other structure or facility nearby nor is it an anomaly. The height, width, depth, and breadth are not too wide, high, or deep to create a distraction. Rather, the design is made to create the cohesion of a business district and a unified and symmetrical representation of the area. Unique. Elegant. Luxurious.

The proposed operating hours are 7:00AM-8:00PM all year around with Holidays potentially affecting the hours. Peak hours are typically in the early evening during the weekdays and mid-morning on the weekends.

Although the entire system is automated, this facility would employ a person to be at the facility during normal operating hours. A minimum of 3 employees would be present at the facility at all times with a maximum of 6 during peak hours. As we are dedicated to cleanliness, our facility must demonstrate that. We train our employees to assign one employee as a floater in the vacuum area. In this area, there are several vacuums and waste bins. Our employees will ensure no trash is left on the grounds, all trash is disposed of in the waste bins and bins are emptied periodically as they fill. Other employees would assist clients in selecting a specific wash-type, answer questions, assist with payment operations, and provide overall management of the facility during operations.

The tunnel system is state-of-the-art. The tunnel is equipped with speed doors on both ends and sophisticated sensor systems to create an efficient and safe operation. Our system allows the client to simply drive onto the conveyor. We can accommodate and draw clientele with after-market lift vehicles, larger vehicles, exotic vehicles and vehicles with specialty wheels. The facility shall have an installed payment canopy with ease of use.

The washing system is extremely efficient. If washing a vehicle in a driveway, an individual may use up to 150 gallons of water. A typical car wash attached to a gas station may use up to 60 gallons of water. Our wash system uses between 25-45 gallons of water per wash. Additionally, the soap used within the system are non-toxic, water-based, biodegradable, odorless, and environmentally friendly. To avoid disruption of traffic and to provide a continuous flow from all lanes, the car wash shall be designed to complete the entire process of washing-from the point of sale at gate opening to the exit of the wash-in under three minutes.

The ground/land/property upon which the facility shall be constructed and operated creates diversity generally, and in particular, provides coupling and complimentary element to its surroundings. The business corridor of Aurora, Illinois has several commercial properties adjacent to it in their own unique niche. This will be a great complimentary addition. We selected Aurora for its vibrant corridor and easy to maneuver and navigate design.

The Applicant shall provide phasing of development, encourage inspections by City and County employees to ensure compliance with all codes and ordinances and will provide full cooperation in this very important process. We look forward to working with the Village of Aurora on this exciting project.

The MSD sheets can be provided. This operation will not use any compressed gases or corrosive material at the location nor will the operation store any compressed gases or corrosive material on the property. The maximum amount of MSD described soaps stored at the property will not exceed 55 gallons per described soap. The stored materials are water- based and plant-based, as described within the MSD sheets.

The only operations on this property will be washing vehicles, drying vehicles, and providing vacuums to use by clients.