

# 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

## Land Use Petition

NA 20/1-23.005-A/Sec

### Subject Property Information

Address / Location: southwest corner of Liberty Street and N. Eola Road

Parcel Number(s): 07-20-102-019; 07-20-102-009

### Petition Request

Requesting approval of an Annexation Agreement for 5.609 acres located at the southwest corner of Liberty Street and N. Eola Road for Car Wash Pro Designers Development;

Requesting the Annexation of 5.609 acres located at the southwest corner of Liberty Street and N. Eola Road;

Requesting the Establishment of a Conditional Use Planned Development, pursuant to an Annexation Agreement, with an underlying B-2 General Retail District and OS-1 Conservation, Open Space, and Drainage District zoning on the property located at the southwest corner of Liberty Street and N. Eola Road;

### Attachments Required

(a digital file of all documents is also required)

Digital Copy of:  
Development Tables Excel Worksheet - digital only (Document 1-0)  
Word Document of: Legal Description (Format Guidelines 2-1)

One Paper and PDF Copy of:  
Annexation Plat (Format Guidelines 2-3)  
Annexation Agreement  
Plan Description (Format Guidelines 2-18)

One Paper and PDF Copy of:  
Qualifying Statement (Format Guidelines 2-1)  
Plat of Survey (Format Guidelines 2-1)  
Legal Description (Format Guidelines 2-1)  
Letter of Authorization (Format Guidelines 2-2)

Petition Fee: \$2,650.09

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.

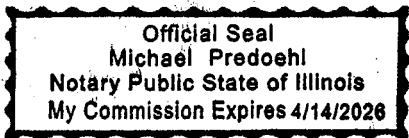
Authorized Signature: [Signature] Date 11/23/22  
Print Name and Company: Jeff M. [Signature] Eola Liberty LLC

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 23<sup>rd</sup> day of November, State of Illinois

) SS  
County of Kane

NOTARY PUBLIC SEAL

[Signature] Notary Signature





### Project Contact Information Sheet

**Project Number:** 2022.075

**Petitioner Company (or Full Name of Petitioner):** Eola Liberty LLC

**Owner**

First Name: Jeff Initial: \_\_\_\_\_ Last Name: Houghtaling Title: \_\_\_\_\_

Company Name: \_\_\_\_\_

Job Title: #REF!

Address: 408 Palace Street, Unit B

City: Aurora State: IL Zip: 60506

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Main Contact (The individual that signed the Land Use Petition)**

Relationship to Project: Contract Purchaser

Company Name: Car Wash Pro Designers

First Name: Alan Initial: \_\_\_\_\_ Last Name: Jacob Title: \_\_\_\_\_

Job Title: General Counsel/Operations Officer

Address: 6400 N Northwest Hwy

City: Chicago State: IL Zip: 60631

Email Address: alan.j@carwashprodesigners.com Phone No.: 847-952-0021 Mobile No.: \_\_\_\_\_

**Additional Contact #1**

Relationship to Project: Engineer

Company Name: Terra Consulting Group, Ltd.

First Name: Michael Initial: \_\_\_\_\_ Last Name: Elliott Title: Mr.

Job Title: Dir. of Civil Engineering

Address: 600 Busse Hwy

City: Park Ridge State: IL Zip: 60068

Email Address: mikee@terraltd.com Phone No.: 847-698-6400 Mobile No.: \_\_\_\_\_

**Additional Contact #2**

Relationship to Project: Architect

Company Name: Neri Architects

First Name: Michi Initial: \_\_\_\_\_ Last Name: Mho Title: Mr.

Job Title: \_\_\_\_\_

Address: 6400 N Northwest Hwy suite #4

City: Chicago State: IL Zip: 60631

Email Address: mmho@neriarchitects.com Phone No.: 847-825-9400 Mobile No.: \_\_\_\_\_

**Additional Contact #3**

Relationship to Project: \_\_\_\_\_

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_

**Additional Contact #4**

Relationship to Project: \_\_\_\_\_

Company Name: \_\_\_\_\_

First Name: \_\_\_\_\_ Initial: \_\_\_\_\_ Last Name: \_\_\_\_\_ Title: \_\_\_\_\_

Job Title: \_\_\_\_\_

Address: \_\_\_\_\_

City: \_\_\_\_\_ State: \_\_\_\_\_ Zip: \_\_\_\_\_

Email Address: \_\_\_\_\_ Phone No.: \_\_\_\_\_ Mobile No.: \_\_\_\_\_



Planning and Zoning Division 1 S. Broadway, 2nd Floor, Aurora, IL  
phone (630) 256-3080 fax (630) 256-3081 email COAPlanning@aurora-il.org

### Filing Fee Worksheet

**Project Number:** 2022.075

**Petitioner:** Eola Liberty LLC

**Number of Acres:** 5.61

**Number of Street Frontages:** 2.00

**Non-Profit** No

**Linear Feet of New Roadway:**

**New Acres Subdivided (if applicable):** 5.61

**Area of site disturbance (acres):** 5.61

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

Request(s):	Annexation Agreement	\$ 1,024.38
	Annexation	\$ 771.33
	Plan Description/Revision	\$ 824.38
	Public Hearing Notice Sign(s)	\$ 30.00
		\$ -

**Total:** **\$2,650.09**

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

Verified By: Jill N Morgan

Date: 11/18/2022

## **QUALIFYING STATEMENT**

A. Statement regarding public health, safety, morals, comfort or general welfare:

***The subject property is located adjacent to existing and established businesses improved with commercial and retail mixed uses. The proposed facility will generally follow the hours of operation of the surrounding businesses so as not to disrupt or interfere with the flow of anything already established. The proposed car wash is well suited to this location and will have a positive financial impact on the neighboring businesses and will contribute and encourage development and improvement of the surrounding properties. There are adequate roads, utilities access, drainage, and other necessary elements within the subject area which will allow for the efficient maintenance and operation of the proposed car wash. The proposed traffic movement will be self-contained on the subject property and adequate measures will be taken to provide ingress and egress to be designed to minimize traffic congestion in the public streets. Any pedestrian circulation is designed specifically for the car wash to provide safe, ADA compliant access routes between the facilities. The proposed car wash utilizes environmentally friendly procedures and uses biodegradable products. The proposed car wash shall not in any way disrupt, affect, jeopardize or otherwise impede the health, safety or welfare of the general public. It is not an immoral operation and will in no way jeopardize or threaten general welfare. The business model compliments the current neighborhood and provides a needed service to the general public.***

B. Statement concerning the use and enjoyment of other property already established and permitted in general:

***This operation has been studied, evaluated and analyzed from many perspectives. Specifically noise, pollution, light, traffic, and general operations have been evaluated and studies conducted. Decibels do not exceed maximum limitations. In fact, decibels by this operation are lower than the general traffic decibels on the main thoroughfare. Light illumination at night shall not exceed the lot lines nor protrude onto adjacent properties or the public way. All materials used are environmentally friendly and biodegradable. Traffic patterns shall not impede or effect localities. No part of the operation shall interfere with any business or property already established or permitted in the general vicinity.***

C. Statement regarding property values within the neighborhood:

***The car wash facility shall complement and adhere to the neighborhood and the Comprehensive Plan of the Village of Aurora. The design and architecture may enhance the neighborhood and increase the value of surrounding real estate within the neighborhood, specifically the commercial properties. The state-of-the-art design should increase value and have no impact on any residential properties.***

D. Statement regarding the normal and orderly development and improvement of surrounding property for uses:

***The proposal would add great value to the property upon which the facility will be located, increase the value of other property in the neighborhood (a commercial district) and attract business to adjacent properties as clients may visit those adjacent businesses upon stopping and utilizing this proposed business, take stock of surroundings and increase curiosity about surrounding businesses. In no way shall the proposal decrease or injure the value of the neighborhood or properties in that general vicinity. The development shall be orderly, within allotted times for development, and shall improve the land upon which the operation shall exist on a future date.***

E. Statement regarding utilities, access roads, drainage, and/or other necessary facilities:

***The proposed car wash is well suited to this location and will have a positive financial impact on the neighboring businesses and will contribute and encourage development and improvement of the surrounding properties. There are adequate roads, utilities access, drainage, and other necessary elements within the subject area which will allow for the efficient maintenance and operation of the proposed car wash. The proposed traffic movement will be self-contained on the subject property and adequate measures will be taken to provide ingress and egress to be designed to minimize traffic congestion in the public streets. Use of water or other utilities have been minimized to be extremely efficient and are well below other established operations of the same kind.***

F. Statement regarding ingress and egress as it relates to traffic congestion in the public streets:

***The design has a separate access drive and is a self-contained operation with multiple lanes of use to avoid backup or congestion on the property. This will also avoid causing any backup or congestion on the public way leading to the private land. Additionally, a lane shall be dedicated for emergency use on the property. Studies have been conducted and the applicant shall seek guidance and/or consent from the Illinois Department of Transportation to conduct this operation.***

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

***The proposed use as a car wash facility would result in little to no conditional use to accomplish the use of the property. The proposal is not so unique as to require a major deviation from the zoning district as Aurora already contains at least one car wash as to adjacent Villages and cities. A car wash is a staple in any commercial zoning district of nearly every such Village or City near a major metropolitan area such as the Chicagoland area. The applicant shall abide by and operate within the parameters of all zoning ordinances in this district and shall comply with any necessary or proposed ordinances to conduct this operation.***

## NARRATIVE AND OPERATIONS

The Applicant seeks to establish an Auto Luxury Spa, sometimes called an Auto Laundry, or 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 8:00AM-8:00PM during the summertime and 8:00AM-7:00PM during the winter time. During the weekends, the operating hours would be 8:00AM-7:00PM on Saturday and 10:00AM-5:00PM on Sunday. 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 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 rover 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. The system is belt-fed or conveyor. Unlike a track system requiring a client to line-up the left side of their tire onto a track, place the vehicle in neutral and allow the system to "drag" the vehicle through the wash. Our system allows the client is simply drive onto the conveyor belt. 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 15-35 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 two minutes. Finally, the design includes a built-in time-space element so that a vehicle shall exit the wash every 20 seconds.

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.

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.*



27 October 2022

From: Eola Liberty LLC  
408 Palace Street, Unit B  
Aurora, Illinois 60506  
Jeff Houghtaling

To: City Of Aurora  
Planning and Zoning Division  
44 E. Downer Place  
Aurora, Illinois 60507  
coaplanning@aurora-IL-Org

**RE: AUTHORIZATION LETTER FOR EOLA AND LIBERTY**

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 Car Wash Pro Designers, and its representative, to act as the owner's agent through the Land Use Petition process with the City of Aurora for said property.

*Jeff Houghtaling*  
SIGNATURE

10/27/2022  
DATE

Subscribed And Sworn To Before Me This 27<sup>th</sup> Day of October 2022.

Notary:



*Michael Predoehl*

Legal Description

PARCEL ONE:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION; THENCE SOUTH ALONG THE WEST LINE OF SAID QUARTER 1683.10 FEET; THENCE NORTH 88 DEGREES 40 MINUTES EAST 506.93 FEET TO THE ORIGINAL CENTER LINE OF EOLA ROAD; THENCE NORTHERLY ALONG SAID CENTER LINE 340.0 FEET FOR A POINT OF BEGINNING; THENCE SOUTH 88 DEGREES 40 MINUTES WEST 519.46 FEET TO SAID WEST LINE; THENCE NORTH ALONG SAID WEST LINE 538.24 FEET TO THE CENTER LINE OF LIBERTY STREET; THENCE EASTERLY ALONG THE CENTER LINE OF SAID LIBERTY STREET 544.70 FEET TO THE ORIGINAL CENTER LINE OF SAID EOLA ROAD; THENCE SOUTHERLY ALONG THE ORIGINAL CENTER LINE OF EOLA ROAD 599.35 FEET TO THE POINT OF BEGINNING,

EXCEPT

THAT PART THEREOF CONVEYED BY DOCUMENT R94-065962 DESCRIBED AS COMMENCING AT THE NORTHWEST CORNER OF SAID NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF SECTION 20; THENCE SOUTH 0 DEGREES 09 MINUTES 31 SECONDS WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF SECTION 20 A DISTANCE OF 1343.48 FEET; THENCE NORTH 89 DEGREES 28 MINUTES 55 SECONDS EAST 485.62 FEET TO A POINT ON THE WEST LINE OF EOLA ROAD FOR A POINT OF BEGINNING; THENCE SOUTH 89 DEGREES 28 MINUTES 55 SECONDS WEST 33.69 FEET; THENCE NORTH 2 DEGREES 13 MINUTES 15 SECONDS EAST 487.50 FEET FOR A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG THE ARC OF A CURVE, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 65.00 FEET, HAVING A CHORD BEARING OF NORTH 47 DEGREES 56 MINUTES 54 SECONDS WEST A DISTANCE OF 113.83 FEET TO A POINT IN THE SOUTHERLY RIGHT OF WAY LINE OF LIBERTY STREET; THENCE NORTH 83 DEGREES 11 MINUTES 23 SECONDS EAST ALONG SAID SOUTHERLY LINE A DISTANCE OF 112.40 FEET TO A POINT IN THE WEST LINE OF EOLA ROAD; THENCE SOUTH 2 DEGREES 15 MINUTES 33 SECONDS WEST ALONG SAID WEST LINE A DISTANCE OF 570.02 FEET TO THE POINT OF BEGINNING.

ALSO EXCEPT

EXCEPT THAT PART THEREOF DESCRIBED BY COMMENCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO:

THAT PART OF THE NORTHWEST QUARTER OF SECTION 20, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY: COMMINCING AT A STONE IN THE NORTHWEST CORNER OF SAID SECTION 20; THENCE SOUTH ALONG THE WEST LINE OF SAID SECTION. 805.4 FEET TO THE CENTER OF THE AURORA AND WARRENVILLE ROAD (LIBERTY STREET) FOR A PLACE OF BEGINNING; THENCE NORTH 81 DEGREES 50 MINUTES EAST ALONG THE CENTER LINE OF SAID ROAD, 60 FEET; THENCE SOUTH PARALLEL WITH THE SECTION LINE, 133.34 FEET; THENCE SOUTH 81 DEGREES 50 MINUTES WEST PARALLEL WITH THE CENTER LINE OF THE AURORA AND WARRENVILLE ROAD, 60 FEET TO THE WEST LINE OF SECTION 20 AFORESAID; THENCE NORTH ON SAID WEST LINE, 133.34 FEET TO THE PLACE OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.