

Aventine Associates
29100 Northwestern Highway, Suite 410
Southfield, Michigan 48034
248-879-7777

November 13, 2023

Donald Pilmer
Chair
City of Aurora Planning and Zoning Commission
44 E. Downer Place
Aurora, Illinois 60505

Regarding: Casefile Number: NA20/1-23.005 – PA/A/RZ/CUPD

Opposition to Annexation Agreement for 5.4 acres located at the southwest corner of Liberty Street and North Eola Road for Car Wash Pro Designers Development

Dear Planning and Zoning Commission Members:

Aventine Associates is the owner of Aventine at Oakhurst North, a Class A, 464-unit apartment community located at 2800 Pontiac Drive in Aurora. Aventine at Oakhurst North is located directly across the street from the proposed car wash.

Aventine Associates is vehemently opposed to this proposed zoning change. Oakhurst North and the surrounding community consists of highly valuable homes, a school, parks, a church, and athletic facilities.

The proposed car wash is out of character with, and is a far inferior land use, the highly attractive Oakhurst North community. The proposed car wash will materially and negatively impact property values and the character of the neighborhood.

Should you have any questions, I may be reached by email at jcohen@haymanco.com and 248-879-7777 and 773-316-2138.

Sincerely,

A handwritten signature in black ink that reads "John Cohen". The signature is fluid and cursive, with the first letters of the first and last names being capitalized and prominent.

John Cohen
Senior Vice President
The Hayman Company, as authorized signer for Aventine Associates