

PUBLIC COMMENT #1

Dear Zoning Commission,

We are writing to express our community's concerns regarding the proposed zoning change and its potential impact on our neighborhood's safety and quality of life. After reviewing the traffic study and considering recent zoning trends, we believe there are important points that highlight why maintaining our current residential zoning is crucial for our residents:

1. Significant Traffic Increase:

- Total new daily trips: 595 (weekdays), 576 (Saturdays)
- AM Peak Hour: 40 new trips (10 in, 30 out)
- PM Peak Hour: 52 new trips (32 in, 20 out)
- Saturday Peak Hour: 72 new trips (36 in, 36 out)

This increase in traffic may pose safety concerns for our residents, including children and older adults.

Note: We would also like to see a baseline number of traffic to understand the percentage difference in increased traffic so we could better assess the impact fully.

2. Peak Hour Congestion:

- Weekday morning (7-9 AM): +40 vehicles (10 entering, 30 exiting)
- Weekday evening (4-6 PM): +52 vehicles (32 entering, 20 exiting)
- Saturday midday (11 AM-1 PM): +72 vehicles (36 entering, 36 exiting)

These increases may significantly disrupt our residents' daily routines and require infrastructure improvements.

Note: The traffic study does not include specific numbers for Starbucks or other possible businesses.

3. Impact on Barkley Avenue:

- Potential cut-through traffic between Butterfield and proposed businesses along Barkley. This increase in non-residential traffic could alter the quiet and safety of Barkley Avenue due to cut-through traffic in residential areas.

4. Potential Underestimation of Traffic Impact:

- The study may not fully account for increasing return-to-office trends. Actual residential traffic could be higher than projected
- Additional traffic from future development was not accounted for in current projections
- This study was generated by numbers captured in late January, which may not accurately represent year-round traffic.

5. Neighborhood Character Concern:

- Noise from car wash operations, particularly blowers and vacuums

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- Light pollution from businesses and traffic affecting nearby residential areas
- Impacts on bike path users and families walking along Barkley

These changes could affect the current character of our neighborhood and potentially reduce property values.

6. Future Development Concerns:

- Uncertainty about potential uses for remaining parcels
- Compatibility of future developments with the neighborhood
- Increased traffic on Duke Parkway and Barkley Ave.

While we understand the economic considerations, we believe that the safety and well-being of our residents should be the primary concern. The proposed zoning change could alter our neighborhood's character and affect its residents' quality of life.

We ask the commission to consider the existing community's interests when deciding. We aim to maintain the safe environment our residents value and ensure that any development aligns with our neighborhood's character and needs.

Thank you for your time and consideration. We look forward to a constructive dialogue about our community's future.

Sincerely,
Eliza and Ed Young (3S504 Barkley Ave)

PUBLIC COMMENT #2

Good morning Jack,

I'd like to express my strong opposition to the rezoning of land on Estes. A car wash and Starbucks are being planned for this area, I'd prefer this land remain a residential zone because this may affect future resale of the Lexington subdivision.

In addition, the rezoning is listed for 3 lots with only 2 lots being accounted for.

Best regards,

Erica Aquino

PUBLIC COMMENT #3

Dear Warrenville City Officials,

I am writing to formally express my opposition to the proposed development of a Dream Clean Car Wash and Starbucks at 30W063 and 30W081 Estes Street. As a resident of the Lexington Trace neighborhood, I have significant concerns about the impact this project will have on our community's quality of life, traffic congestion, and overall safety.

Lexington Trace is a quiet residential neighborhood, and this proposed development would directly disrupt

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the peace and character of our area. The land in question is currently zoned for residential use, and I strongly believe it should remain so in order to preserve the integrity of our community. Rezoning the property to allow for high-traffic commercial businesses would set a dangerous precedent that could lead to further commercial encroachment into residential areas.

The proposed Starbucks and car wash are both high-traffic businesses that will significantly increase vehicle congestion in an already busy area. With the nearby Thorntons gas station and the existing industrial traffic from nearby businesses, our streets are already burdened with frequent and heavy use. Adding a drive-through coffee shop and a car wash—both of which generate substantial vehicle turnover—will exacerbate traffic issues, pose safety risks to pedestrians, and contribute to noise and environmental pollution.

Furthermore, approving this development would be inconsistent with the long-term vision of our neighborhood as a peaceful residential area. The city should prioritize projects that align with the existing residential character rather than introduce businesses that could decrease property values and disrupt the daily lives of residents.

I respectfully urge the city to reconsider this development and deny the rezoning request. Instead, I encourage you to explore alternative residential or low-impact commercial developments that better align with the needs and well-being of the surrounding residential community.

Thank you for your time and consideration. I would appreciate the opportunity to discuss this matter further at the upcoming public hearing. Please keep me informed of any updates regarding this proposal.

Sincerely,
Mark A. Walker
30W047 Brayman Court
Warrenville, IL 60563

PUBLIC COMMENT #4

Hi Jack Maszka,

I am writing to express my concern and strong opposition to the proposed rezoning of land at the entrance of the Lexington Trace community from family residential to B-4 Motorist Service District. This change will have significant negative impacts on impact traffic, safety, property values, increased noise and light pollution and the overall quality of life for our neighborhood to name a few and I urge you to reconsider. We voiced our concerns in the last meeting, yet it appears they were disregarded.

Traffic congestion is already a major issue near our community entrance due to the presence of semi-trucks from Thornton and the Amazon warehouse. Adding commercial zoning at the entrance of Lexington Trace will only worsen the situation, creating further chaos and safety hazards for residents. Increased vehicle flow, especially from businesses that cater to motorists, will bring heavier traffic and safety concerns, making it difficult for pedestrians and families to navigate the area safely.

It is deeply troubling that this zoning change was not planned before Lexington Trace was developed. Had proper foresight been exercised, residents could have made informed decisions before investing their hard-earned money into this community. Instead, we now feel ignored by the Warrenville city government when it comes to responsible urban planning. Residents have already dealt with numerous issues due to improper planning by the city within the short span since the community has started to settle, and this feels like yet another burden placed upon us. It is frustrating that, on top of our daily responsibilities, we are repeatedly

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forced to attend city council meetings to highlight concerns that should be obvious to the planning commission. It should not fall on residents to raise such fundamental planning issues.

This is not about resisting change—it is about opposing harmful change. As you are aware residents are already dealing with trucks due to Thornton and Amazon warehouses. Adding more commercial traffic at our entrance will only escalate the problem.

We expect city officials to make well-thought-out decisions that prioritize the well-being of taxpayers, rather than pushing through changes that negatively impact established communities.

If commercial development in this area was truly necessary, why was it not planned before Lexington Trace was even built? The lack of foresight is a disservice to residents who now face uncertainty and frustration. We already pay high property taxes, yet instead of enjoying security and stability, we are forced to fight for the integrity of our neighborhood.

We strongly urge you to reject this rezoning proposal and instead focus on responsible, community-centered planning. The residents of Lexington Trace deserve to have their voices heard, and we expect our city government to act in our best interest.

Thank you for your time and consideration. We look forward to your response. Strong Opposition to Rezoning at Lexington Trace Entrance.

Regards,

Poonam Mishra

PUBLIC COMMENT #5

To Whom It May Concern,

As a resident of Lexington Trace, I am writing to voice my family's concerns regarding the proposed zoning changes near our neighborhood. The plan to add a car wash and a Starbucks raises serious safety and quality-of-life issues, especially for families with young children. Increased traffic poses risks, and without access to nearby parks, our enjoyment of the neighborhood would be greatly diminished.

We strongly urge that the land remain zoned as residential to preserve the safety, tranquility, and livability of our community. This project threatens the future of our neighborhood and may drive families away which impacts our city and our local schools.

Thank you for your consideration.

Sincerely,

Heather Ersöz

Lexington Trace Resident

PUBLIC COMMENT #6

Hi Jack,

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Hope you're well. As a member of the Lexington Trace community located in close proximity to the proposed car wash and Starbucks, I'm writing you to voice my opposition of the re-zoning proposition for said car wash and Starbucks off route 59.

The re-zoning would result in a significant increase in traffic in our neighborhood, which is already very high due to Amazon employees cutting through our neighborhood (oftentimes at higher speeds than permitted).

There are also a significant amount of young children who live in Lexington Trace (including two of my own); which the increased traffic would also create an unsafe environment for the children who are frequently playing around the neighborhood.

Best Regards,

Kyle Ulbrich

PUBLIC COMMENT #7

Hi Jack

My name is Larry Saccotelli living at 30w180 estes street

I'm opposed to the proposal to rezone The area at 59 and between estes and Duke parkway to have a car wash added

My reason is most car washes drill there own private well to conserve cost of using village water and sewer (average daily usage 48,000 to 60,000 gal per day depending on the day)the issue is, currently the village is installing a massive pumping station at the end of the block (@ estes and lamb street) which is to pump over 250,000 gal per hour to fill and maintain the new water tower being built on the gas station property at Duke parkway

I have already voiced my concerns about this system draining water from mine and my neighbors wells using the same current aquafer and this would impact the aquafer even more and the current study of water levels testing has not been completed

I strongly think this is not the location for a car wash with Environmental impact and the high volume of cars that would be added to an already congested area

I will also be attending the meeting on March 20 at 7:00 to express my opinion

Larry Saccotelli

PUBLIC COMMENT #7 (CONTINUED)

Hey Jack

Thanks for the response

If the car wash is not planning to have their own private well then there will be a large demand for water and sewer for the village

Which will use more water from a system already being taxed, hence the need for the new pumping station and water tower

This should be also added to the planning commission

PUBLIC COMMENT #8

Dear Mr. Maszka,

My husband and I are the original owners of a townhome unit on Lambe Lane in the Lexington Trace community. We are writing to express our opposition of rezoning this land from residential to commercial. Changing this land to commercial with the idea of adding a Starbucks & a car wash would bring further vehicle congestion to the area along with noise pollution from power washing & vacuum cleaners. I believe Warrenton has fairly hard water so that may not be best suited for use for a car wash. Hard water can cause mineral buildup (limescale) inside pipes, potentially leading to clogs, reduced water flow, and even corrosion and damage to one's plumbing system over time. This is something we didn't realize our townhome would have until we moved in unfortunately.

We feel the highest and best use of this land would be for a fenced-in dog park. Both owners of Lexington Trace and MI Homes across the street are avid dog owners; this green space and park could operate under an annual fee to those dog owners wishing to gain access to the park. Schaumburg had also built a dog park as well and it was very well received. It is called the [K-9 Dog Park](#). A dog park would bring joy to all residents in the area and give them a place nearby to let their dogs play and run freely. Again, we adamantly oppose any commercial use on these parcels of land. Either a dog park or a child daycare would most benefit the immediate surrounding community.

Thank you,

Jennifer & Chris Suhr

PUBLIC COMMENT #9

Dear Jack,

I'm hoping this email finds you well. I am writing to formally express my vigorous opposition to the proposed rezoning of land near my residence at 3S507 Barkley. As a concerned homeowner and community member, I believe this project would have remarkably negative impacts on our neighborhood.

My primary concern is the noise pollution and traffic congestion disrupting the tranquil nature of our community. There are already many non residents that cut through our subdivision from Butterfield to 59 and vice versa.

Property Value Decline – I firmly believe the future car wash could reduce property values, and make it less desirable for current and future homeowners.

Quality of Life – Increased industrial activity would alter the character of our neighborhood, affecting the well-being of residents.

I urge you to reconsider this project and explore alternative locations that would not disrupt residential areas. I also request that the community be given an opportunity for further discussion and input before any decisions are finalized.

Thank you for your time and consideration. I look forward to your response.

Sincerely,

Ryan Evenhouse

PUBLIC COMMENT #10

Dear Mr. Maszka,

I am writing to express my strong opposition to the proposed rezoning of 30W063 & 30W081 Estes, from residential to commercial use, which would allow for the development of a car wash and a Starbucks. While I understand the need for economic growth, this particular rezoning decision would have several negative impacts on our community.

1. Increased Traffic and Safety Concerns

A Starbucks and car wash would significantly increase traffic congestion in our neighborhood, particularly during peak hours. This added traffic poses safety risks for pedestrians, especially children and elderly residents who regularly walk in the area. The potential for increased accidents at nearby intersections is a major concern. We already experience cars speeding through our neighborhood in order to avoid RT. 59 rush/traffic hours

2. Noise and Environmental Impact

The constant noise from car wash equipment, drive-thru operations, and increased vehicle activity would disrupt the quiet nature of our residential community. Additionally, water runoff from the car wash and increased litter from a high-traffic coffee shop could negatively affect our local environment.

3. Decreased Property Values and Neighborhood Character

Rezoning from residential to commercial could lead to a decline in property values as the area transitions away from a peaceful residential setting. The presence of high-traffic businesses may deter potential homebuyers and alter the character of our neighborhood, making it less desirable for families.

For these reasons, I strongly urge you to reject this rezoning proposal and consider alternative locations that are better suited for such commercial developments. Our community's residential integrity and quality of life should be prioritized in this decision.

Thank you for your time and consideration. I appreciate your commitment to preserving the well-being of our neighborhood.

Sincerely,

Ivonne Sanchez
3S507 Barkley Ave

PUBLIC COMMENT #11

To Whom It May Concern,

As a resident of the newly developed Lexington Trace community, I am writing to express my family's concerns regarding the proposed zoning changes for the lot near our neighborhood. This proposal, which includes the development of a car wash and a Starbucks, has raised significant apprehension among the families in our community, many of whom have young children and newborns.

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While we recognize the importance of progress and development, we believe that this particular proposal poses serious risks to the quality of life, safety, and well-being of our community members—especially the youngest and most vulnerable. The increase in traffic through our neighborhood as a result of these developments is a major concern, as it could compromise the safety of our children and families.

Currently, our community does not have access to nearby parks or recreational spaces, and walking within our neighborhood is one of the few ways we can enjoy the surrounding environment. The addition of a car wash and Starbucks to this area would not only diminish our enjoyment of these spaces but also create safety hazards and reduce the overall livability of our community.

We strongly oppose this zoning proposal and urge that the land remain zoned as residential. Maintaining the residential zoning will help preserve the safety, tranquility, and livability of our neighborhood. Furthermore, we fear that the proposed changes may drive families away, forcing them to seek neighborhoods that offer a more favorable environment for raising children.

We kindly request your careful consideration and reevaluation of this proposal. For us, this is not simply a project—it is about the future of our community, our families, and our children's well-being.

Thank you for your time and understanding.

Sincerely,
Serkan Ersöz
3S489 Lambe Lane Warrenville, IL 60563

PUBLIC COMMENT #12

Dear Warrenville Community Development Dept.,

I am writing to express my strong opposition to the proposed rezoning of the vacant residential lot adjacent to our new townhome development on the land of off Estes, for commercial use, specifically the construction of a car wash. As a resident of this community, I am deeply concerned about the detrimental effects this project would have on our neighborhood. Below, I outline several reasons why this rezoning should be rejected:

1. Noise Pollution

A car wash would introduce significant noise from machinery, vacuums, and increased vehicle traffic. This would disrupt the peace and quiet that residents of our residential area currently enjoy, particularly if the facility operates during early morning or late evening hours. This disturbance would negatively affect our quality of life. Furthermore, this community has protected wetland areas that provide habitats for indigenous plants and animals in our area. The increase in noise could disrupt these important ecosystems and the quality of life for numerous native species.

2. Traffic Congestion

The car wash would likely attract a high volume of vehicles, especially during peak hours, leading to increased traffic congestion on streets that are already busy. This would cause delays for residents and pose safety risks, especially for children and pedestrians who frequent the area. Often during peak traffic hours our neighborhood is used as a cut through and speeding cars often are on our neighborhood streets. The addition of a car wash would add to traffic passing through our neighborhood and decrease the areas of our neighborhood that are safe for babies, toddlers, children, and dogs. As noted above, our neighborhood has protected wetlands with sidewalks and benches so that the areas can be enjoyed by residents and those nearby using the Prairie Path. The addition of traffic to these areas poses a safety risk for pedestrians.

3. Environmental Concerns

Car washes consume large amounts of water and use chemicals that could result in runoff, potentially contaminating local water sources or harming the nearby ecosystem. Given the lot's proximity to our homes, this environmental impact could directly threaten our health and the surrounding natural environment.

4. Aesthetic and Property Value Impact

Our townhome development was designed with a residential aesthetic in mind, and a commercial car wash would clash with the visual harmony of the neighborhood. This could lower property values, as prospective buyers may find the presence of a commercial facility unappealing so close to their homes.

5. Incompatibility with Community Character

When we moved into this development, there was an expectation that surrounding lots would remain residential. A car wash is inconsistent with the residential nature of our community and could open the door to further commercial encroachment, undermining the character and integrity of the area.

I urge the city to deny this rezoning request and explore alternative uses for the lot that better align with our community's needs, such as a park, green space, community space, or additional residential development. Preserving the residential quality of our neighborhood is essential to maintaining our quality of life.

Thank you for considering my concerns. I hope you will prioritize the well-being of our community in your decision-making process.

Sincerely,

Hannah Smith

30W029 Brayman Ct, Warrenville IL

PUBLIC COMMENT #13

Hey Jack!

I live in Lexington Trace in Warrenville. I've lived here for about 3.5 years and love the area. I am not at all opposed to the Starbucks and Car Wash being proposed and would gladly welcome it. I'm a little less excited about the car wash, but all for the Starbucks. There are 2 entrances for Lexington Trace and I assume that because this might be a more highly trafficked area, residents will favor the IL 56 entrance.

Either way, I'm excited at the possibility of rezoning and development of this parcel. If you do need to use this testimony for the mayor or the zoning commission, please keep me anonymous - a good amount of my neighbors want to rally against this because of traffic.

So if there is a way to ensure that traffic won't be an issue in the interior, I think they'll feel a lot better. Here's a comment from my neighborhood group:

"the number of cars visiting starbucks in the rush hours would make the lives of the people living on the Barkley avenue and Brayman Ct miserable while trying to get in and out of the community, not to forget that the starbucks will also enable a lot more cross traffic of people entering Lexington through Butterfield and using Barkley to get to Estes. With kids playing in the neighborhood, it becomes so much risky. We should all advocate for something that has far less car traffic for that space."

Thank you so much!

PUBLIC COMMENT #14

Hi Jack,

Thank you for taking my call earlier.

I just wanted to send along my thoughts (in writing) on the potential rezoning next to the Lexington Trace neighborhood (30W063/30W081 Estes Street). Please feel free to pass these on to the commission for consideration.

Upon buying into the neighborhood, it was the understanding of homeowners in the Lexington Trace neighborhood that the property next to us would be residential. Our neighborhood is, of course, residential and we have residential living across from us (Everton). So it is a nice residential corridor at the moment. Rezoning this piece of land would be highly disruptive. Here are some strong concerns we have:

—HIGH TRAFFIC in our quiet neighborhood: Many of us bought into this neighborhood because it was peaceful and tucked away from busy commercial areas. There are many families and kids who walk around regularly. A car wash and a Starbucks (which I have heard proposed) are two of the highest traffic businesses, which will completely alter the quiet ambience of our neighborhood.

—CUT THROUGHES: in addition to high traffic, it would probably also lead to non-residents cutting through other areas of the neighborhood, possibly at high speeds, to reach these destinations. With the children and families who walk through the neighborhood, this is not a scenario we want to see. It's a concern over both traffic congestion and safety.

—CHEMICAL FUMES FROM CAR WASH: Car wash business often smell, and winds may blow the fumes and chemicals our way. This could be a health hazard and something we want to completely avoid.

In conclusion, these are issues that could cause many of us to want to sell and leave our homes. We don't want to see this happen. Consequently, I urge the commission NOT to recommend rezoning this piece of land and leave it as residential. I, and many others, wholeheartedly OPPOSE a car wash and Starbucks coming to the neighborhood, and we ask that you please leave this area as a residential land space. Thank you.

David Magruder

PUBLIC COMMENT #15

Good afternoon Sir,

I am a home owner in the Lexington Trace community in Warrenville. I understand the city wants to allow the property just south of our neighborhood to be rezoned to commercial property. I am vehemently opposed to this. Our neighborhood already suffers from people speeding through our neighborhood as a shortcut to get to work at the several warehouses on Duke Parkway. We've also found several Amazon employees park their vehicles in our neighborhood for several days, sometimes weeks at a time. We have asked for speed limit signs and told we would get them but

that has not happened. The feeling several of us get is that the Warrenville government does not care about the Lexington Trace neighborhood, its homeowners or the fact that this will drive property values down. Please let me know what we can do to stop this.

Thank you,
Bill O'Mary
30W099 Brayman Ct.
Warrenville, IL. 60563

PUBLIC COMMENT #16

Dear Jack Maszka,

I am writing to formally express my opposition to the proposed rezoning of the land adjacent to our neighborhood on Estes Street from family residential to a B-4 Motorist Service District. This change would have a significant negative impact on the safety, environment, and overall quality of life in our community. I appreciate you passing along my concerns to the zoning commission.

One of my main concerns is the increased traffic. The proposed businesses will inevitably attract heavy vehicular traffic, which could create dangerous conditions, particularly for children and cyclists in our family-friendly neighborhood. The influx of cars could increase congestion and create safety hazards, especially during peak hours. As a new mother who walks the neighborhood daily with my infant, I'm concerned for our safety with the increased traffic and cars that will inevitably cut through our neighborhood from Butterfield Road to access the businesses.

Additionally, I am concerned about the potential for noise and air pollution. Car washes and coffee shops generate high levels of noise, from car vacuums, dryers, vehicles idling. The noise would significantly disrupt the peaceful environment that has been a hallmark of our residential community. The additional emissions from the businesses and consistent flow of vehicles in such close proximity to our homes could negatively impact the health of those with respiratory conditions, particularly young children.

Moreover, rezoning this land for commercial use will disturb the family-friendly atmosphere that many of us value in our neighborhood. We personally purchased our home here knowing we could enjoy a safe, quiet environment to raise our family. Allowing businesses to operate so close to our homes could affect our safety, property values, and the well-being of the families who live here.

I strongly oppose the proposed rezoning. Thank you for your attention to this matter. I hope that the city will act in the best interest of the community and reject the rezoning.

Sincerely,

Alyssa Micek

PUBLIC COMMENT #17

Hi Jack,

Please enter this photo for consideration.

This is the current night view from my property looking directly out to the land under consideration for development. With the thorns in the far distance.

The light pollution is already bad and will be further intensified with the addition of these retail developments being placed on the property. This will impact enjoyment and resale value significantly.



PUBLIC COMMENT #18

Warrenville City Government
Community Development Department
3S258 Manning Avenue
Warrenville, IL 60555

Dear Warrenville City Officials,

I am writing to express my opposition to the proposed development of a Dream Clean Car Wash and Starbucks at 30W063 and 30W081 Estes Street. As a resident of the Lexington Trace neighborhood, I have significant concerns about the impact this project will have on our community's quality of life, traffic congestion, and overall safety.

The land in question is currently zoned for residential use, and I strongly believe it should remain so in order to preserve the integrity of our community. Rezoning the property to allow for high-traffic commercial businesses would set a dangerous precedent that could lead to further commercial encroachment into residential areas.

The proposed Starbucks and car wash are both high-traffic businesses that will significantly increase vehicle congestion in an already busy area. With the nearby Thorntons gas station and the existing industrial traffic from nearby businesses, our streets are already burdened with frequent and heavy use. Adding a drive-through coffee shop and a car wash—both of which generate substantial vehicle turnover—will exacerbate traffic issues, pose safety risks to pedestrians, and contribute to noise and environmental pollution.

I respectfully urge the city to reconsider this development and deny the rezoning request. Instead, I encourage you to explore alternative residential or low-impact commercial developments that better align with the needs and well-being of the surrounding residential community.

Jamie Walker

PUBLIC COMMENT #19

Good afternoon Mr. Maszka,

I am writing you to express my concern about the rezoning possibility of the lot in the southeast corner of Estes and Barkley.

When we bought our residence in Lexington Trace it was with the understanding that the large lot at this location was residentially zoned.

There is no benefit to our community for this property to be rezoned for a car wash and a Starbucks. There are plenty of commercial properties in the nearby area that would benefit more from a car wash or Starbucks.

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The businesses would be located across a narrow street from the front steps of residences on Estes. The property values of everyone in the neighborhood would be affected!

The traffic from the car wash entrance would increase the amount of speeding vehicles through the neighborhood-Barkley, Brayman and Lambe don't even have speed limit signs posted currently!

The noise and congestion would add nothing to the quality of our neighborhood. It feels as if the city of Warrentonville has no respect for our neighborhood, we just finished fighting for the water tower to be relocated. I ask would you like a car wash across the street from your residence?

Respectfully,

Rebecca Cancellare