

PUBLIC COMMENT #1

Dear Community Development Department Members,

I am a resident living directly adjacent to the proposed development site at 30W063 and 30W081 Estes Street. I am writing to express my strong opposition to the requested zoning relief for the drive-through Starbucks and Dream Clean Car Wash project.

As someone who lives next to this lot, I am deeply concerned about the serious and lasting impacts this project would have on the safety, environment, and overall quality of life for my family and neighbors—especially our children. I respectfully urge you to consider the following:

1. **Traffic and Safety Risks:** The increased vehicle flow on Estes Street and Barkley Avenue will greatly raise the risk of accidents in an area that includes many children who walk, bike, and play nearby. The traffic volumes generated by a drive-through Starbucks and a car wash are simply incompatible with a residential neighborhood.
2. **Environmental and Health Concerns:** The mechanical operations, chemicals, and runoff from the car wash pose threats to the local environment. These impacts are especially alarming for those of us living next door, who will be exposed daily.
3. **Noise, Light, and Air Pollution:** Both businesses are likely to operate early and late hours, producing constant car traffic, loud machinery, and intrusive lighting. The cumulative effect will significantly disturb the peace and comfort of nearby homes and diminish the livability of our community.
4. **Neighborhood Character and Property Values:** This type of high-traffic commercial development does not align with the character of our residential area and would misrepresent the feel of our neighborhood to anyone entering Warrenville. I'm concerned that this will directly harm our property values and discourage new families from settling here.

This is not just a matter of inconvenience—it is a real and immediate threat to the safety, health, and cohesion of our neighborhood. I strongly urge the City to deny this zoning relief and preserve the peaceful, family-oriented community we have worked hard to build and maintain.

Please include this letter in the official record for the upcoming review.

Thank you for your time and consideration.

Sincerely,

Dagmara Quast

3S504 Lambe Ln, Warrenville IL 60563

PUBLIC COMMENT #2

Lexington Trace HOA President Rocky Czerwinski provided public comment at the May 5, 2025, City Council meeting. His public testimony can be viewed [here](#).

Opening Statement

Good evening, members of the council. Thank you for giving me the opportunity to speak. My name is Brienna Erickson, and I live in the Lexington Trace townhome community adjacent to the proposed rezoning site. I'm here tonight not only representing myself but also standing alongside my neighbors — families with young children (mine included) who call this community home — to express strong opposition to the rezoning and development of a Dream Clean Car Wash and Starbucks.

While we all support responsible development that benefits our town, this particular project raises serious concerns about safety, traffic, noise, environmental impact, and property values — concerns that directly affect the well-being of our families and the long-term health of our neighborhood.

Let me walk you through why this proposal is not the right fit for this location.

1. Traffic and Safety

Duke Parkway is already an extremely congested area — made worse by the gas station/truck stop located just south of this proposed site. Trucks frequently merge across multiple lanes while turning left off of IL-59, creating a dangerous situation. I've personally nearly been hit by a truck making this turn, and adding multiple new entrances and exits for a Starbucks and car wash will only increase the risk.

Even the developer's own traffic study acknowledges that the car wash will include 20 vacuum stalls and the potential for a long drive-thru queue. Let's be realistic — we all know how packed Starbucks drive-thrus get during the morning rush. This means more idling cars, more backups, more thru traffic, and more dangerous turns right into our neighborhood's main access roads.

A busy coffee shop and car wash shouldn't be placed alongside residential streets where people regularly walk their dogs and where children live and play.

2. Impact on Property Values

Our subdivision consists of townhomes averaging around \$450,000 — significantly higher than the \$345,000 average home price in Warrenville (source: Zillow, March 2024). We've invested in this community, believing it to be a safe, family-friendly area.

A key concern is our property values. According to a report by Community & Environmental Defense Services (CEDs), car washes are classified as nuisance businesses that decrease surrounding residential property values due to noise, traffic, and aesthetics (source).

Additionally, a 2003 study by Franklin & Waddell — "Urban Form and Property Values"

— analyzed neighborhoods in Washington State and found that while walkable, pedestrian-friendly commercial areas tend to increase nearby home values, car-oriented developments, like drive-thru businesses and high-traffic operations, reduce appeal in residential communities.

While you may have seen quick bites on social media that a study found Starbucks may increase property values, it's important to note:

1. That study was in urban areas
2. This project isn't a standalone Starbucks — it's a combined Starbucks and car wash, sharing access roads and causing high-traffic bottlenecks. It's not the kind of development that boosts suburban residential values.

Our subdivision is a family-centric neighborhood, not a commercial corridor. This development doesn't enhance our walkability — it introduces noise, traffic, and safety risks, precisely the kind of disruption the study indicates would decrease our property values.

3. Rezoning Sets a Dangerous Precedent

This proposal isn't just about Starbucks and Dream Clean — it's about rezoning from R-2 Residential to B-4 Commercial. The plan even shows a third, empty lot with no defined use. What happens next? Will we end up with another drive-thru? Another gas station? A vape shop? Once the zoning changes, we lose control of what fills that third spot — and our neighborhood's character could be altered permanently.

We've already experienced this before with the water tower compromise a couple years ago. Our neighborhood fought to protect our homes then — and we're once again attempting to do it now.

4. Noise and Environmental Impact

Beyond traffic, we can't ignore the impact on noise and air quality. Studies show that automatic car washes can generate noise levels exceeding 85 decibels — comparable to a lawn mower running continuously (CDC). Even "quieter" models still produce mechanical noise, from dryers to vacuums to customers' music blasting from open car windows. The vacuums, the drying systems, and the constant in-and-out traffic will generate persistent, disruptive noise.

This isn't just speculation — there's a legal precedent right here in Illinois. In Lake in the Hills, a car wash was found to be violating state noise pollution standards after neighboring residents filed complaints. The Illinois Pollution Control Board ruled that the car wash's noise levels exceeded lawful limits, confirming the serious impact on the surrounding community. (Illinois Pollution Control Board - Case Details).

For families with young children, this means disrupted naps, restless nights, and lower

quality of life — especially when these businesses operate from early morning to late evening.

The EPA warns that idling vehicles — like those stuck in a Starbucks drive-thru — emit carbon monoxide, nitrogen oxides, and particulate matter, all of which worsen air quality and increase respiratory issues, especially for children (EPA Idling Emissions).

On top of that, both Starbucks and Dream Clean will require frequent inventory deliveries — and large chains like Starbucks often schedule restocking during off-hours to avoid business disruptions. This means trucks arriving late at night or early in the morning, creating noise from idling engines, slamming truck doors, and backup alarms — all while our families are trying to sleep.

With two separate businesses on-site, we could face two sets of deliveries — doubling the potential disruption.

5. Water Usage and Drainage

Dream Clean has stated they'll use recycled water — and that's a positive step — but it doesn't eliminate all concerns. Car washes still require large volumes of fresh water to operate, which could strain water pressure for nearby homes, especially during peak usage hours.

Additionally, there is a concern for an increase in neighborhood flooding due to potential oversights in drainage planning. We cannot safely assume Dream Clean's drainage system will adequately handle all water in the area — especially when a third lot remains unplanned, leaving stormwater management uncertain.

6. Community Character and Quality of Life

Finally, we need to ask: Is this the future we want for our neighborhood?

A couple years ago, we faced a similar battle over the water tower project. The city bought a residential lot and voted to change the zoning. While a compromise was reached to move the tower structure further back, we were still left with an iron filtration station bordering our homes. Now, with this new rezoning proposal, we find ourselves in the same position — asked again to sacrifice our quality of life for the sake of commercial development.

If this project is approved, what precedent does it set?

Closing Statement

This rezoning proposal isn't just about adding a Starbucks or a car wash. It's about the

kind of community we want to live in — and the kind of community we want to build for our children.

We're not just residents. We're families who chose Warrenville for its balance of peaceful neighborhoods and thoughtful development. We may have newly developed homes that were annexed into Warrenville, but we believe that shouldn't make our opinions hold any less weight. We're the people who show up — at Summer Daze, the Firecracker 5K, the Multicultural Festival, and Holly Days to name a few that I have personally attended — because we care about this town. We invest our time, our money, and our hearts into making this a better place.

But this proposal threatens that. Increased traffic, safety hazards, noise, and pollution will chip away at the very things that make our neighborhood feel like home. And once the land is rezoned, it's not just this project — it's whatever comes next on that third, undefined lot.

You, as council members, have a choice. You were appointed to represent the best interests of this community — the whole community, including those who moved in recently — and we're asking you to honor that responsibility. Please, vote no on this rezoning proposal. Keep Warrenville the safe, thriving, family-friendly town we know and love.

Thank you.