

Pure Land Condo Association

1120 East Ogden Avenue Suite 102
Naperville, Illinois 60563-8575
Ph: (630) 416-9422 Fax: (630) 416-6175

June 8, 2020

Mr. Christopher Enright
628 E. Parent Avenue, Suite 106
Royal Oak, MI 48067

Re: Belle Tire

Dear Mr. Enright,

Thank you for your letter dated May 8, 2020.

We hope your development plan submitted to the City will be approved successfully.

We have the following concerns regarding the development:

1. Please confirm that Belle Tire will not overflow your parking traffic into our parking lot.
2. What is your plan to prevent the traffic on Burlington Avenue from being impacted by the traffic in-and-out of your property?
3. What's Belle's estimated construction schedule?
4. Where will construction vehicles be parked? If they will be on Burlington Ave., what are the measures to prevent traffic flow issues and potential hazards to traffic passing by?
5. What are your measures to keep dirt and debris off of Burlington Ave. during the construction phase?
6. What are the days and hours of construction?
7. When the project is completed, what are the days and hours of operation?
8. Will used tires be stored in the building or outside and if the latter, where?
9. Will cars be parked on the lot overnight, and if not, where?
10. Will building and parking lot lighting be contained within the property boundaries?
11. Please place the monument sign such that it won't restrict the visibility from Burlington Ave. onto Ogden Ave.?

We welcome Belle Tire as our new neighbor.

Best regards,



Sue Ye
Office Manager

CHRISTOPHER ENRIGHT ARCHITECTS

A PROFESSIONAL CORPORATION

Sue Ye
Office Manager
Pure Land Condo Association
1120 East Ogden Avenue
Suite 102
Naperville, IL 60563-8575

June 17, 2020

RE: Belle Tire
1126 E. Ogden Avenue
Naperville, IL 60563

Dear Ms. Ye,

Thank you for taking the time to address our introduction package. We have recently submitted our plans to the City for review. We are waiting for an official response from the Planning Department and hopefully a date for our public hearing at the Planning Commission. Thank you also for your sentiments regarding our successful approval.

Regarding your list of concerns listed in your letter:

1. *Please confirm that Belle Tire will not overflow your parking traffic into our parking lot.*

I have been working with Belle for more than 20 years on their new stores in three States so I am well aware of Belle Tire's parking needs. Wherever possible, we like to have around 35 to 40 spaces for customers and employees. We are proposing 46 spaces that will provide adequate parking for customers and employees on our busiest days. We do not expect any issues with overflow parking.

2. *What is your plan to prevent the traffic on Burlington Avenue from being impacted by the traffic in-and-out of your property?*

One of the benefits of our use is, as a commercial development, Belle Tire generates very limited amounts of traffic. Our peak trip generation is among the lowest for commercial uses compared to other "By Right" uses in the City of Naperville Zoning Ordinance such as restaurants, bars, service stations, etc. This, along with our proposal to consolidate the access points along Burlington by removing the existing western drive approach will limit conflicts and congestion along Burlington. Additionally we anticipate that the Burlington access point will be used on a very limited basis as all customer access to the building and the bulk of the customer parking is at the far west end facing Odgen.

3. *What's Belle's estimated construction schedule?*

Belle is planning to build several new stores in the greater Chicago area, and they hope to start constructing a group of them, including this site sometime in early 2021. Stores take an average 18 to 20 weeks from breaking ground to store opening.

4. *Where will construction vehicles be parked? If they will be on Burlington Ave., what are the measures to prevent traffic flow issues and potential hazards to traffic passing by?*

All vehicles are expected to be parked on site. Belle's contractors construct on average approximately 10 to 15 stores per year. Most of these locations are on sites with limited area such as the proposed location on Ogden. The contractors are well versed in understanding the limitations of the construction site and are used to maneuvering within its confines. Typically municipalities are very diligent in policing construction vehicles especially where residential property may be affected.

5. *What are your measures to keep dirt and debris off of Burlington Ave. during the construction phase?*

The soil erosion permit issue granted by the State provides guidelines, rules and subsequent penalties for migrating dirt and debris beyond the construction site generated by the contractor. Again, Belle's contractors are trained to maintain all surrounding areas of the site to minimize any impact to the neighbors. Further, City inspectors are very diligent in inspecting and enforcing the clean site requirements.

6. *What are the days and hours of construction?*

Typically, construction will commence around 7:30 am and stop late afternoon around 4 p.m., Monday through Friday. Weekend work is unusual and done only when there are seasonal availability issues such as paving, striping, landscaping, etc.

7. *When the project is completed, what are the days and hours of operation?*

Monday and Thursday – 8 a.m. to 8 p.m.
Tuesday, Wednesday and Friday – 8 a.m. to 6 p.m.
Saturday – 8 a.m. to 5 p.m.
Sunday - closed

8. *Will used tires be stored in the building or outside and if the latter, where?*

There is NO outdoor storage of any kind, nor outdoor displays. Scrap Tires are stored in the "Scrap Tire Room" on the interior of the building. Belle Trucks pick up the scrap tires on an "as-needed" basis for processing at Belle Tire owned facilities.

9. *Will cars be parked on the lot overnight, and if not, where?*

Cars are not intended to be parked overnight. In the unusual event service is not completed on vehicles in a single day, those vehicles are stored in the service bays. Customers do drop off vehicles occasionally for service prior to the store opening, so there may be some vehicles parked before business hours for that purpose.

10. *Will building and parking lot lighting be contained within the property boundaries?*

All site lighting will be full "cut-off" and meet all aspects of the zoning ordinance. Our submission included a photometric plan indicating zero foot candles (no illumination) at the east property line and curb lines of Ogden and Burlington.

11. *Please place the monument sign such that it won't restrict the visibility from Burlington Ave. onto Ogden Ave.?*

The monument sign will be placed within and away from the required "vision triangle" mandated on the site plan.

Thank you for your kind welcome – we appreciate it very much and look forward to the same.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris Enright", is written over a thick, horizontal black line that spans the width of the signature.

Christopher Enright, NCARB

Cc Wayne Shotwell, COO Belle Tire
Daniel Schairbaum, Dykema