



VEQUITY

400 N STATE STREET
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8/1/2019

Patrick Kelly
City of Naperville
400 S Eagle Street
Naperville IL 60540

RE: 991 Ogden, Naperville IL Proposed 7Eleven Fuel Center

Mr. Kelly,

We appreciate you reaching out on behalf of the residents and are happy to address any concerns that the community may have regarding this project. This letter shall serve as a response to your email to Kim Ward of Vequity on July 11, 2019 regarding neighborhood concerns regarding the proposed 7Eleven fuel station and convenience store at 991 Ogden Avenue, Naperville IL. We feel that the proposed project is a significant improvement to the subject property and directly in line with the Comprehensive Master Plan for the City of Naperville. The subject property is currently an operating Marathon Gas Station, Convenience Store and Automotive Repair Facility. In addition to these business lines, the current occupant also runs U-Haul vehicles rental and U-Haul vehicle storage on the property. The proposed 7eleven convenience store and fueling station is a significant improvement within the community, it reduces the current use of the property by removing the U-Haul rental and Auto repair facilities and is compatible with the City of Naperville Comprehensive Plan. This project is an enhancement of a major east-west arterial intersection within a significant commercial corridor in Naperville. The proposed project not only is a significant investment within the community (\$4.5+ million) but it also has many other positive attributes including reducing the number of curb cuts to help address major traffic and pedestrian circulation and accessibility within the community and along the Ogden corridor. This project serves the daily needs of the local businesses, neighborhood and community and is a major revitalization and modernization of a key commercial area. This project will not only increase sales tax revenue for the City of Naperville it will also increase the identity, wayfinding, landscaping, and overall appearance at the intersection. The proposed project is replacing a similar use at the intersection and only improving visibility, traffic flow and visual appearance.

The current property has significant environmental contamination history. We will be working with the IEPA and the Fire marshal's office to first remove all old fueling tanks, fueling pumps and product lines. Although, this is a significant cost we believe that replacing all of the old equipment that is prone to leaks and environmental contamination will greatly benefit the neighborhoods safety and public health. Furthermore, we will work with the IEPA to remediate the site and haul off any contaminated-soils that meet the IEPA criteria.

The proposed tenant is the largest retailer in the world and takes its operations and security very seriously. The proposed convenience store is their new modernized prototype that has a wide product assortment. Per Naperville ordinance, the sale of alcohol is not permitted so this store will not sell beer, wine or liquor as governed by local ordinance. 7Eleven is the largest convenience store operator globally and is c-store first, fuel second which is different than most fuel stations. They have fresh food made locally and delivered daily. 7Eleven has many national corporate requirements as it relates to their new store development and each store goes through an approval process that ranges from 12-24 months. The proposed site plan is governed by 7Eleven's safety requirements and provides significant improvements from the existing condition, improvements include landscaping that exceeds code and existing condition and a building location and height that helps screen the adjacent residential from both roadway noise and lighting. 7Eleven cannot deviate from the plan that has been presented as they feel that its current configuration is critical to their success at this location and has been reviewed internally by many of their different divisions within the company throughout the past 18 months. 7Eleven operates 24 hours a day 365 days a



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year to provide daily needs convenience to its customers which is a corporate requirement for this location and allows them to stay competitive within the marketplace. Unfortunately, they cannot agree to restrict their hours at this location. 7Eleven has strict corporate requirements for operations and security as their employees and customers safety is critical to their success. Each location has modernized surveillance and security cameras for the protection of their customers and local community. Having an active business with adequate security measures and appropriate lighting should deter crime at this location rather than having a closed business with restricted hours. 7Eleven would like to be an asset to the neighborhood and community and will offer many daily needs convenience items to its residents.

Based on the existing conditions there are two wood fences along the residential properties both the north and northeast property corners. The fence along the north property runs deep into our property but luckily it does not interfere with construction and could remain as is. Furthermore, since this project is adjacent to residential, a 6' tall fence is required. While not located along the property line, the fence would appease the requirement. We would be willing to work with the immediate neighbors and leave the current fence in place or replace with a taller fence (8') if they prefer. The existing 6' fence does transition to a 4' tall picket fence at the north east property corner and continues to the northeast. The existing fence will not meet the required 6' fence requirement for height and opacity. Therefore, we need to remove it and replace it in that general location unless other requirements are requested by the City of Naperville. We are also maintaining, preserving and improving much of the existing landscaping and adding additional per our plans which would also help further screen the residential greater than its existing condition.

Below is a summary of items that have been taken into considering when planning this project which we feel benefits the neighboring community:

1. The future site landscape will be maintained after it is completed. 7-Eleven has strict corporate requirements and standards and Does not allow garbage/debris piling up on site. Today this property is not well maintained by the current auto service/ gas station operator.
2. Landscaping will be updated and improved, we plan to remove any invasive species as defined by the Illinois Department of Natural Resources, and we are maintaining and preserving all plantings that are in good shape.
3. The existing fence line to the north adjacent to the home on Royal St. George, will be maintained. 7-Eleven, by code, would have the right to push this 3+ (up to 15' in one location) north and place a new fence closer to the property line. It's most likely that the homeowner is currently using this area as usable space.
4. There are currently 4 large cottonwood trees on the north side of the above encroaching fence, that belong to the subject property site and could be removed to allow for a different siteplan but are scheduled to remain in the proposed plan.
5. An additional 16' of 6' fence is being proposed to extend further west to allow an additional barrier. As mentioned, we are willing to increase this to 8' if requested assuming it does not impact visibility from the street.
6. The existing 4' picket fence along the northeast property line is being removed and replaced with a 6' board on board fence. *Note- from the site photos, this fence appears to have been put in by the homeowner due to the finished side facing the 7-Eleven lot. The portion being replaced is currently on the proposed 7-Eleven property.
7. Proposing 3 layers of light protection from headlights that would be using the parking stalls on the west of side of the parking lot for the neighbor directly north.
 - a. Proposing 4' high row of shrubs/trees - will get bigger over time
 - b. Proposing 6' high row of arborvitae along fence line - will get bigger over time



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- c. Maintaining 6' high fence- willing to increase to 8' assuming it does not impact visibility to 711 from the street
 - d. Landscaping plan could be reworked to include a similar situation for the lot to the northeast beyond the proposed transformer location
- 8. Additional landscaping can be added if requested.
 - 9. No longer a vehicle service station, no noise from body shop repair work.
 - 10. Reduced the number of driveway access points from four to two, reducing the number of conflict points for the site.
 - a. The proposed new access from Ogden will be a right-in/right-out.

Signage

Please note that there is an existing Cress Creek sign on the proposed 7Eleven property.

- 1. *Note- our surveyor does not have any records of any easements or agreements noting that this sign has to be maintained or has rights to be on the subject property. 7-Eleven is willing to allow this sign to remain as long as it is maintained by the Cress Creek association. I believe current electrical is fed from the existing gas station/ auto service facility which will have to be further discussed with the community. Typically, 711 does not allow for this for obvious liability reasons but an exception may be granted.

We feel this project is a significant improvement within the immediate community and would be willing to address any other questions or concerns you may have regarding this project prior to the City Council hearing scheduled later this month.



CURRENT PROPERTY



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PROPOSED CONDITION OF THE PROPERTY

Sincerely,

Ivan Nockov
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