

November 28, 2018

City of Naperville  
Planning and Zoning Commission  
400 South Eagle Street  
Naperville, Illinois 60540

Re: Planning and Zoning Commission  
Case No. 18-1-111  
1519 North Naper Boulevard – Circle K/Culver's

Dear Members of the Commission:

I am the Manager of Fair Oaks Land, LLC, the owner of the property located at 1351 East Ogden Avenue and the site of the former Fair Oaks Ford dealership ("Fair Oaks Property"). The Fair Oaks Property is adjacent to the property located at 1519 North Naper Boulevard which is the subject of the above-referenced Planning and Zoning Commission Case.

Fair Oaks Land, LLC has entered into a Real Estate Purchase and Sale contract to sell the Fair Oaks Property to Buck's, Inc. Buck's Inc. proposes to redevelop the Fair Oaks Property with an automobile service station/car wash and one or two retail/restaurant lots. Buck's Inc. filed its Development Application with the City of Naperville on September 20, 2018 and it is on file as Planning and Zoning Commission Case No. 18-1-108. This filing pre-dated the Circle K/Culver's application by five days.

Buck's Inc. has been working with the City staff to determine the optimal zoning vehicle for the redevelopment of the Fair Oaks Property. The discussion has revolved around whether the Fair Oaks Property should be developed under the B3 zoning classification with a conditional use for a car wash or as a Planned Unit Development. Buck's Inc. has revised its site plan and is continuing to work with City staff to design the property to comply with the vision set forth in the Ogden Avenue Corridor Enhancement Initiative. This process has required much work, therefore resulting in the Circle K/Culver's development proposal being presented to the Planning and Zoning Commission prior to the Buck's Inc. development proposal.

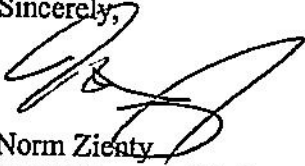
I am not a "spoiler". I fully understand that each development proposal has to be reviewed on its own merits. However, approximately two years ago, Fair Oaks Land, LLC entered into a contract to sell the Fair Oaks Property to another automobile service station/car wash. At that time, the purchaser was advised by City staff that the City would not consider such a land use and the contract was terminated. Since that time, the City has reconsidered this position and will consider this type of land use provided that it is a high-quality development.

My purpose in writing this letter is not to object to the Circle K/Culver's development proposal, but to advise the Planning and Zoning Commission that it should be reviewing the Buck's Inc.

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development proposal within the next two months, and that the Buck's Inc. development proposal should not be precluded just because the Circle K/Culver's proposal was presented to the Planning and Zoning Commission, prior to consideration of the Buck's Inc. proposal.

Sincerely,



Norm Zienty  
7S641 Donwood Drive  
Naperville, Illinois 60540