

## Conditional Use to Allow a Gasoline Service Station in the B-3 Zoning District

**1. The establishment, maintenance or operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.**

This purpose of this proposed development is to update an existing convenience store site with a new building. Casey's has recently completed the acquisition of Buchanan Energy, who in turn operates the existing Bucky's Convenience store on this property. As a part of the integration of the Bucky's stores into the Casey's family, we are working to not only re-brand the operation, but also to add our fresh food products that Casey's is known for. This building is proposed as Casey's Convenience Store that will contain a full kitchen with freshly made pizza, sandwiches and related items, in addition to our large variety of coffee, fountain items, packaged goods and sundries.

The site is currently zoned General Commercial District (B3), with the conditional use of Automobile Service Station. Our request is to continue the existing use, with an updated facility.

Our impact on the public welfare, surrounding properties and adjacent businesses will not change from what is currently approved.

Additionally, Casey's proposes to construct a right turn lane, into our site, along Ogden Avenue. This action would also close one access point along Ogden Avenue, all with the intent of improving traffic circulation and safety.

**2. The conditional use will not be injurious to the use and enjoyment of other property in the immediate area for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood.**

Our proposed building has a high-quality aesthetic, utilizing a brick and stone façade on all four sides with a rich earth tone color. This new building will increase the assessed value of the property and will have a positive impact on adjacent properties and the neighborhood as a whole. Additionally, the reinvestment into this property will ensure that the latest in environmentally responsible fuel systems monitoring and safety protocols will be in place.

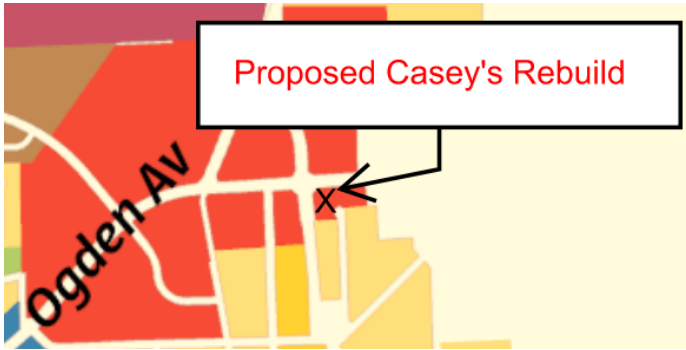
**3. The establishment of the conditional use will not impede the normal and orderly development and improvement of the adjacent property for uses permitted in the district.**

Our store is currently operating in this neighborhood and is an important and appropriate service for this high traffic, commercial center. Our proposed site plan will incorporate both natural and man-made buffers adjacent to the existing residential neighbors and our building placement directs the business traffic to the north side of the site, away from the residences.

**4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.**

This site is identified as *Urban Center* in the *Land Use Master Plan* adopted in 2022, wherein "gas station" is specifically cited as a principal use.

**Excerpt: 2022 Land Use Master Plan**



We believe that our reinvestment in Naperville will have a positive impact and look forward to adding our additional services. While “gas station” does describe one of our primary offerings, Casey’s is well known for our food menu, including our homemade pizza, as well as our offering of grocery items. In addition to refreshing the site with new facilities, our improved store will add convenient options for food and various necessities for our neighborhood.