

**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 26-year-old Bucky's/Mobil branded convenience store site as a Casey's convenience store. The requested update envisions the removal of the existing c-store and carwash buildings and replacing them with a new 4,202 s.f. Casey's c-store and reimagining the existing fuel canopy, dispensers, and signage as Casey's. The planned c-store building will contain a kitchen to prepare pizza, sandwiches and related items as well as coffee, fountain items, packaged goods and sundries. The driveway access points shall remain intact and unchanged.

The site is currently zoned Commercial Shopping Center District (B2), with the conditional use of Automobile Service Station. Our request to modernize this existing Automobile Service Station with a stand-alone carwash by removing the carwash and replacing the store with an updated convenience store will not be detrimental to, nor endanger the public health, safety and general welfare.

**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 and will have a positive impact on adjacent properties and the neighborhood.

**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.**

The existing Automobile Service Station with ancillary carwash has provided an important and appropriate service for this high traffic commercial area for over 26 years. The establishment of the new conditional use for an updated successor Automobile Service Station will not impede the normal and orderly development and improvement of the adjacent properties for the uses permitted in the district.

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

The establishment of the requested conditional use is not in conflict with the City of Naperville Land Use Master Plan which designates the future use of this property as Urban Center.