



May 31, 2019

Mr. Josh & Mrs. Ellen Ziliak
105 Sycamore Drive
Naperville, IL 60540
jozilia@southernco.com
eziliak@ben.edu

Mr. Joe & Mrs. Lisa Deszcz
109 Sycamore Drive
Naperville, IL 60540
joe.deszcz@yahoo.com
ldeszcz@yahoo.com

Mr. James & Mrs. Angela Jannusch
1061 Catalpa Lane
Naperville, IL 60540
jecco24@gmail.com
jecco24@sbcglobal.net

Mr Michael & Mrs. Kelly Beliveau
1045 Catalpa Lane
Naperville, IL 60540
Michael.Beliveau@avisbudget.com
kbeliveau1979@gmail.com

Mr. Chris & Mrs. Stephanie Mosier
205 Sycamore Drive
Naperville, IL 60540

Mr. Paul & Mrs. Laurie Dekruiff
5 Sycamore Drive
Naperville, IL 60540
pauldekruiff@comcast.net
005dekruiff@gmail.com

Mr. Joseph & Laurel Mensik
9 Sycamore Drive
Naperville, IL 60540
jmensik@atginc.com

RE: 1001 S. Washington Street, Naperville Illinois

Dear 1001 Washington Street Neighbors:

Thank you for meeting with us last week to discuss your concerns as stated in your May 9, 2019 letter. Below is a summary of our responses to your requests. Please share this letter with the neighbors that were unable to attend our meeting.

1. *A deed restriction indicating no ingress/egress on Sycamore Drive or Catalpa Lane.*

Response: We have already eliminated the existing Catalpa Lane access point. With regard to Sycamore Drive, as the property exists today there are two access points from Sycamore Drive which have at all times served a +/- 30,000 square foot retail bank/office building. One of the access drives is over 70' wide and served a +/- 7 lane drive thru. The second access drive served a large diesel generator located along Sycamore Drive. As originally designed we had envisioned a full access point at Sycamore Drive. We then considered alternative options based upon prior meetings/discussions with all neighbors as well as Josh Ziliak's alternative options presented on April 2nd 2019, which included the following: (i) remove the entrance in its entirety; (ii) move the Sycamore access point to Catalpa; (iii) move the proposed Sycamore access towards Washington; and (iv) turn the Sycamore entrance into an access only. As such, we submitted three additional alternatives to the City of Naperville for consideration by municipal staff which included: (i)

elimination of the access drive from Sycamore; (ii) full access in the property and right out only which eliminates the left turn out of our property onto Sycamore Drive; and (iii) limiting Sycamore Drive to entrance only. As discussed in our meeting, we believe full access in and the right turn out of the center is an essential turning movement so we have elected to proceed with alternative (ii) which leaves the access on Sycamore and eliminates the left hand turn out. We hope you find this compromise to be reasonable.

2. *A deed restriction on drive thrus for building B and C.*

Response: We will agree to a zoning condition/restriction enforceable by the City of Naperville prohibiting any drive thru for buildings B & C. Approval of our proposed plans, construction of the buildings along with these zoning restrictions will ensure that a drive thru is not associated with buildings B or C in the future.

3. *Installation of a berm along Sycamore Street and Catalpa Street and the planting of evergreen trees or dense foliage to minimize impacts to the adjoining properties (noise/traffic/headlights).*

Response: Both our civil engineer and landscape architect have informed us that installation of the berm adjacent to the mature trees will be detrimental. Preserving these trees is a top priority for all of us. Therefore, we are only able to locate the requested berm in area away from the mature trees along Sycamore Drive by the parking lot. In areas where the berm cannot be installed, we will add an additional rows of landscape screening and/or modify the selected plant material to address the concerns. Also, please note that we plan to exceed all required building setbacks along Catalpa by approximately 3 times. And as discussed, we have engaged our architect to provide 3D renderings which will reflect the additional landscaping, enhanced setbacks and exceptional architecture. We will have revised landscape plans and 3D renderings for your review within the next week or two.

4. *Lighting placement to minimize impact to adjacent properties.*

Response: We will provide an updated photometric plan showing that the lighting fixtures will not project any lumens onto the neighboring properties.

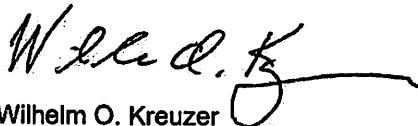
5. *A deed restriction prohibiting fast food restaurants.*

Response: Building A along Washington Street, adjacent to the former Marathon gas station will be a Coffee House/Café. Building B and C will likely include one or two non-fast food use(s) which may include a sit down restaurant or fast casual restaurant as well as office or convenience uses such as health or beauty uses. Building B and C will be prohibited from having a drive thru which insures no fast food will be associated with either of these buildings.

We hope that you find that we are working with our neighbors in good faith and agree that the we have taken necessary steps to ensure that the proposed project once completed will be an asset to the community.

Sincerely,

Tartan Realty Group, Inc.


Wilhelm O. Kreuzer