



Dear Esteemed Members of the Darien Plan Commission,

I am writing to you today as the CEO of Storebuild, a national real estate development and investment company based in Downers Grove. We value the opportunity to address the concerns and inquiries regarding our proposed project, Gerber Collision & Glass, prior to the upcoming meeting. As a company dedicated to transparent communication and community engagement, we aim to provide clarity and respond to any questions.

Here is a summary of our proposal:

Marketing and Property Use Considerations: This property has been marketed by CVS's broker as a sublease, the previous building owner and their broker, and now Storebuild. Our extensive experience in the retail and restaurant sector, totaling 75 years combined, has led us to consider numerous alternative uses for the site. Unfortunately, the current parking constraints of the CVS property make it unsuitable for restaurants, especially a 13,000-square-foot establishment. We've successfully developed and brokered similar projects like Cooperhawk Winery in Bloomingdale and Carrabba's Italian Grill (on 75th street), which had smaller buildings and specific parking requirements in excess of 150 spaces. This site, at 2 acres and with 53 parking spaces, is not feasible for mixed-use development, restaurant or other recreational uses based upon the limited parking count.

Why Gerber Collision & Glass?: We carefully consider the impact of potential users on the community when selecting tenants. Gerber Collision & Glass, with its low traffic patterns, operating hours from 8 AM to 5 PM Monday through Friday, and limited units with Saturday operations, is far less intensive than alternative uses. Gerber is estimated to generate \$1.5 million in taxable sales, contribute to increased real estate taxes benefiting schools, the park district, and community services, and create high-paying jobs with salaries exceeding \$100,000 annually. They have committed to a 15-year lease and are investing well over \$1.5 million in revitalizing the property. This level of investment underscores their commitment to being a responsible community member.

Design and Noise Mitigation: We have carefully redesigned the building to minimize any potential disturbances. The new design features doors that face the major roads, ensuring minimal noise disruption to nearby residences. Any sound would be projected to the roadway only when doors were open to let cars in and out. The building itself is constructed with block and brick and will be fully air-conditioned, differentiating it from typical service-related uses. The high traffic counts on 83rd and Lemont, as reported by IDOT, far exceed typical neighborhood locations, minimizing any noise concerns as cars and trucks accelerate and decelerate at the stop light.

Zoning and Screening: The proposed use aligns with the current zoning regulations for the property. It is consistent with another body shop in town that is adjacent to R3. Moreover, the property is bordered by major roads, a gas station, Industrial and Office, B2, and a large detention pond that backs up to unincorporated residential. Any cars awaiting repair will be screened from public view, maintaining a pleasing retail appearance that complements the community and was previously approved. This for practical purposes will look like the retail building it is today.

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Conclusion: This proposal meets the criteria for approval in several ways:

- The site will not generate excessive noise, given its air-conditioned, brick-and-block construction and its location between two major roads.
- The proposed use generates increased revenue for schools, city services, and sales taxes while creating high-paying jobs.
- Gerber Automotive mandates state of the art environmental equipment and best practices to proactively mitigate any chance for environmental risk. As well, the lease is backed by a well-respected publicly traded company that has been in business for 80 years making a substantial investment.
- There will be no odors emanating from the building as any painting is enclosed within a purpose-designed space.
- The site, with 29,000 vehicles per day is not a neighborhood site and will experience less traffic and fewer disruptions compared to previously approved uses.
- There is precedent for similar special use approval for collision adjacent to residential areas with r3 zoning.
- The proposed development will not negatively impact property values and conversely there is a substantial investment being made in the building, and site. To our knowledge Gerber has not done a brick enclosure in any other community. This is at a monumental expense and speaks to their commitment to making this a shining star for Darien on how to do it right. For practical purposes it will look as an extension to the building.
- The operating hours and traffic generated are less intense than alternative uses which fall under approved use and could be considered less than desirable, and that the developer has already turned down. (Tobacco shop, Thrift store, Animal Hospital, Clinics, etc)



Given the site's size and constraints, a restaurant, recreational facility, or mixed-use development is not feasible. Great care has gone into finding a tenant with a long-term commitment that benefits the community as a whole and has little impact to adjacent property. We believe our proposal aligns with the community's best interests and respectfully request your consideration for Gerber Collision and Glass. We look forward to your constructive collaboration and input on making this project a reality.

Sincerely,

Ryan Murphy, CEO Storebuild

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