

Kopinski, Sara

From: Karen Lear [REDACTED]
Sent: Wednesday, November 18, 2020 12:56 PM
To: Kopinski, Sara
Subject: Re: Guidepost Montessori School follow up

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Hi Sara,

Thanks for your quick response to my question regarding the play area.

The memorandum from Stephen B. Corcoran in the third paragraph states that the playgrounds will be WEST of the building. I don't think we want children playing in traffic on Washington St. (which is west). I also wanted to confirm the playground area because its location affects the number of parking spaces.

While I agree that the final number of parking spaces is probably acceptable, the parking engineers used conflicting numbers and their comparison of this space to an active bank was ridiculous. For more realistic numbers they could have consulted with First Midwest Bank which is half a block away on Washington St.

Their figures for morning trips in are 55 in, for daycare, 49 out.

For evening, there are 51 in and 57 out.

Usually kids get dropped off and then picked up at the end of the day (equal numbers).

This tells me that these numbers are not realistic. Also, that number of trips would require carpooling of more than 2 children per car. Perhaps staff would use the train or walk to work, but it is unrealistic to propose that parents with young children would do that.

My final concern regarding parking numbers is Table 2. City of Naperville Parking Requirement.

Based on the zoning requirement, 47 spaces are required. That number is then discarded. Thereafter, staff parking is referred to as 29 (25 + 4). With 50 parking spaces minus 29 for staff, you now have 21 spaces for parents of 183 children. The evening pick-up may be spread out between and 3 - 6 pm., but the morning drop off will be much more condensed.

I am pointing out these inconsistencies in the hopes that this parking information NOT be used as the basis for a future decision.

Karen Koch Lear
member, Wesley United Methodist Church
[REDACTED]
[REDACTED]

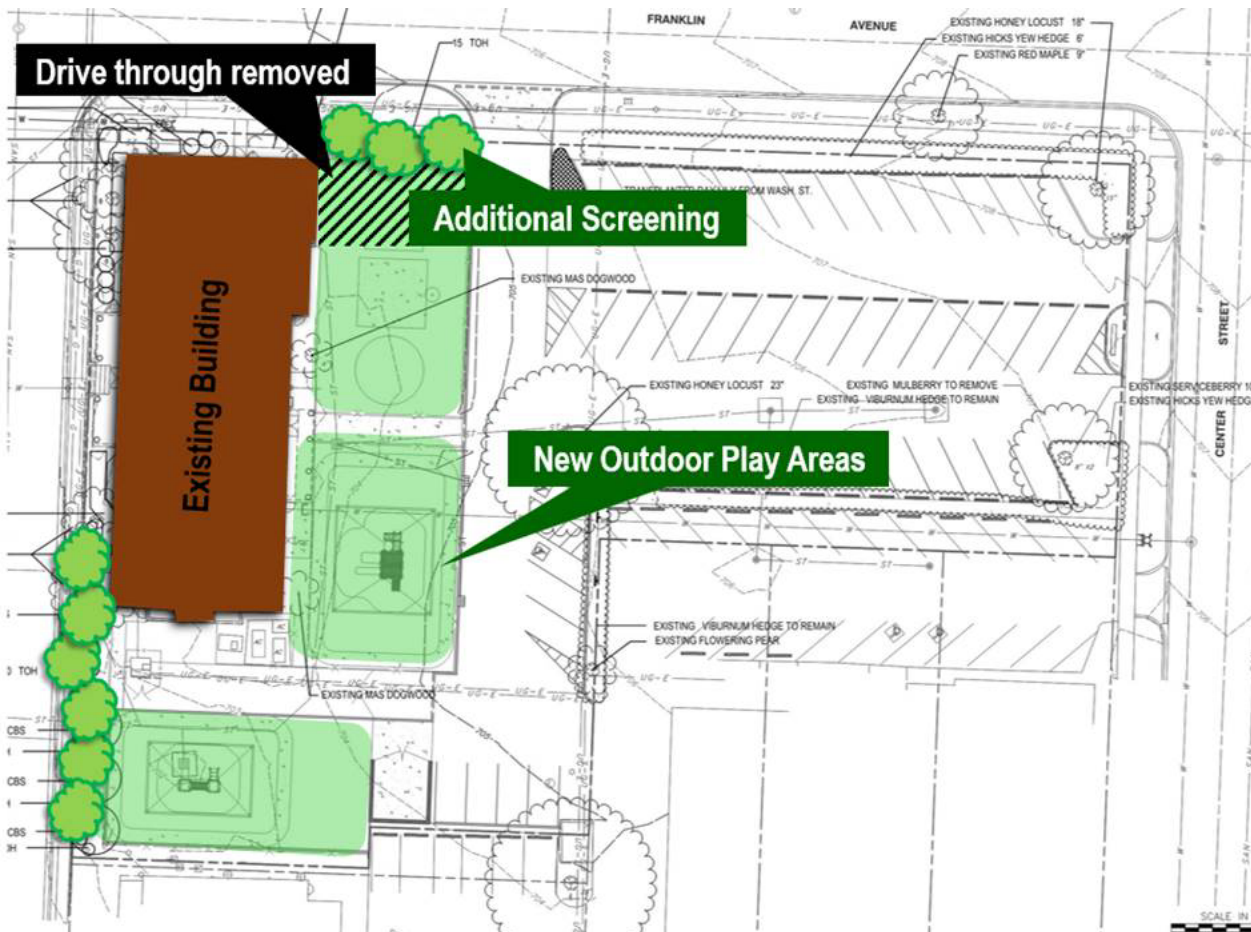
On Tuesday, November 17, 2020, 05:25:32 PM CST, Kopinski, Sara <kopinskis@naperville.il.us> wrote:

Karen,

Greetings! Kathleen Russell shared your contact information with me as I am the planner assigned to the Guidepost Montessori PZC case. Please see your questions and my responses below:

1. Would they be allowed to expand, if they are not currently using the entire building, without further approval?
 - a. *At this time, Guidepost Montessori School plans to utilize the entire building for their school facilities. Should they decide to modify their conditional use approval (if granted), the process for doing so is outlined in Section 6-3-8 of the Code: https://library.municode.com/il/naperville/codes/code_of_ordinances?nodet=TIT6ZORE_CH3ADEN_6-3-8COUS. Changes to a conditional use can be categorized as major changes, minor changes, or administrative adjustments. Without seeing what the plans are, it is difficult to say whether or not they would be required to obtain further approval or the change could be approved administratively.*

2. Where will the playground be located?
 - a. *The outdoor play areas will be adjacent to the building, along both Franklin and Washington. I've included a graphic below that outlines the site changes proposed. The existing site and parking layout will remain largely unchanged.*



Please let me know if you have any additional questions. Thanks!

Sara Kopinski

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