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PLANNING CONSULTANTS MEMORANDUM

Date: August 12, 2021
To: Dan Shapiro, Shapiro & Associates
From: Rolf Campbell Associates
Re: Islamic Center of Naperville

Rolf Campbell Associates Background and Experience Summary:

Pursuant to your request, Rolf Campbell Associates has reviewed the proposed Conditional Use with Variations by the Applicant, Islamic Center of Naperville, and we have summarized our findings in our Planning Consultants Memorandum. Rolf Campbell Associates has been providing Planning and Zoning Services to numerous local municipal clients to conduct reviews of various types of Conditional Uses and Variations for approximately 50 years including various places of worship. Rolf Campbell Associates has also provided Planning & Zoning Services to select non-governmental clients to assist them with their applications for their proposed developments including annexations, zoning map amendments, conditional uses and variations and other approvals including residential builders, commercial & industrial developers and a range of other uses including places of worship. When our client is associated with a place of worship, we do not consider the particular type of the place of worship, and we have provided Planning & Zoning Services in support of some Islamic places of worship and related facilities. When we provide these Planning and Zoning Services related to a place of worship, we consider the intensity of the proposed use or uses as well as the site and its surrounding uses and zoning.

The first documents that we considered significant in relationship to the currently proposed Conditional Use with Variations by the Applicant, Islamic Center of Naperville, and the issues of the intensity of the proposed use is the Annexation Agreement for the subject property and the property restrictions that have been recorded against the subject property. The following is a summary of the proposed conditional use for a religious institution and the issues of the intensity of the proposed use is the Annexation Agreement for the subject property and the property restrictions that have been recorded against the subject property.

The following summary was prepared by Al Maiden, Director of Community Development for Rolf Campbell & Associates and by Chris Heinen, Sr. Planner with Rolf Campbell & Associates. Mr. Maiden was a planner with over 45 years of experience and is a certified planner with the professional designation of AICP. Mr. Heinen is a professional planner that has experience working with both public and private entities, is a resident of Naperville, and has testified on various projects before the Naperville Plan Commission.

Background Information:

The Applicant is requesting a conditional use for a religious institution including a school, preschool, gymnasium, and multi-purpose area. The Applicant is also requesting a variance to the front yard setback to allow for a proposed new parking lot. The property is currently zoned R-1A, Low Density Single-Family Residence District.

The proposed development is located along 248th Avenue opposite Honey Locust Lane. The Applicant wants to develop the 13.63-acre parcel into the following land uses: Mosque Worship Space, Two-Story School Building, Multi-Purpose Hall, Gymnasium, and associated parking lot. The total building floor area of these proposed uses exceeds 121,000 square feet. A land use of this scale is typically recognized as a regional land use and from a land use planning perspective and is too intensive for the subject property that is located in a single-family area that is more reflective of a lower intensity type of land use pattern at a neighborhood scale. The project's density includes very limited green space and consists largely of impervious surfaces. If this site were to be developed with a residential use that required 700 parking spaces, the development scope would be 311 units, or a density of 22.9 units per acre. This density would exceed what is allowed for multi-family units in the R-4 district and would likely be considered out of place for this single-family area.

Access to the site is limited to a single road and as noted in the Preliminary Engineering Review by Haeger Engineering, "Those types of developments are located along major arterial highways with multiple access points from two or more roadways." It is also noted in the Haeger Review that "A correct land plan is required along with an Auto Turn exhibit in order to prove that emergency equipment can properly circulate through the property in all phases of the proposed development." It is proposed by the Applicant that the construction will take place in 5 phases over a 40-year time period. It is necessary at this time to review the entirety of the proposed development and not on a per phase basis. On July 30, 2021 Rolf Campbell & Associates received a copy of an email from attorney Dan Shapiro with attachments for some revised plan exhibits. The revised attachments include a PDF that included numerous updated site plans, landscape plans, and phasing plans showing an increased buffer to the south. It also showed an increase in the overall size of the mosque and reduced the number of parking spaces, which includes the elimination of land banked parking to the east of the property.

An annexation agreement was approved by Ordinance Number 11-191 on December 20, 2011. Additionally, property restrictions were recorded on the property on January 16, 1998, as Document Number R98-4918. All the restrictions outlined shall extend to and be binding upon the Church Parcel and the successors and assigns of the Church Parcel. There are four areas detailed in the property restrictions:

- A. There shall be a 25-foot open space buffer along the Southerly line of the Church Parcel in which there shall be no buildings, parking lots or other improvements including athletic fields. Said open space buffer shall be professionally landscaped in accordance with the existing City of Naperville landscaping requirements contained in Title 5-10-4, "Perimeter Landscaping". All such improvements shall be done by and at the expense of the Church.
- B. There shall be a 50- foot open space buffer along the Easterly line of the Church Parcel in which there shall be no buildings, parking lots or other improvements including athletic fields, The Easterly 25 feet of said open space buffer shall be professionally landscaped in accordance with the existing City of Naperville landscaping requirements contained in Title 5-10-4, "Perimeter Landscaping". All such improvements shall be done by and at the expense of the Church.

- C. All existing buildings as of this date are excluded from the restrictions of (A) and (B) above. The restrictions contained in (A) or (B) above shall not be construed to reduce any restrictive setback requires of the applicable zoning or building authority.
- D. Any church or other facility constructed on the Church Parcel shall not be metal-sided concrete block (except split-face brick), precast concrete or any shed-like structure. This restriction shall not apply to any structures existing as of this date.

Conclusion:

It is our professional planning and zoning opinion that the proposed Conditional Use and Variation applications for a proposed 121,000 square foot mixed use development in a single-family neighborhood, does not meet the Conditional Use or Variation Standards as required under the City of Naperville. Below is our professional opinion and review of documents supporting our opinion.

The Municipalities Comprehensive Plan:

Another significant document that we consider in our review of a proposed land use is the municipalities Comprehensive Plan. The City's "In Process" Comprehensive Plan update, dated March 4, 2020 on the City's Website includes text in the draft update that notes that, "For nearly 35 years, planning and policy in Naperville has been guided by a combination of sector and sub-area plans that have addressed issues specific to different areas of the community. The 2019 Land Use Master Plan (The Master Plan) builds on past planning efforts and provided a unified approach to planning in the community." From our professional planning and zoning perspective the proposed draft update to the comprehensive master plan can be considered an appropriate reflection of both the current and the past nearly 35 years of planning and policy in Naperville, and this draft needs to be considered in the planning and zoning review of the proposed conditional use with variations.

The text in the draft update to the City of Naperville Land Use Master Plan also has references in the text in the draft Comprehensive Plan update related to "Place Making" and identifies 6 different Place Types and has text related to "Place Type Transitions." The text under "Place Type Transitions" notes that "A cohesive community is created when place types appropriately connect and transition into each other. The borders between different place types should be not considered hard edges but rather transition areas that integrate the desired character of each place type. The integration of different uses in these areas requires emphasis on site design; building placement, height, and orientation; landscaping; traffic impacts, and buffering. In addition, place types may grow or shrink as uses within transition areas intensify, change, or relocate. Within transition areas, place type boundaries should not be seen as restrictive to development that is aligned with the desired character of adjacent places."

One of the 6 "Place Types" in the "Residential Neighborhood" and within the "Residential Neighborhood" the Primary Uses include "Single Family Detached Homes" and "Supporting Uses" including Single Family Attached Homes, Multi-Family Residential Buildings and Places of Worship. This same Section for "Residential Neighborhood" also includes a sub-section for "Other Designations" with a reference to "Institutional" that "includes all public and semi-public facilities in the City of Naperville that provide services to residents." and "Adjacent Areas" where the text notes that "Generally, institutions are compatible with all other land uses dependent on the size and intensity of each facility." The last sentence under this "Adjacent Areas" sub-section states that "As such, institutions must be deemed appropriate with adjacent uses on a site-by-site basis."

The “Planning Context” under “Residential Neighborhood” includes text that notes that “Land use compatibility of adjacent areas is an important consideration for the “Residential Neighborhoods.” The text further states that “Property values, safety, and overall quality-of-life can be affected by the adverse impacts of adjacent nonresidential activities and encroachment by incompatible land uses.” And “Place types accommodating high intensity uses and activities, such as Employment Centers and Regional Centers should ideally be separated from Residential Neighborhoods. Where uses may conflict buffering should be used to help protect them. Buffering and screening could include fencing, landscaping, berms, increased setbacks and site layout, and developments such as institutional and higher density residential uses.

These concepts from the draft Comprehensive Plan update will be further addressed in more detail in the following Sub-section that will review the Naperville Zoning Standards including the specific standards for Conditional Uses and Variations.

The Municipal Zoning Ordinance and Standards for Conditional Uses and Variation:

Regional Centers are large multi-purpose activity centers which feature a diverse mix of uses from throughout the city. A 26,000 sq ft fitness center and 22,000 sq ft multi-purpose hall are not residential uses. The gym/fitness center and multi-purpose hall are not directly related to religious use and the Applicant has confirmed this by indicating that these buildings will not be allowed to operate during prayer sessions. These buildings fall into the Mixed-Use category which is not consistent with an R-1 zone. Importantly, the proposed non-religious uses for the mosque, such as a gym and multipurpose room, are not allowable conditional uses in the City’s Zoning Ordinance and would need to be evaluated as accessory uses. An Accessory Building or Structure is defined in the Zoning Ordinance as *a subordinate building, structure or portion of the principal building or structure, the use of which is incidental to that of the principal use of the principal building, structure or use of the land.* An Accessory Use is defined in the Zoning Ordinance as *a use incidental to the principal building, structure or use of land.* It should be noted that several area churches do have these uses as part of their religious facility, however, they are much smaller in scale and fit into the overall functionality of the development. Based on the overall square footage of the building and the size of each of these defined uses within the church, it is our professional opinion that these uses would NOT be considered accessory uses.

Section 6-3-8 of the Municipal Zoning Ordinance states the purpose for Conditional Uses as the development and execution of this Title is based upon the division of the City into zoning districts within which districts the use of buildings, structures and land, and the bulk and location of buildings and structures in relation to the land are substantially uniform. It is recognized, however, that there are certain uses which, because of their unique characteristics, cannot be properly classified in any particular district or districts, without consideration, in each case, of the impact of those uses upon adjacent land and of the public need for the particular use in the particular location. Said uses are classified as conditional uses in their respective zoning districts and shall be processed in accordance with Section 6-3-5 of this Code. Any recommendations by the Planning and Zoning Commission and any decision by the City Council shall be predicated on evidence and findings for the following standards for conditional uses.

The following is a review of the Standards per Section 6-3-5 Number 2. Standards for Conditional Uses:

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

- a. This standard for a Conditional Use specifically references that the “operation of the conditional use will not be detrimental to, or endanger the public health, safety and general welfare.” This specific reference to “operation” is typical to Standards for a Conditional Use in numerous municipalities and typically a proposal for a Conditional Use will include details regarding the “operation” characteristics of the proposed Conditional Use and the “conditions” that many municipalities address include limits on details such as the hours of operations, after hours lighting to security light level only and other “conditions” related to the “operation” of the Conditional Use.
 - b. Also as noted in the Haeger Engineering, Preliminary Engineering Review “It appears from a civil and traffic engineering viewpoint that there is insufficient site frontage along 248th Avenue to support the proposed development. There is also an insufficient number of access points to accommodate the projected traffic volumes without causing congestion and delays.” It is also noted in the Haeger Engineering Review that “A correct land plan is required along with an Auto Turn exhibit in order to prove that emergency equipment can properly circulate through the property in all phases of the proposed development.
 - c. Considering the proposed intensity of this Conditional Use including the plus 121,000 square feet of building floor area, which includes a large area for a multipurpose and gymnasium and do not meet the definitions of an accessory use or building and is located in a predominantly single family neighborhood, the lack of detail regarding appropriate buffering for the existing abutting single family homes, the overall traffic impacts including emergency access issues, and the lack of detail regarding “operation” characteristics of the proposed Conditional Use, it is our professional planning and zoning opinion that the currently proposed Conditional Use does not meet this Conditional Use Standard as required under the City of Naperville.
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.
 - a. As noted in the report from Linberger and Company, LLC, the conclusions presented state the size and scope of the development will result in high traffic levels in relation to the capacity of the area roadways and will thereby negatively impact the values of surrounding homes.
 - b. The Haeger Engineering Review also noted unanswered questions relating to drainage improvements and with the buffering improvements along the southern property line, abutting the rear yards of the existing single family homes that exist to the south additional information needs to be provided by the Applicants to address water runoff from the berm to assure that the proposed 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.
 - c. In addition to this lack of detail regarding appropriate buffering and considering the lack of detail regarding the “operation” characteristics of the proposed Conditional Use, determination that “the conditional use will not be injurious to the use and enjoyment of other property in the immediate area, including the existing single-family homes abutting the subject property the requirements of this Standard have not been established by the Applicant’s submissions. Again, it is

our professional planning and zoning opinion that the proposed Conditional Use does not meet this Conditional Use Standard as required under the City of Naperville.

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.
 - a. The density of the proposed development is uncharacteristic of the adjacent properties as the “regional center” brings a higher density use and lack of open space. Again, it is our professional planning and zoning opinion that the proposed Conditional Use does not meet this Conditional Use Standard as required under the City of Naperville.
4. The establishment of the conditional use is not in conflict with the adopted comprehensive master plan.
 - a. As previously noted, there is text in the draft update to the City of Naperville Land Use Master Plan that, “For nearly 35 years, planning and policy in Naperville has been guided by a combination of sector and sub-area plans that have addressed issues specific to different areas of the community. The 2019 Land Use Master Plan (The Master Plan) builds on past planning efforts and provided a unified approach to planning in the community.” From our professional planning and zoning perspective the proposed draft update to the comprehensive master plan can be considered an appropriate reflection of both the current and the past nearly 35 years, of planning and policy in Naperville. As such, consideration should be given to the elements summarized in the draft text of the proposed updates to the Comprehensive Master Plan including the issues for the need for “buffering” and that the position that while institutional uses are generally considered to be compatible with all other uses this compatibility is dependent on the size and intensity of each facility, and as such, institutional uses must be deemed appropriate with adjacent uses on a site-by site basis. As currently proposed, it is apparent that the proposed conditional use is does not meet this Conditional Use Standard as required under the City of Naperville Zoning Ordinance.

It should also be noted that in the Municipal Zoning Ordinance, Section 4. “Effective Period of a Conditional Use:” under Number 4.1. The first sentence provides that “The conditional use shall be constructed in a timely manner.” The proposed Conditional Use includes a Site Plan with 5 Phases where it has been indicated that the construction phasing could extend to a 40-year time period. A 40-year potential construction schedule does not appear to be consistent with the provision that “The conditional use shall be constructed in a timely manner.”

Section 6-3-6 of the Municipal Zoning Ordinance states that the City Council, after receiving a report from the Planning and Zoning Commission containing its findings and recommendations, may vary the regulations of this Title if it finds that the variance requested is in harmony with their general purpose and intent and complies with all of the standards for variances established herein. The City Council shall not vary the provisions of this Title concerning permitted uses, conditional uses or the regulation of nonconforming uses. Any recommendation by the Planning and Zoning Commission and any decision by the City Council shall be predicated on evidence and findings for the following standards for variances.

1. The variance is in harmony with the general purpose and intent of this Title and the adopted comprehensive master plan.

- a. Again, as previously noted in the draft update to the City of Naperville Land Use Master Plan, “For nearly 35 years, planning and policy in Naperville has been guided by a combination of sector and sub-area plans that have addressed issues specific to different areas of the community. The 2019 Land Use Master Plan (The Master Plan) builds on past planning efforts and provided a unified approach to planning in the community.”
 - b. From our professional planning and zoning perspective the proposed draft update to the comprehensive master plan can be considered an appropriate reflection of both the current and the past nearly 35 years, of planning and policy in Naperville. As such, consideration should be given to the elements summarized in the draft text of the proposed updates to the Comprehensive Master Plan including the issues for the need for “buffering” and that the position that while institutional uses are generally considered to be compatible with all other uses this compatibility is dependent on the size and intensity of each facility, and as such, institutional uses must be deemed appropriate with adjacent uses on a site-by site basis. The lack of detail regarding the “operation” characteristics of the proposed Conditional Use and the lack of detail regarding appropriate buffering for the existing abutting single family homes is not consistent with trying to review the proposed Conditional Use from a site-by-site bases.
 - c. From our professional planning and zoning perspective the proposed draft update to the comprehensive master plan can be considered an appropriate reflection of both the current and the past nearly 35 years of planning and policy in Naperville. Since the proposed Conditional Use, does not include an appropriate buffer as shown in our example illustration, or include details regarding the “operation” characteristics of the proposed Conditional Use, again it is our professional planning and zoning opinion that the currently proposed Conditional Use does not meet this Variation Standard as required under the City of Naperville Zoning Ordinance.
2. Strict enforcement of this Title would result in practical difficulties or impose exceptional hardships due to special and unusual conditions which are not generally found on other properties in the same zoning district.
 - a. The subject property is currently vacant land with one primary structure and one accessory structure that are anticipated to be razed as part of the development of the proposed project. There are no wetlands or floodplains located on the property per FEMA’s Firmette maps, which are attached as Exhibit “A”. There are no practical difficulties or hardships due to special or unusual conditions. Any practical difficulties or hardships claimed by the Applicant are self-created by the Applicant, and the Applicant can alter the overall scale and intensity of the proposed development to try to bring the proposed Conditional Use within the required regulations set forth in the Municipal Zoning Ordinance and in the annexation agreement. Self-created practical difficulties or hardships claimed by an applicant are not recognized from a planning and zoning perspective in attempts to meet this Standard.
 3. The variance, if granted, will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property.
 - a. The variance request to not implement a fence along the northern property line poses a substantial detriment to the property owners to the north. The parking of

vehicles could take place on Lapp Lane and pedestrian foot traffic may access the site using the existing bike trail or through yards. There is a liability to the existing homeowner's association or homeowners if any accidents were to happen on this path or within the subdivision on the homeowner's property.

- b. Having a proposed Conditional use with the proposed intensity of including the plus 121,000 square feet of building floor area in a predominantly single-family neighborhood, and not having appropriate buffers diminishes property values within the neighbor from a planning and zoning perspective and the negative impacts on property values will be further reviewed in the real estate appraiser's report.
- c. Also, as previously noted in the Haeger Engineering, Preliminary Engineering Review "It appears from a civil and traffic engineering viewpoint that there is insufficient site frontage along 248th Avenue to support the proposed development. There is also an insufficient number of access points to accommodate the projected traffic volumes without causing congestion and delays." These factors need to be considered as part of the evaluation that the proposed development with variations "will not alter the essential character of the neighborhood and will not be a substantial detriment to adjacent property" Again, it is our professional planning and zoning opinion that the currently proposed Conditional Use does not meet this Variation Standard as required under the City of Naperville Zoning Ordinance.

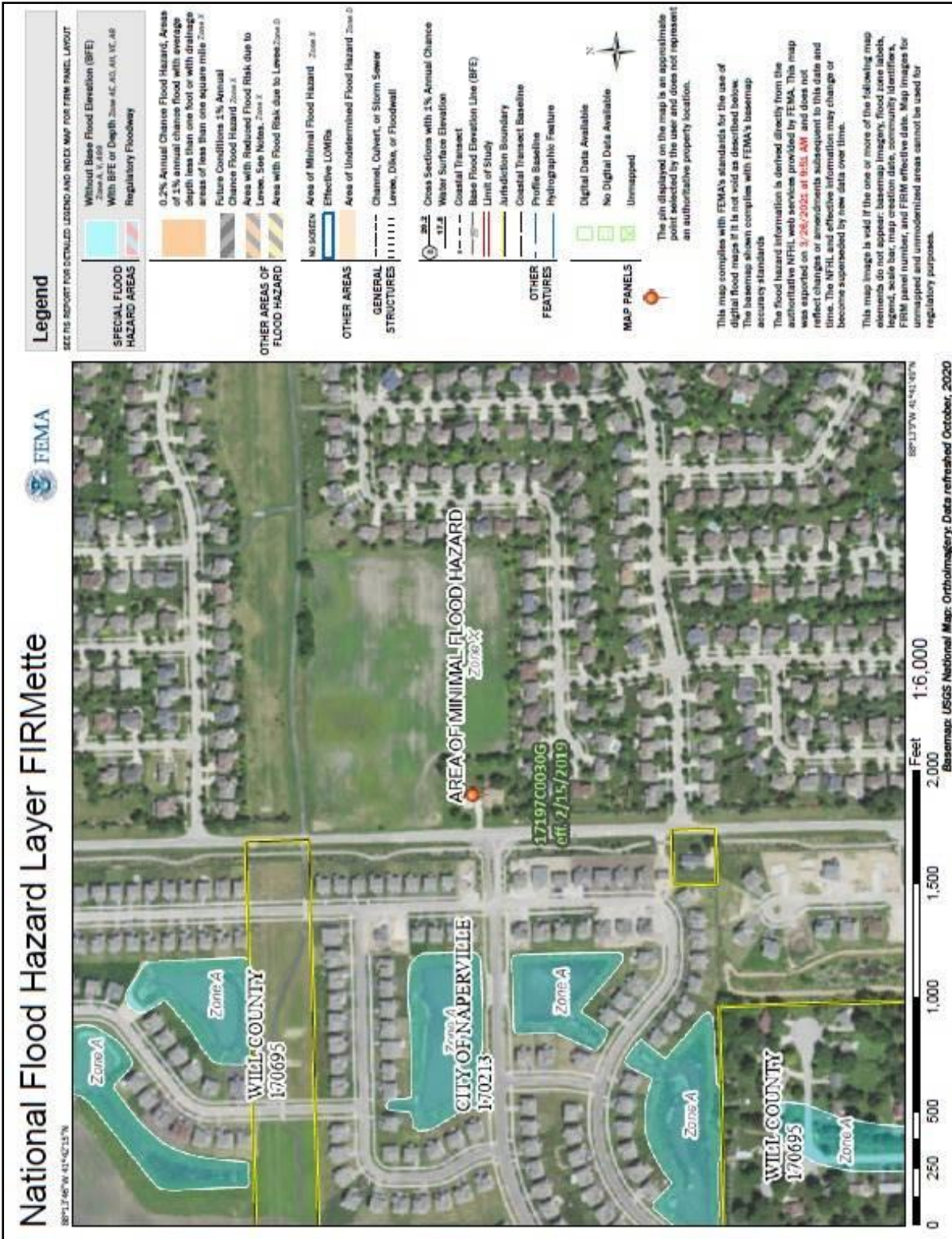
Conclusion:

It is our professional planning and zoning opinion that the proposed Conditional Use and Variation applications for a proposed 121,000 square feet mixed use development in a single-family neighborhood, does not meet the Conditional Use or Variation Standards as required under the City of Naperville.

Reviewed Documents:

1. Master Site Plan prepared by Intech Consultants dated 7/26/21.
2. Building Elevations prepared by Dome Designers dated 7/9/20.
3. Ordinance 11-191 – Annexation Agreement for the Property.
4. Property Restrictions Document recorded January 16, 1998 with recording number 98-004918.
5. Information available on the City of Naperville Website relate to the proposed Conditional Use with variations including the KOLA Traffic Impact Study.
6. Comprehensive Plan – Naperville dated March 4, 2020.
7. Zoning Ordinance – Naperville.
8. Preliminary Engineering Review by Haeger Engineering dated 7/30/21.
9. Revised submissions received on 7/30/21 via email with attachments.
10. The Market Evaluation by the Real Estate Appraisal & Consulting Services firm of Linberger & Company dated August 3, 2021.

Exhibit "A"



Christopher M. Heinen

2032 Cherrywood Circle, Naperville, IL 60565
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Summary

Experienced **Director/Senior Planner** skilled in urban planning, Economic and Community Development. Able to offer a larger range of expertise in the field of development including land acquisitions, entitlements and development. Capable of coordinating meetings and discussions with a wide array of individuals and negotiate and facilitate the needs of both sides. Experience includes:

Site Plan Reviews	Due Diligence
Annexation Agreements	Marketing Studies
Development Agreements	Budget Preparation
Comprehensive Plan Studies	Public Speaking
Zoning Ordinances	Supervision of Staff
Design Standards	Community Outreach
Special Use Permits	Variances

Professional Employment

Community Development Director, Village of Hawthorn Woods 2021-Current
Small Village in Lake County poised for economic and residential growth.

- Department Head for Community Development Department, which includes Economic Development, Building Department and Land Use and Zoning.
- Zoning Ordinance review and text amendments.
- Review of development cases including Annexation Agreements, Special Use Permits, Variances and Development Agreements.
- Oversee workflow within the Department.
- Customer Service to Hawthorn Woods residents.
- Prepare and present reports to Committee and Village Board meetings.

Senior Planner/Client Manager, Rolf Campbell Associates 2016-2021
Private consulting practice specializing in private and public clients.

- Department Head lead for staff and coordinating services to 8 community clients.
- Provided Economic Development Director services to the Village of Round Lake Beach and oversaw department, including the Building Department and Community Development.
- Assist clients with Community Development and Economic Departments in the following:
 - Zoning Ordinance review; including text amendments.
 - Comprehensive Plan updates and implementation.
 - Review of site development plans and annexation agreements.
 - Preparation of development agreements for Economic Development.
 - Presentations of staff reports to various Boards and Commissions.
 - Analysis of workflow and process and procedures for better efficiency.

Planner, City of Yorkville, IL

2014-2016

A unique City with two major highways with large commercial potential and located in one of the fastest growing counties in the State.

- Reviewed site plans for commercial and residential developments and prepared staff reports for the Plan Commission and City Council and made presentations.
- Assisted in the Comprehensive Plan update for the City.
- Review of zoning ordinance and preparation of text amendments.
- Worked with residents regarding residential permit requirements.
- Researched and implemented regulations for Alternative Energy.
- Researched and implemented regulations for Medical Use Cannabis.

Associate Planner, Village of Hoffman Estates, IL

2008

An up and coming community along a major highway with prime commercial and office real estate.

- Reviewed development proposals key for the development of the Village. Aided developers in the review process to gain approvals for projects. Prepared and presented memos and reports for these projects to the Plan Commission and Village Board.
- Coordinated the Community Development Block Grant Programs for the Village. Maintained several projects during the program year and secured block grant monies for future programs.
- Prepared Comprehensive Plan Update and Fee Schedule vital to the Village's growth.
- Worked on new Building Design Guidelines for Village to better ensure quality building within the Village.
- Prepared a bike plan for the Village using GIS.

Planning & Zoning Manager, Orleans Homebuilders, Schaumburg, IL 2005-2008

An established homebuilder along the East Coast, which has recently expanded its operations to the Chicagoland market.

- Responsible for land entitlements which included preparing due diligence material for new projects and preparing profit analyses to allow for the greatest profitability.
- Negotiated annexation and development agreements with several municipalities for perfecting land entitlements.
- Presented projects to Municipal Commissions, Councils and Boards. Gained approvals on all projects that were presented.
- Hosted and facilitated neighborhood meetings for the proposed projects. Answered all questions and comments in a professional manner and eased any concerns that arose.
- Prepared budgets for land entitlement and land development. Updated and maintained budgets periodically during the timeline for each project.
- Aided in land acquisitions on several projects. Performed market research for new and existing communities and prepared reports for the CEO's of the company.

Planner, City of Aurora, IL

2001-2005

Noted as the second largest city in Illinois, the City experienced tremendous growth in the past ten years.

- Reviewed development proposals ranging from residential, commercial and industrial. The reviews included preliminary plans and plats, final plans and plats, landscape plans, and building elevations.

- Prepared presentations for the Planning Commission and City Council.
- Worked in conjunction with other City departments in reviewing proposals and aiding developers in the City's approval process.
- Worked on Zoning Ordinance re-write for the City of Aurora and prepared a Comprehensive Plan study of residential uses within the City limits.
- Helped create new database for the Community Development Department, which is being used to date.
- Worked with the general public in interpreting the Zoning Ordinance, Sign Code and design guidelines.

Education

Iowa State University, College of Design
Bachelor of Science in Community and Regional Planning.

2000

Software

Geographic Information Systems. ArcMap 9.
Microsoft Office. Access, Word, Excel, PowerPoint.