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October 14, 2020

Ying Liu  
Project Manager  
City of Naperville  
400 S. Eagle Street  
Naperville, Illinois 60540

Re: Heritage Place

Dear Mrs. Liu:

On behalf of my client, Ram West Capital, LLC, we have submitted revised plans for consideration at the October 20, 2020 City Council meeting. We appreciate the City's cooperation in our efforts to drive toward a compromise plan that creates the type of win-win-win that the City Council has long discussed with respect to this unique property.

The core consideration offered in the revised plan is the elimination of four dwelling units. With this change we have eliminated the lot area variance and the proposed plan now complies with the applicable R-2 density requirements.

The revised plan eliminates one dwelling unit in the Kroehler Mansion. The revised plan also eliminates one unit in each of the 3 southernmost buildings along Columbia Street. This reduction in density results in some specific plan improvements:

1. The Kroehler Mansion is now proposed as a 2-unit building. This change will improve the floor plan layout and facilitate the opportunity to preserve key historic elements on the interior of the Kroehler Mansion (i.e. mosaic tile entrance). While this is not required pursuant to the City's Historic District standards, we are actively working with the State Historic Preservation Office (SHPO) on these renovation efforts.
2. Six of the proposed units will now accommodate a first-floor master bedroom. This change will help diversify the product offering and address the growing demand for multi-generational housing.
3. The two southernmost buildings on Columbia Street have been reduced from 5-unit to 4-unit buildings. The building immediately north of the Pocket Park has been reduced from a 4-unit to a 3-unit building. These changes reduce the footprint of each of these three buildings by six feet (6'). As a result, the changes help reduce the massing of the buildings, allow for greater separation between buildings and provide a larger Pocket Park.

4. The setback for the building at the southwest corner of School Street and Columbia Street has been increased from twenty-two feet (22') to twenty-five feet (25'). This is technically a side-yard where only fifteen feet (15') is required by Code but additional accommodation is being offered where possible due to the reduced right-of-way on School Street.
5. The front yard setback for the building fronting School Street has been increased from twenty-two feet (22') to twenty-five feet (25').
6. The northernmost entrance on School Street has been eliminated. This refinement will reduce the number of potential traffic conflicts between the proposed development and existing residents utilizing the alley access on School Street.
7. The pocket park has been increased from fifty feet (50') to sixty feet (60'), providing more usable open space for residents of the neighborhood.

The proposed revisions are consistent with the efforts of the development team to work with and refine plan details in response to community questions and concerns. We have increased setbacks. We have reduced building footprints. We have addressed traffic conflicts. We have entirely eliminated the density variance. With the revised plan, we don't just preserve, but we improve the Kroehler Mansion for generations to come. We don't just replace College Park, but we significantly improve community access to open space. We have created a project that provides undeniable public benefits, meets applicable legal standards and is deserving of your support.

Sincerely,

*Russell G. Whitaker, III*

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