

ISSUES WITH THE STEERING COMMITTEE (SC)

For the following reasons I believe that, moving forward, the SC is not the group that will solve the problem with the neighbors bordering on 5th Avenue. I believe the neighbors, once given an opportunity, will show us how to develop 5th Avenue using available resources from Ryan Companies and the City of Naperville. After all these good people have a vested interest in this land development, more so than any other group. I trust their sincerity in wanting a development that will be reasonable but yet contribute to the entire City.

- 1. Many members of the SC do not have a clue what it is like to live along this stretch of land – 5th Avenue. During their deliberations, the SC did not discuss the main issues of the neighbors, that is, Height and overall Density of the development.**
- 2. The SC never discussed the three buildings that are very close to 6 stories tall.**
- 3. The SC never discussed what types of buildings are acceptable, by the neighbors, within the 5th Ave complex.**
- 4. The SC never discussed the marketing survey that Ryan Companies refers to in their concept development.**
- 5. The SC had very limited time to understand the contents of the 5 working groups and their conclusions. They were rushed to a consensus.**
- 6. The SC has no knowledge about the cost of buildings, or the associated return on investment requirements, that will be included in the 5th Ave complex. This lack of context precludes the ability to make a truly comprehensive recommendation.**
- 7. The SC never discussed storm water abatement and what current methods might resolve the issue for the Park Addition. The subject of applying for grants was not raised. While there was a recognition of a potential problem, there was no clear discussion of a solution.**

Submitted by Dr Bob Buckman