

Response to Factors for Consideration of a Certificate Of Appropriateness Application:

Compatibility with District Character: *(The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the character of the historic district in terms of scale, style, exterior features, building placement and site access, as related to the primary facade(s), in rendering a decision to grant or deny a certificate of appropriateness.)* The proposed development has incorporated the existing building structure as an integral part of the overall development. As indicated in our submittal we have incorporated design concepts to preserve the scale of the existing building structure including setting the face of the new construction back from the existing structure to maintain the building as a feature element. The overall architecture of the development is of a historical vernacular in keeping with the spirit of downtown Naperville.

Compatibility with Architectural Style: *(The Commission and Zoning Administrator shall consider the compatibility of the proposed improvement with the historic architectural style of the building or structure to be modified by the certificate of appropriateness request.)* The architecture of the existing structure to remain on the building site is of a Romanesque architectural style. The adjacent building structure has been designed in a manner not to compete with the architecture of the existing building, but to complement. The development has been broken up into multiple forms with historical detailing including window detailing, stone banding, cornice details.

Economic Reasonableness: *(The Commission and the Zoning Administrator shall consider the economic reasonableness of any recommended changes determined to be necessary to bring the application into conformity with the character of the historic district.)* As part of the development we intend to expand the existing building structure to the east to make the general space an economically viable tenant space. This expansion is not visible from Washington Street.

Energy Conservation Effect: *(In making its determinations, the Commission and Zoning Administrator shall consider the effect that any recommended changes may have on energy conservation.)* We anticipate the replacement of the current windows at the existing building structure and intend to replace the window units with historically correct metal clad units that meet the requirements of the current energy codes.

Application of Regulations: *(The Commission and Zoning Administrator shall not impose specific regulations, limitations, or restrictions as to the height and bulk of buildings, or the area of yards or setbacks, or other open spaces, density of population, land use, or location of buildings designed for conditional uses except as applicable for compliance with the underlying zoning district.)* The proposed development currently meets the zoning requirements for the Downtown district including FAR, building height, setbacks, and parking requirements.

If you have any questions, please contact me.

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