

# FAIRMEADOW OPPOSITION TO NAPER COMMONS

City of Naperville

Before the Planning and Zoning Commission

# FAIRMEADOW AREA

Nokia and Fairmeadow Aerial Review (County GIS, Google Earth)

Before 1957: Large farming (farmstead) tract with multiple drain tiles

1957-1987: Fairmeadow, Initial complex, open or ball fields

1984: Danada-Hesterman Drain Project (north)

1998: Temporary parking and ball fields, small berm, building expansion

2002: Full parking and berm west, townhomes south, campus expansion

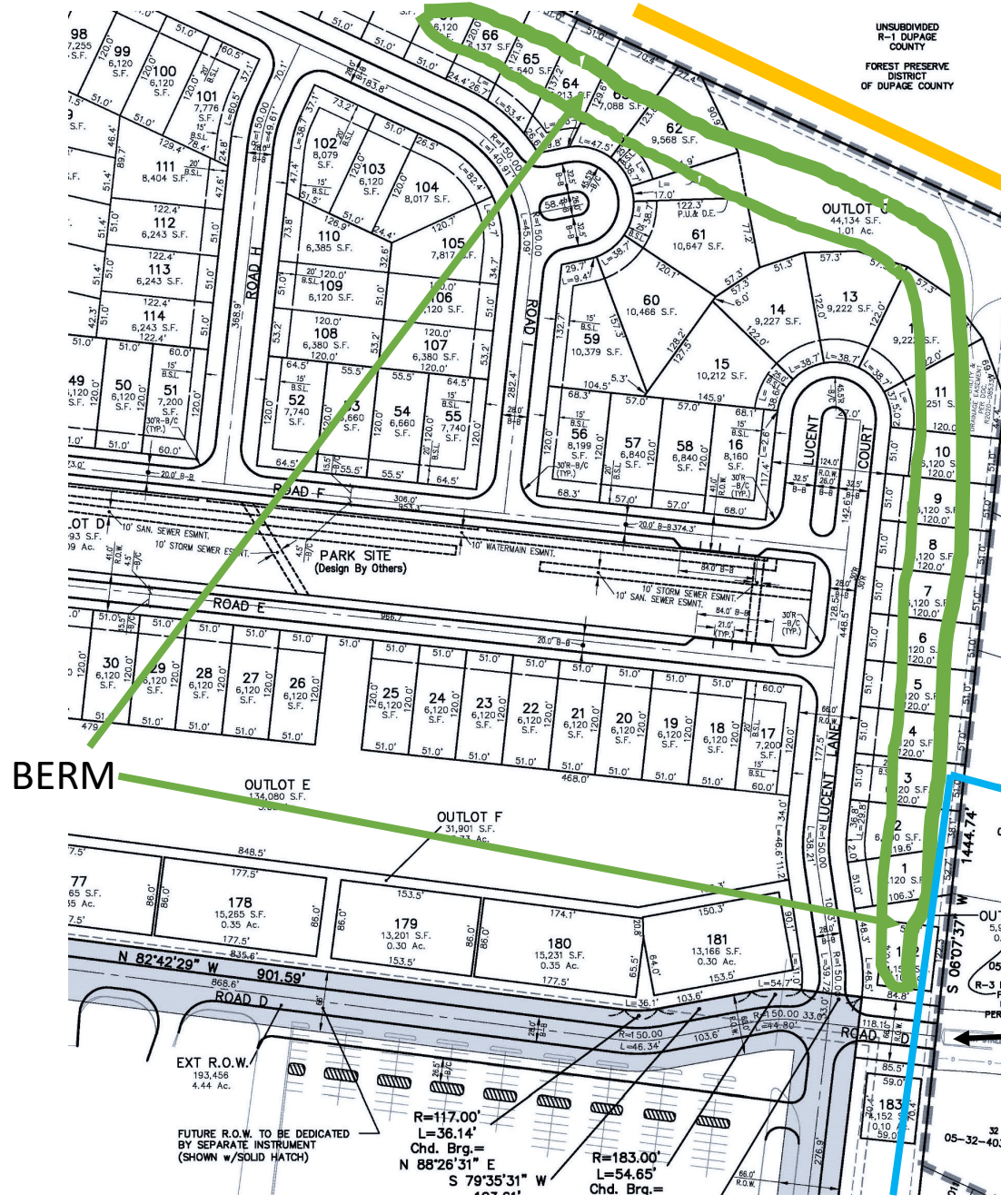
2007: Office building (southeast)

Fairmeadow Subdivision Developed in 1956-1958 (remains unincorporated)

City of Naperville (contiguous to west and south)

Naperville approved office over Fairmeadow drainage objections

Predicted drainage problems from office development exist today



Danada-Hesterman Drain

TIM & KAREN FELDBALLE

Rebecca Rogers

Boecker Family (2 lots)

Ted Berger

Marty Fielder

Central Fairmeadow Drain

JEFF & JEN BANOWETZ

Jim Guzdiol

Daniel & April Hajek

Partial Township Street

Dean & Lynn Grant

JD BUTT

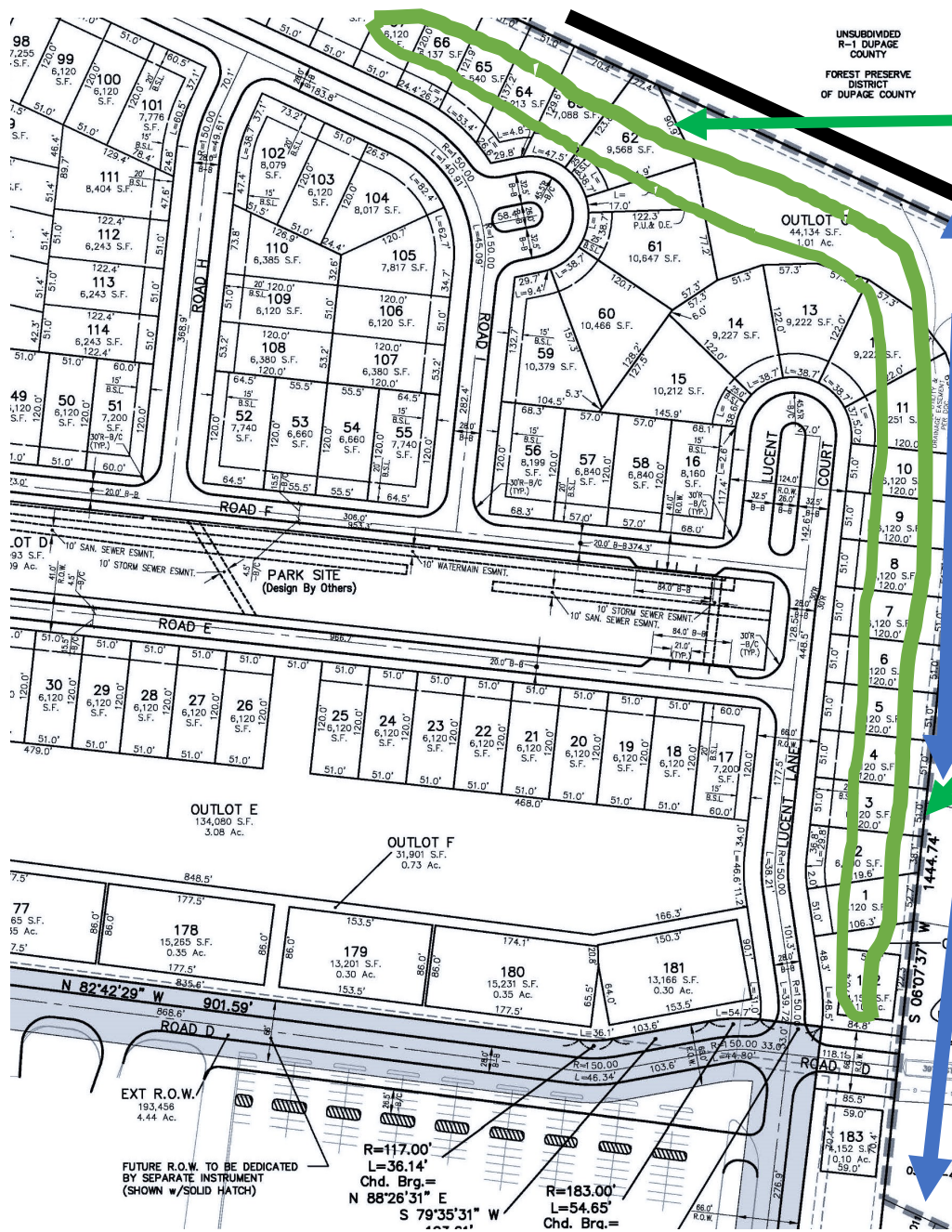
Robin Jones, HOA

BERM

FUTURE R.O.W. TO BE DEDICATED BY SEPARATE INSTRUMENT (SHOWN w/SOLID HATCH)

R=117.00'  
L=36.14'  
N 88°26'31" E  
S 79°35'31" W

R=183.00'  
L=54.65'  
Chd. Bra.=



**BERM**

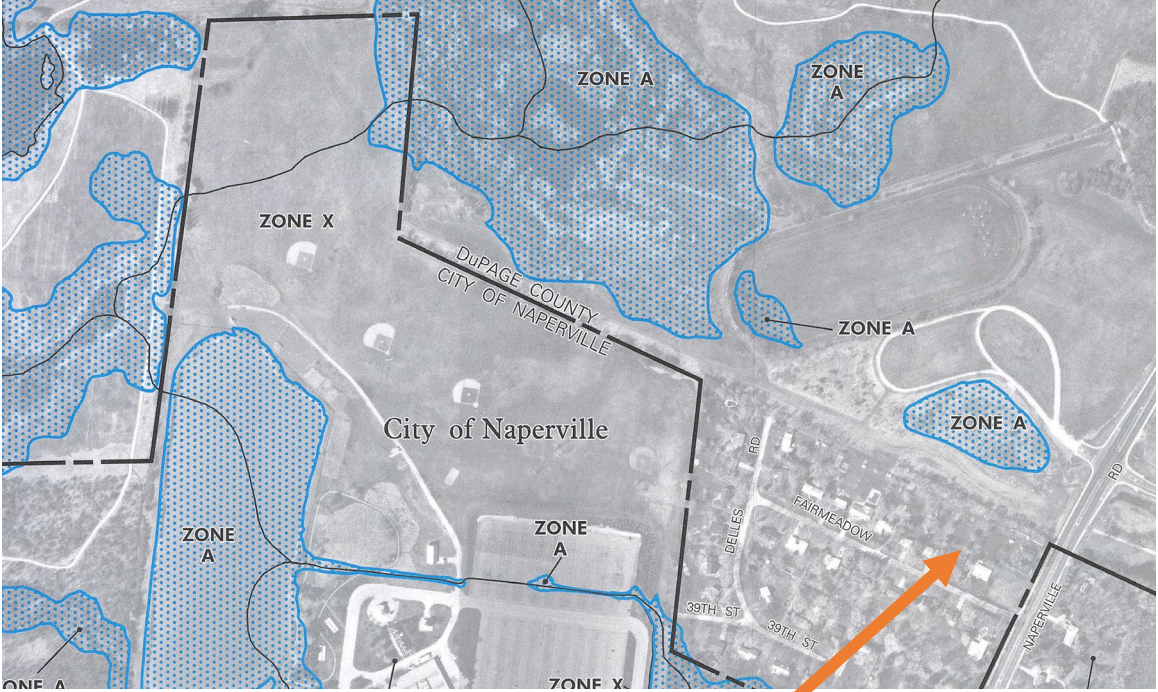
**HESTERMAN**

**FELDBALLE**

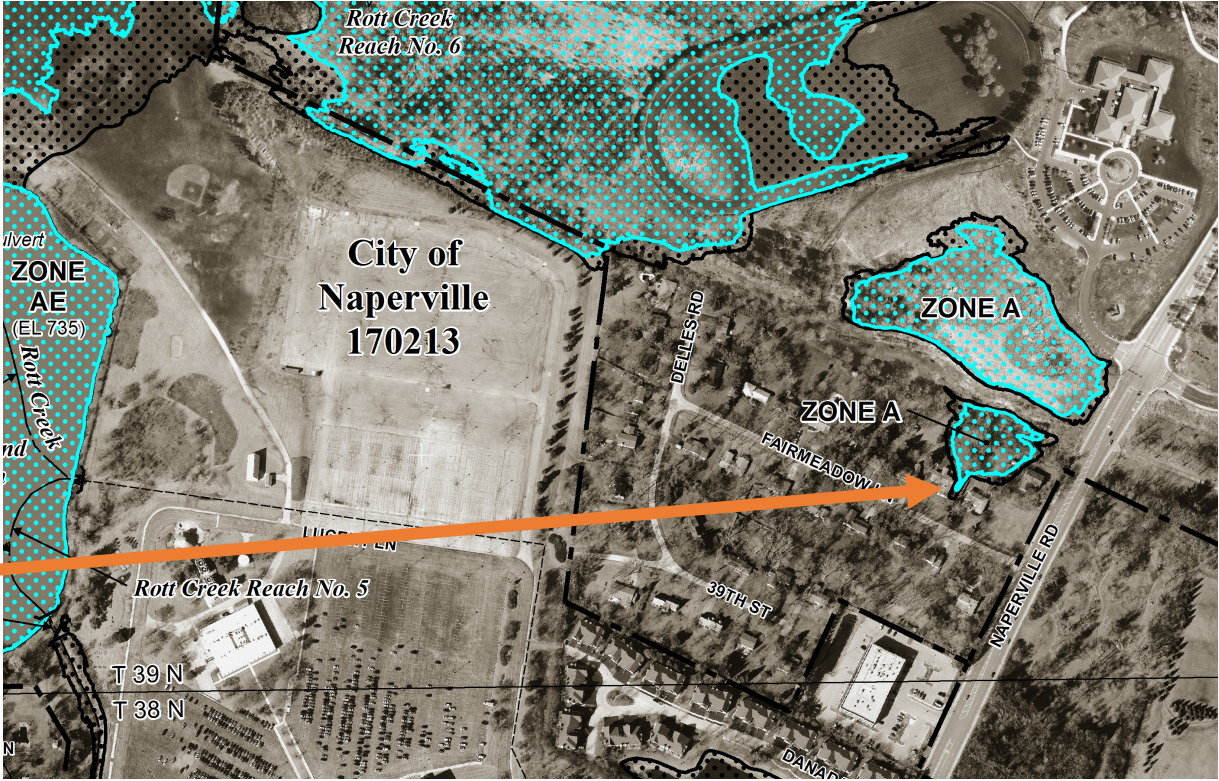
**DRAINAGE**

**BANOWETZ**

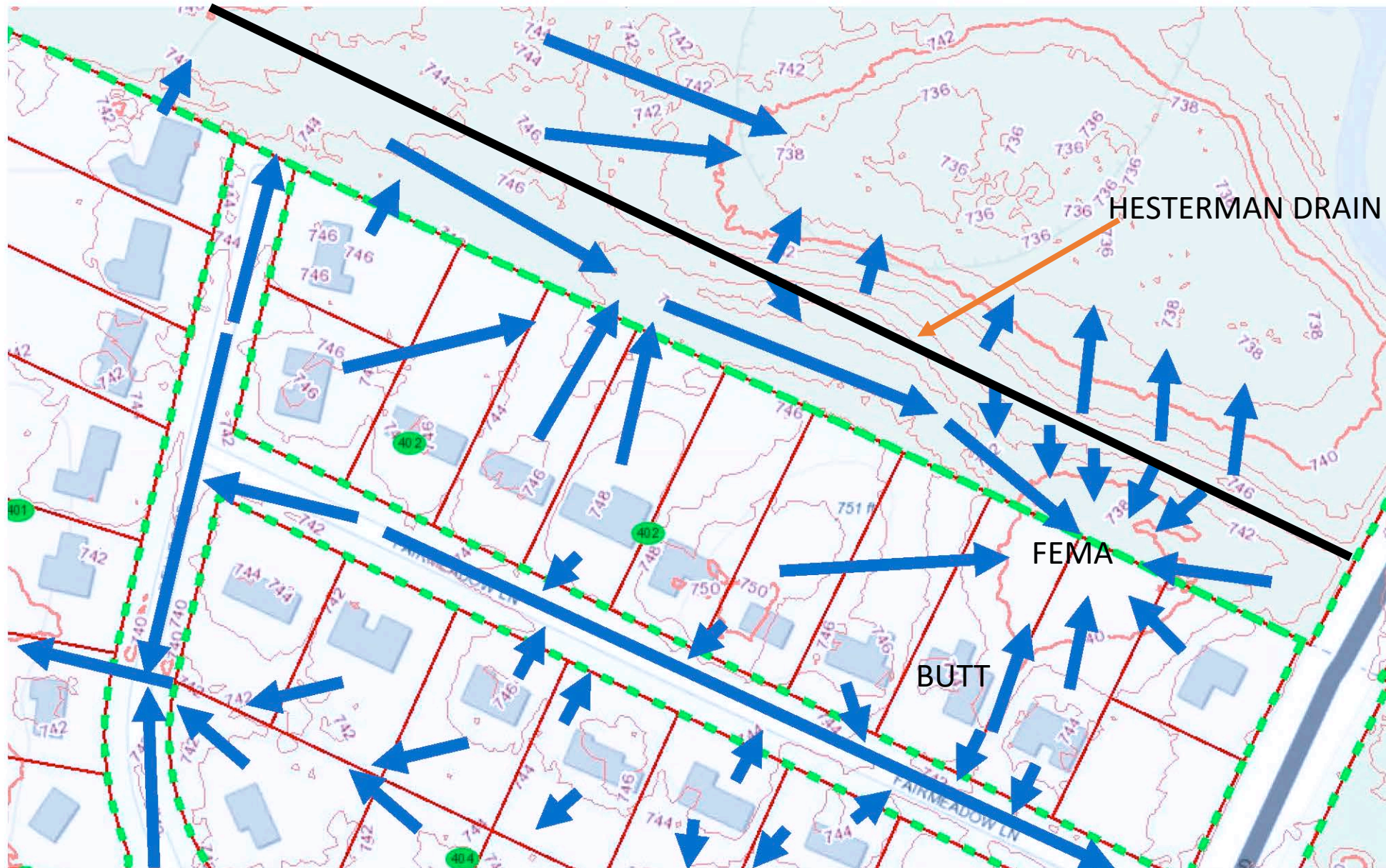
# DANADA-HESTERMAN DRAIN IMPACT



FEMA MAPS BEFORE (LEFT) AND AFTER (RIGHT)



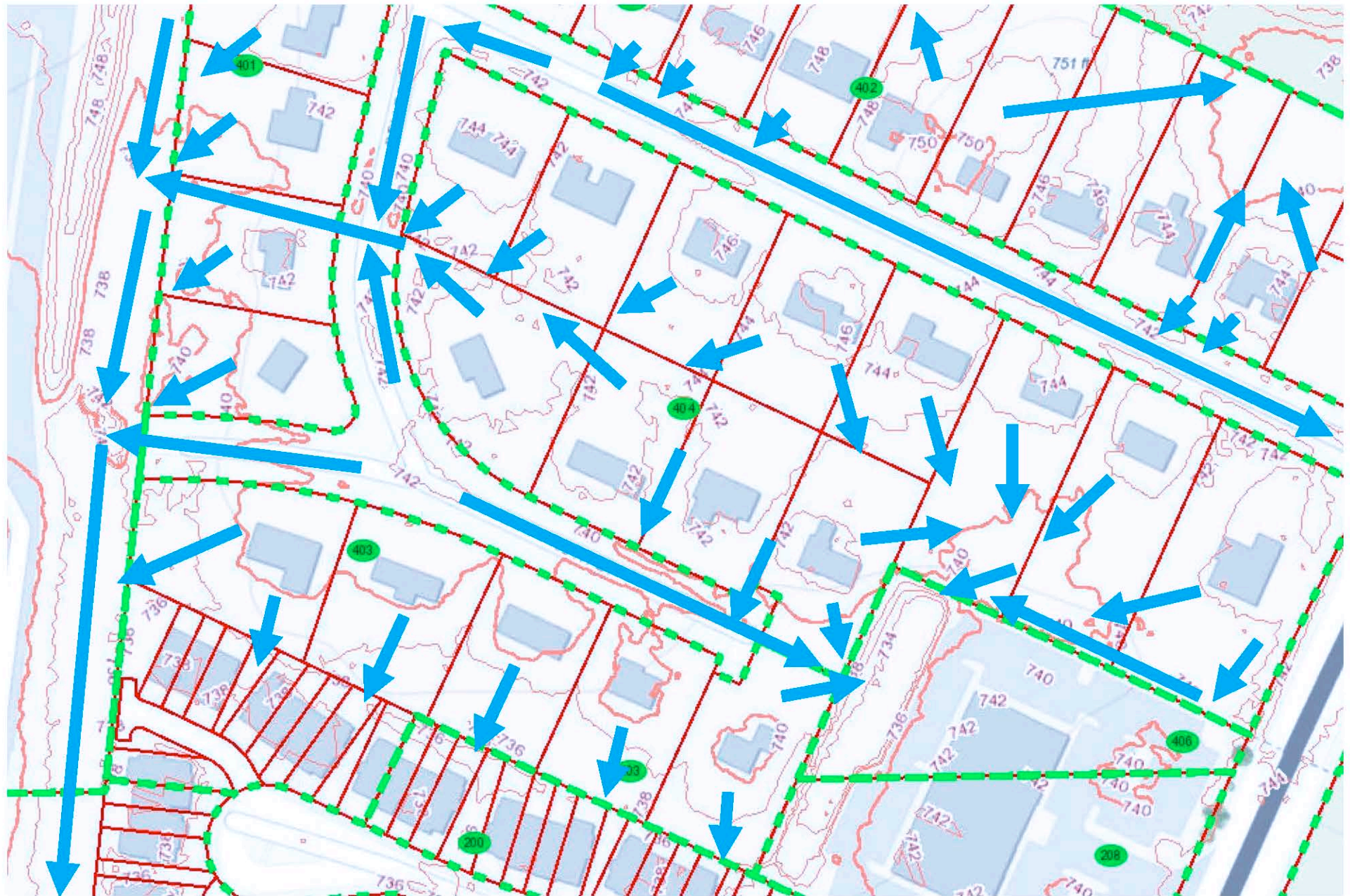
BUTT PROPERTY

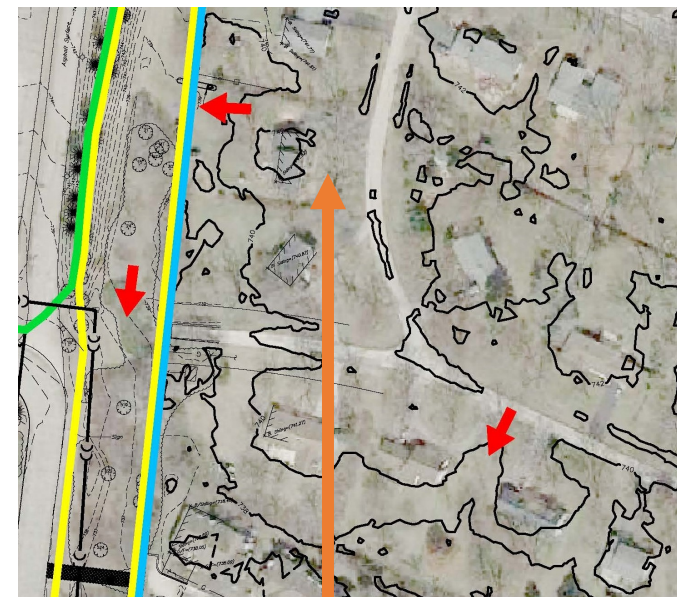
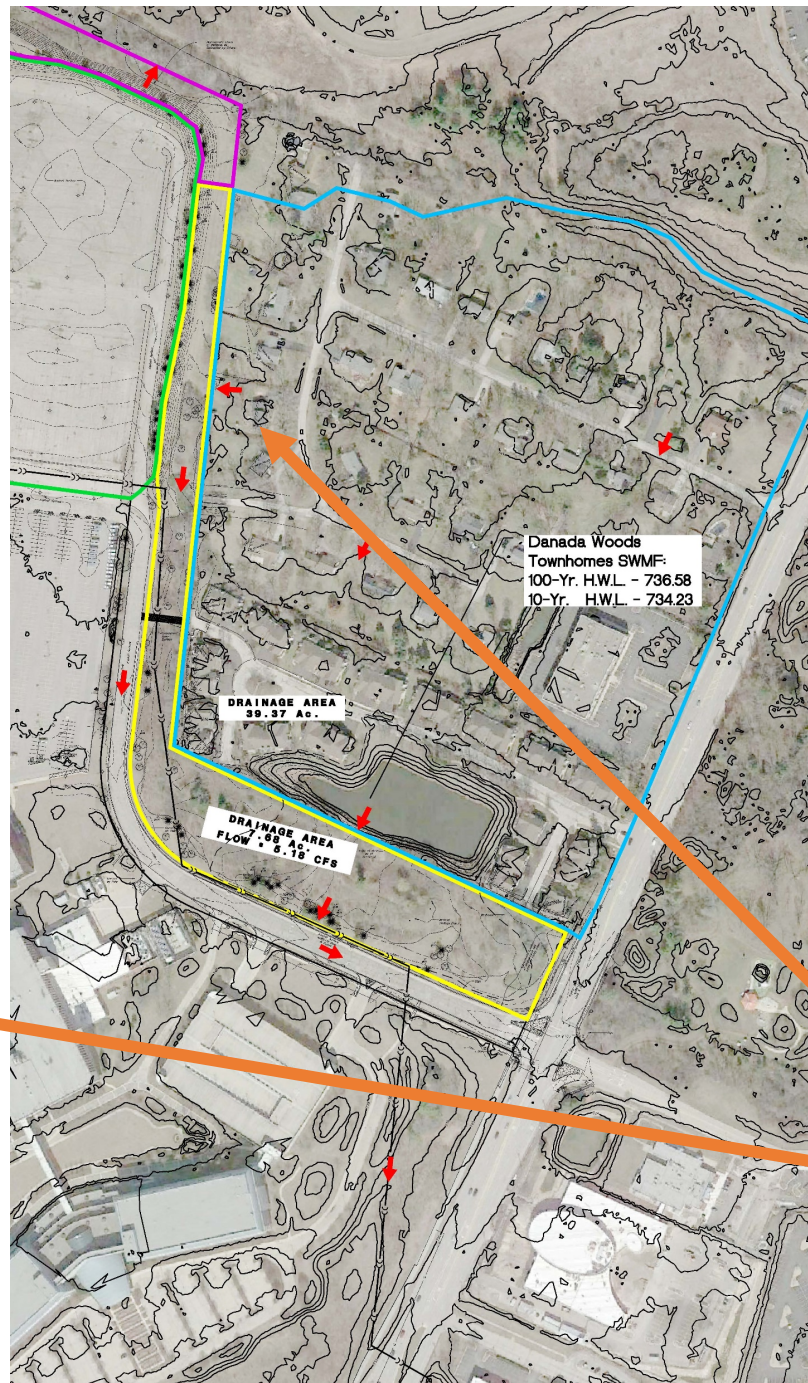
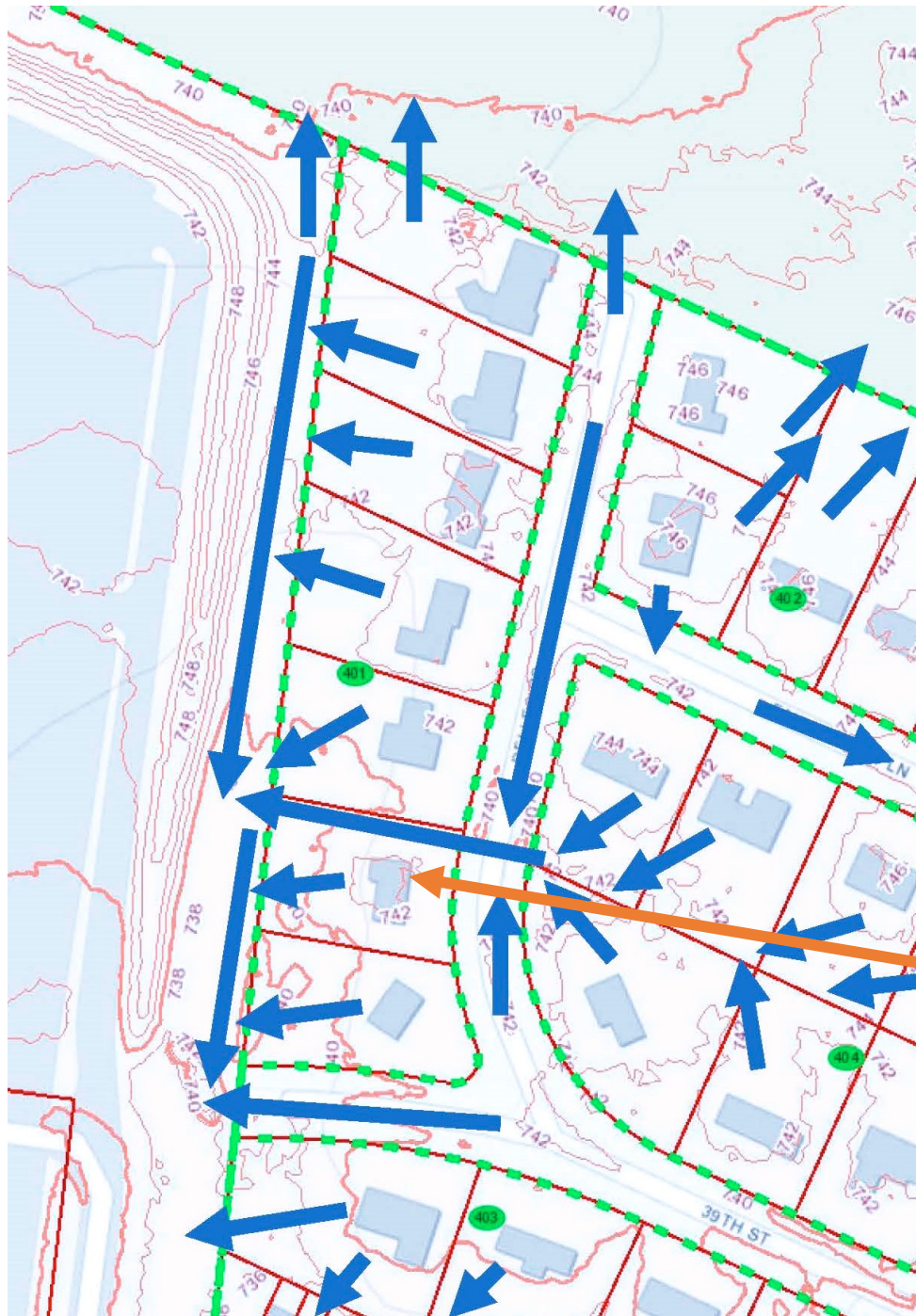


HESTERMAN DRAIN

FEMA

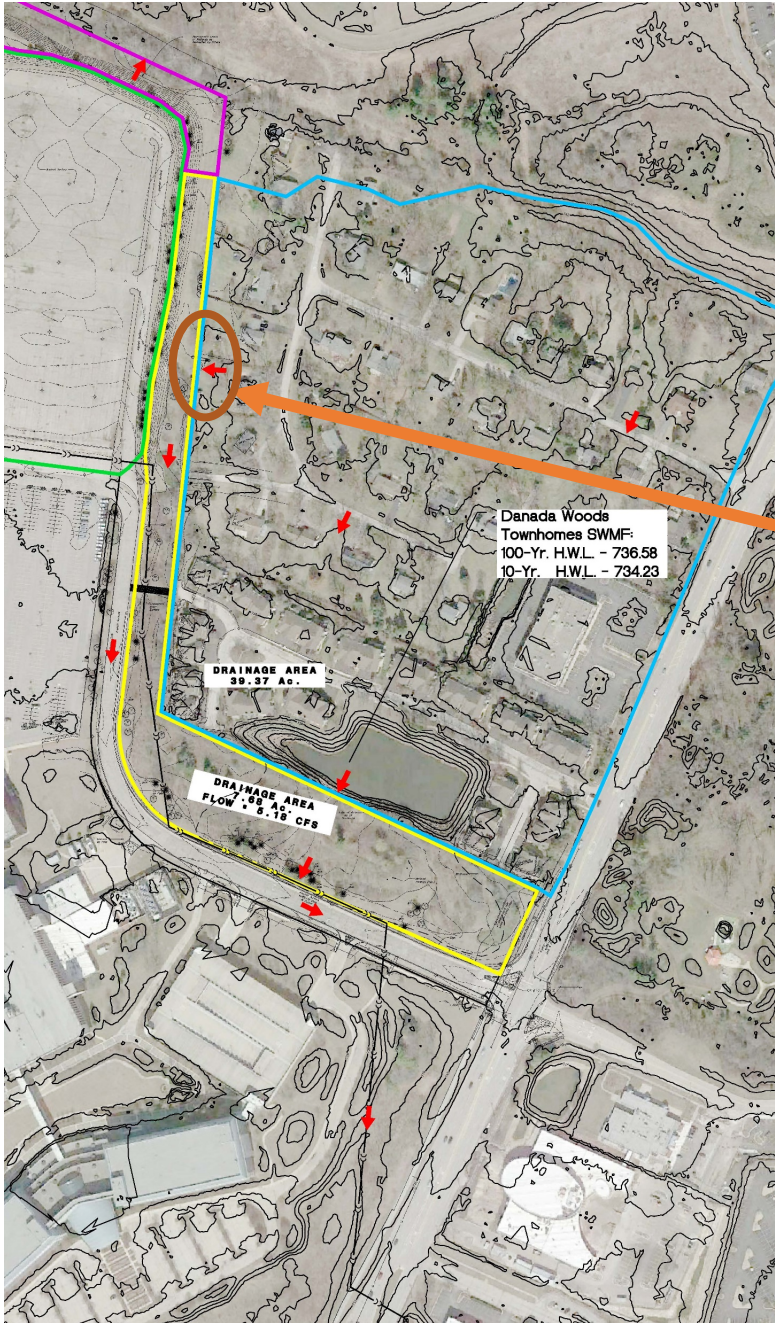
BUTT



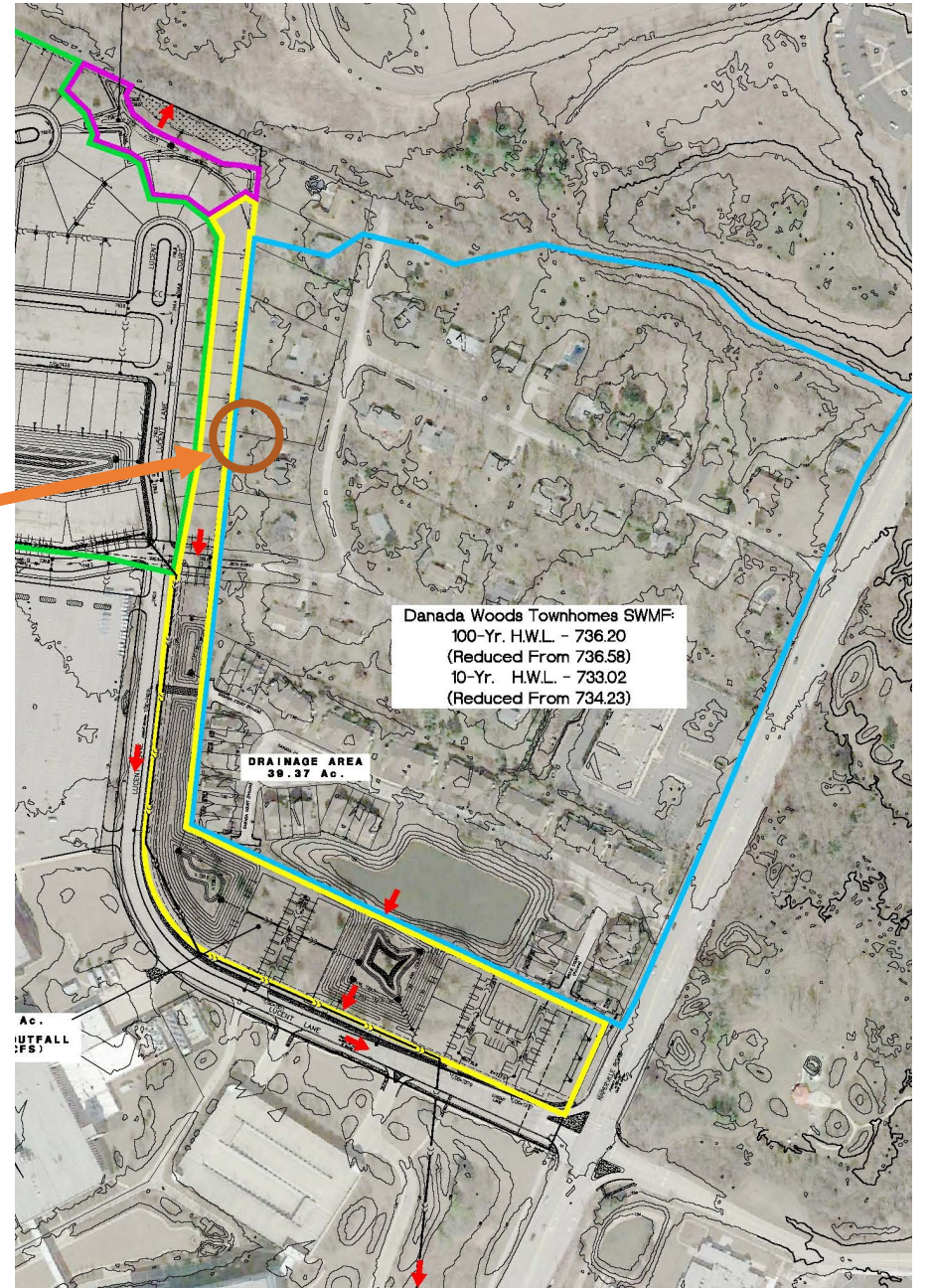


**BANOWETZ**



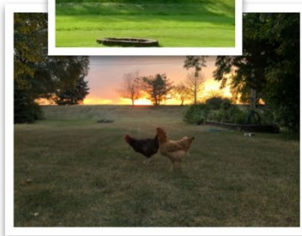
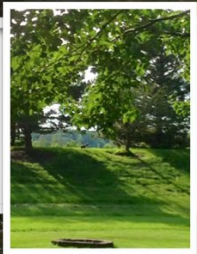
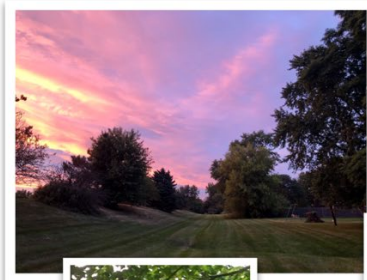


**BANOWETZ**

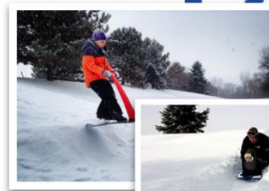




# FAIRMEADOW BERM SUMMER/FALL



# FAIRMEADOW BERM WINTER/SPRING



# CITY OF NAPERVILLE

## COMPREHENSIVE MASTER PLAN

### 1998 EAST SECTOR PLAN

#### Goal 1: Preserve/create high quality residential developments.

##### **Policies:**

- ◇ Require residential developments to include adequate open spaces, in either private yards or common areas, to provide for residents' open space and recreational needs.
- ◇ Protect residential neighborhoods from the encroachment of incompatible activities or land uses which may have a negative impact on a residential environment.
- ◇ Give priority to the protection, rehabilitation, and improvement of existing neighborhoods and communities through code enforcement and preservation.
- ◇ Retain the overall low density residential character of this sector as indicated on the future land use map.

#### Goal 2: Promote diversity in housing types (detached single-family, duplexes, townhomes, apartments) and costs.

##### **Policies:**

- ◇ Use zoning regulations to promote a mixture of lot sizes and housing types.
- ◇ Encourage developers to combine a variety of housing types such as townhouses, duplexes, and apartments blended with single-family detached units in a unified and imaginative land use arrangement through the planned unit development process.
- ◇ Medium/high density residential development should be located to provide accessibility and a transition between low density residential and more intensive uses or transportation elements.

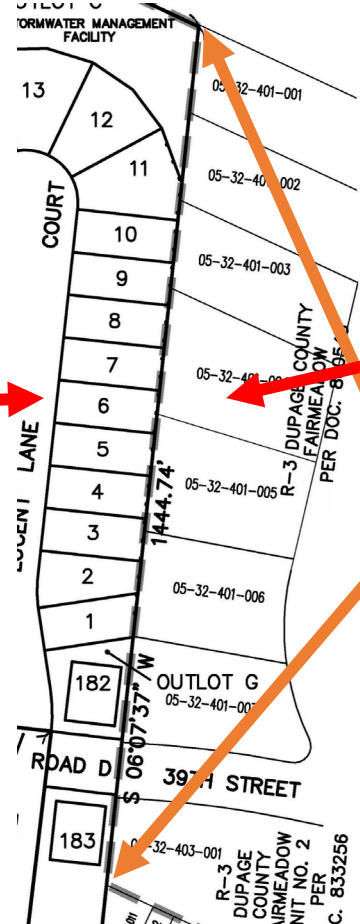
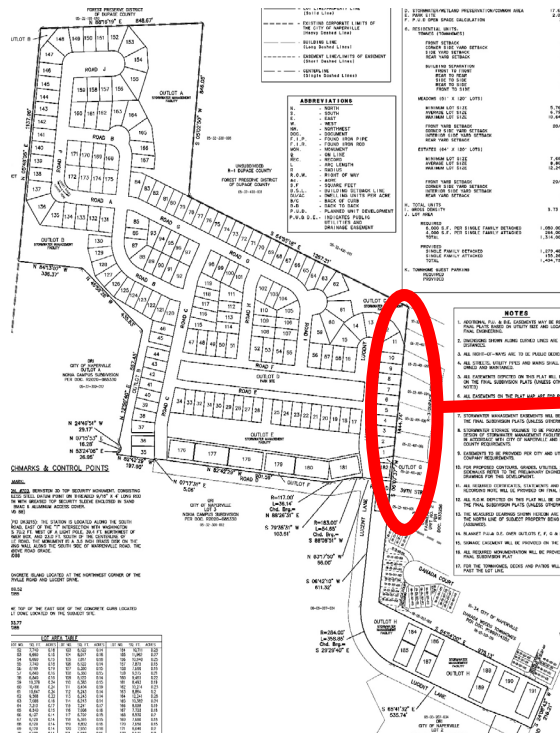
#### ***Implications for Future Land Use - Residential***

While this plan seeks to encourage a variety of housing types and sizes (including townhouses, duplexes, and apartments), the East Sector will maintain its predominately low density residential character. Approximately 8,689 acres (49 percent of the total East Sector land area) have been allocated for low density single-family residences. This land area includes over

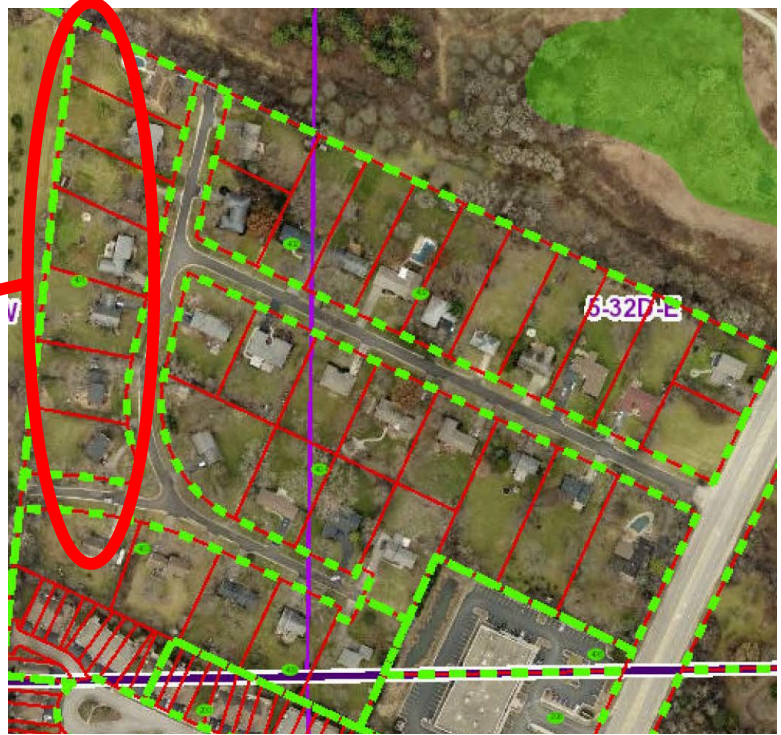
620 acres of vacant land. It is anticipated that most of this land will be developed for single-family detached housing at a modified gross density of 2.5 dwelling units per acre. (Modified gross density is the number of dwelling units divided by the residential acreage including land utilized for residences, road right-of-way, detention facilities, open space, and land dedicated for school and park purposes. This calculation does not include land intended for nonresidences, such as churches, day care centers, commercial, or any other nonresidential structures.) The modified gross density of 2.5 dwelling units per acre is intended to apply to any vacant properties that are zoned or platted after the adoption of the 1998 East Sector Plan. Residential developments zoned or platted prior to the adoption of this plan may have densities that exceed 2.5 dwelling units per acre. Residential development occurring on infill sites will also be subject to the City's teardown and infill development policy.

. . . .When changes to the residential densities indicated on this plan are proposed, the City should consider such factors as neighborhood character; compatibility of land uses; and impacts on livability, services, community facilities, schools, and traffic levels. Because most new residential developments will occur as infill development, they must be compatible with surrounding properties and exhibit extreme sensitivity to the preservation of natural features and existing residential developments. The City will take into consideration the prevalent characteristics of an area when reviewing individual development projects.

# DENSITY COMPARISON

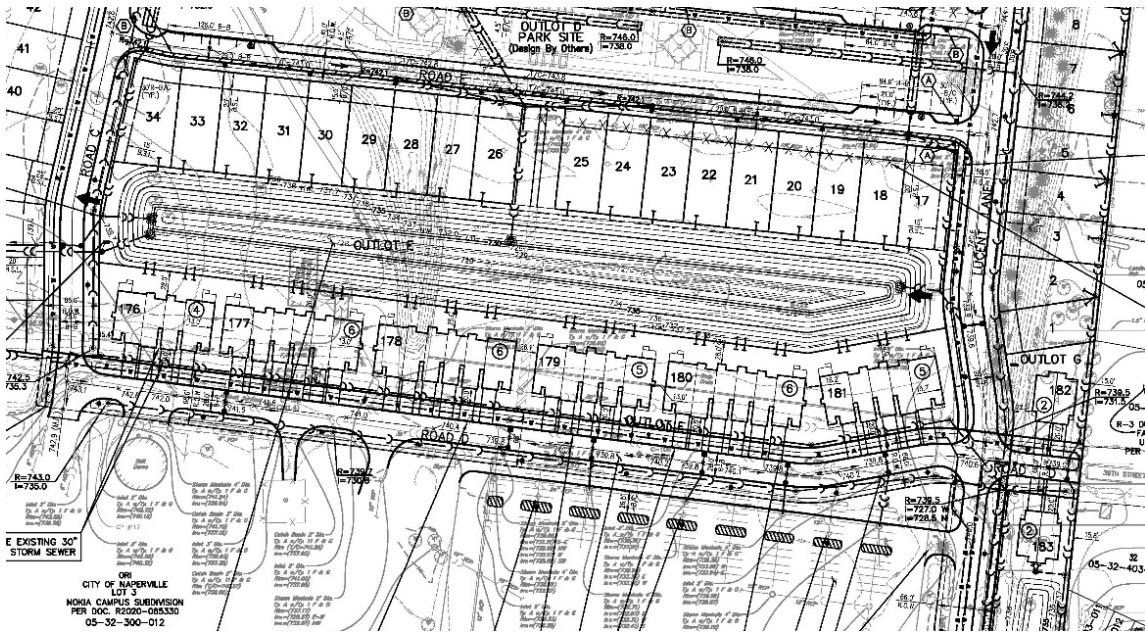


+/- 1,013 FT  
8 existing to  
be matched  
with 17 homes  
on less land



TOTAL ACRES: 64.63 (51.55 1xFam)  
TOTAL UNITS: 241 (175)  
UNITS PER ACRE: 3.73 (3.39)  
COMPARED TO PLAN: 149% (136%)

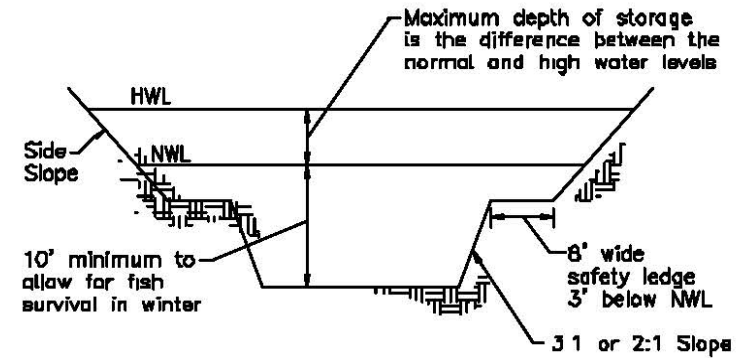
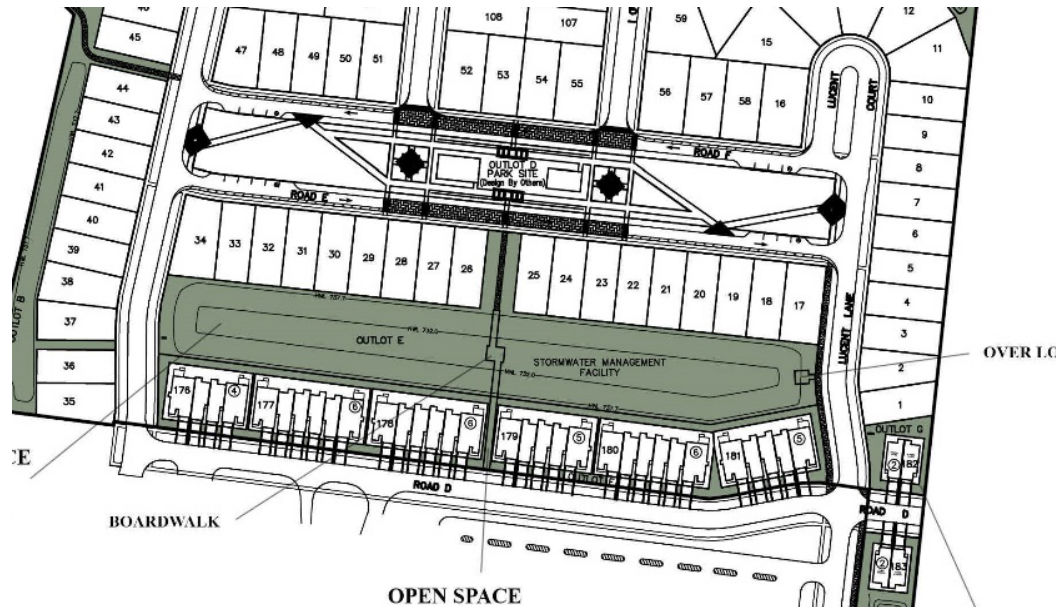
TOTAL ACRES: 26.1  
TOTAL UNITS: 36  
UNITS PER ACRE: 1.38  
COMPARED TO PLAN: 55%



# UNEXCEPTIONAL AMENITY

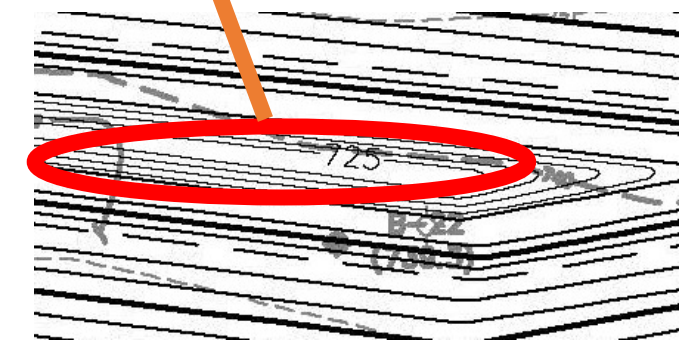
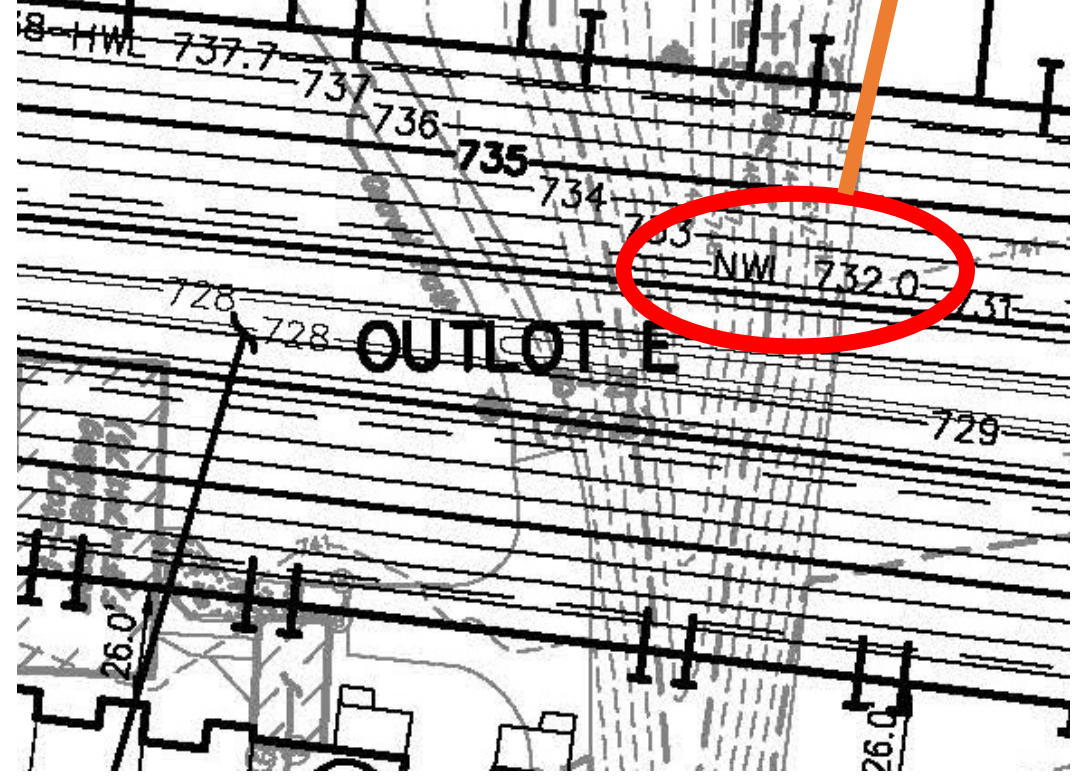
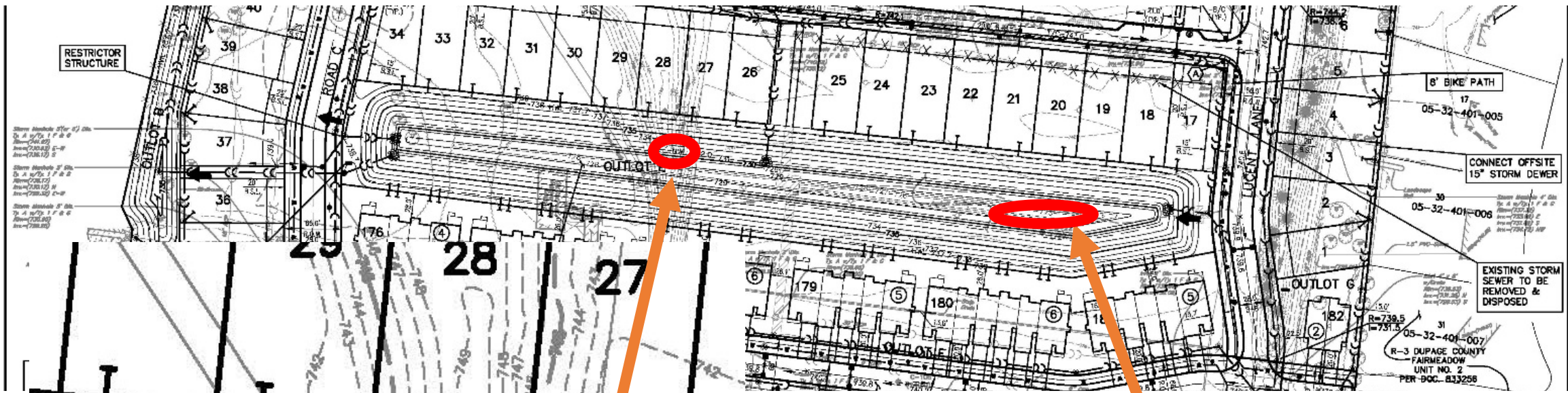
## BLUE WATER FISHING POND IS ILLEGAL *NOT ALLOCABLE OPEN SPACE*

At least one quarter of the detention pond area (as measured at the normal water level) shall have a minimum depth of 10 feet below the normal water level to provide a refuge for fish to survive during the winter.



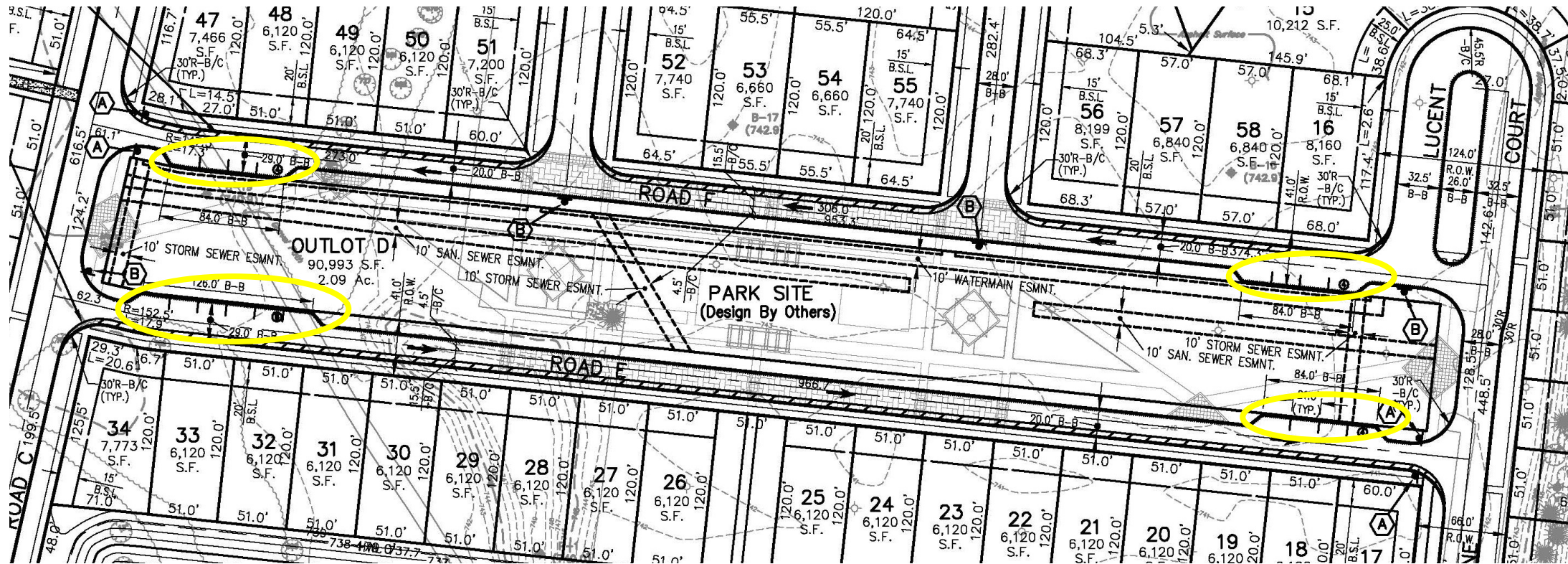
TYPICAL WET (RETENTION) BASIN

A detention pond must have an 8 foot wide safety ledge located 3 feet below the normal water level where emergent plants are not desired, unless a justification is otherwise provided and approved by the City Engineer. This safety ledge provides a stopping point for someone who may have inadvertently fallen into the water.



NORMAL WATER LEVEL IS 732.0  
 AT LEAST 25% MUST BE 10' DEEP, OR 722.0  
 DEEPEST PART OF POND: 7' DEEP, OR 725.0  
 0% OF THE POND IS 10' DEEP  
 HIGH WATER LEVEL OF 737.7

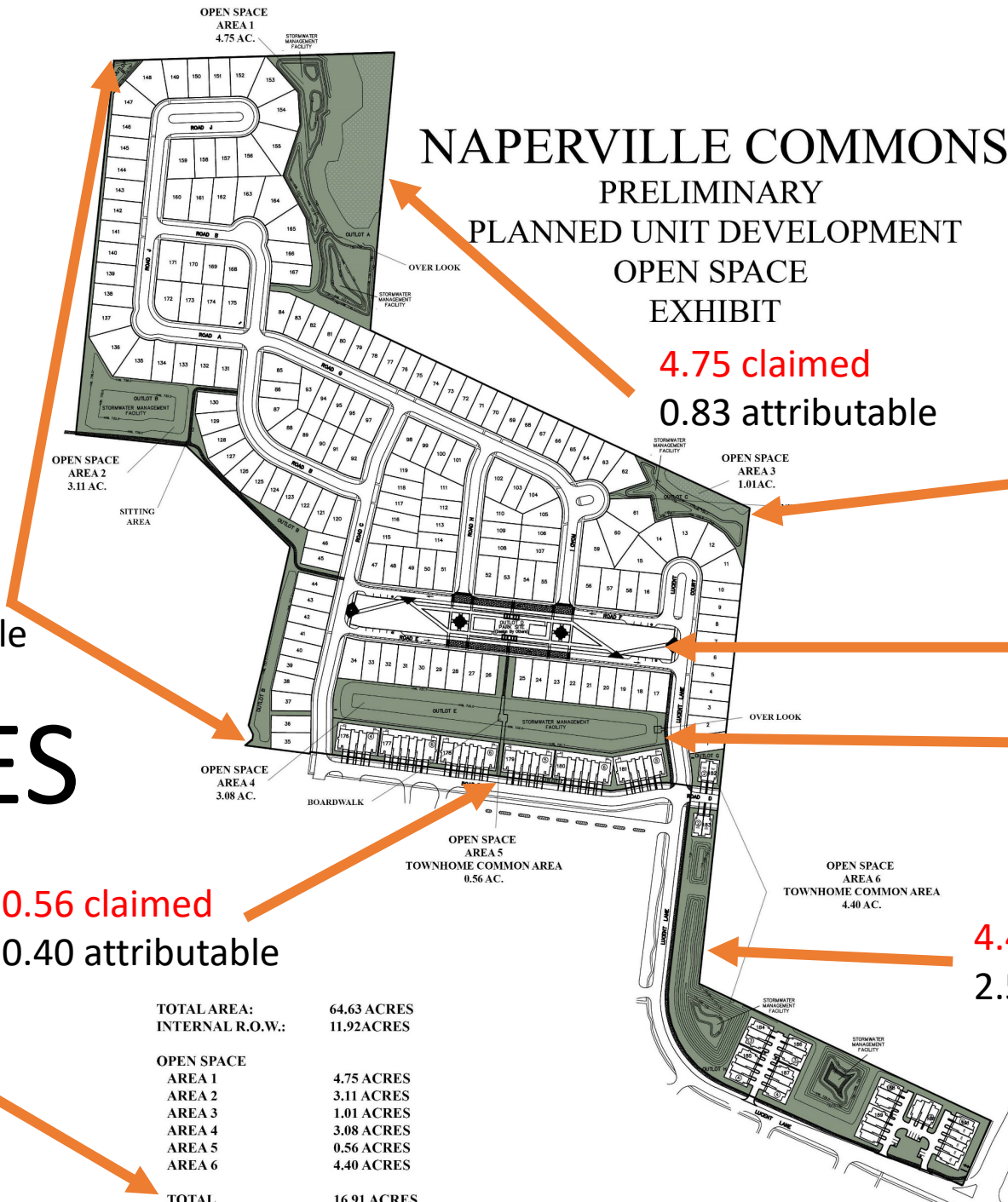
**2.09 acres of park space is simply inadequate, 6-4-3(4)  
640 RESIDENTS = 5.53 PARK ACRES (8.6 ac: 1000 res)**



**18 parking spaces (of 25 required), Sec. 6-9-3(7)  
Zero (0) accessible spaces**

69% OF THE  
16.91 ACRES  
IS NOT  
OPEN SPACE

NAPERVILLE COMMONS  
PRELIMINARY  
PLANNED UNIT DEVELOPMENT  
OPEN SPACE  
EXHIBIT



4.75 claimed  
0.83 attributable

1.01 claimed  
0.04 attributable

3.11 claimed  
1.12 attributable

PARK EXCLUDED

3.08 claimed  
0.34 attributable

5.23 ACRES

AT  
BEST

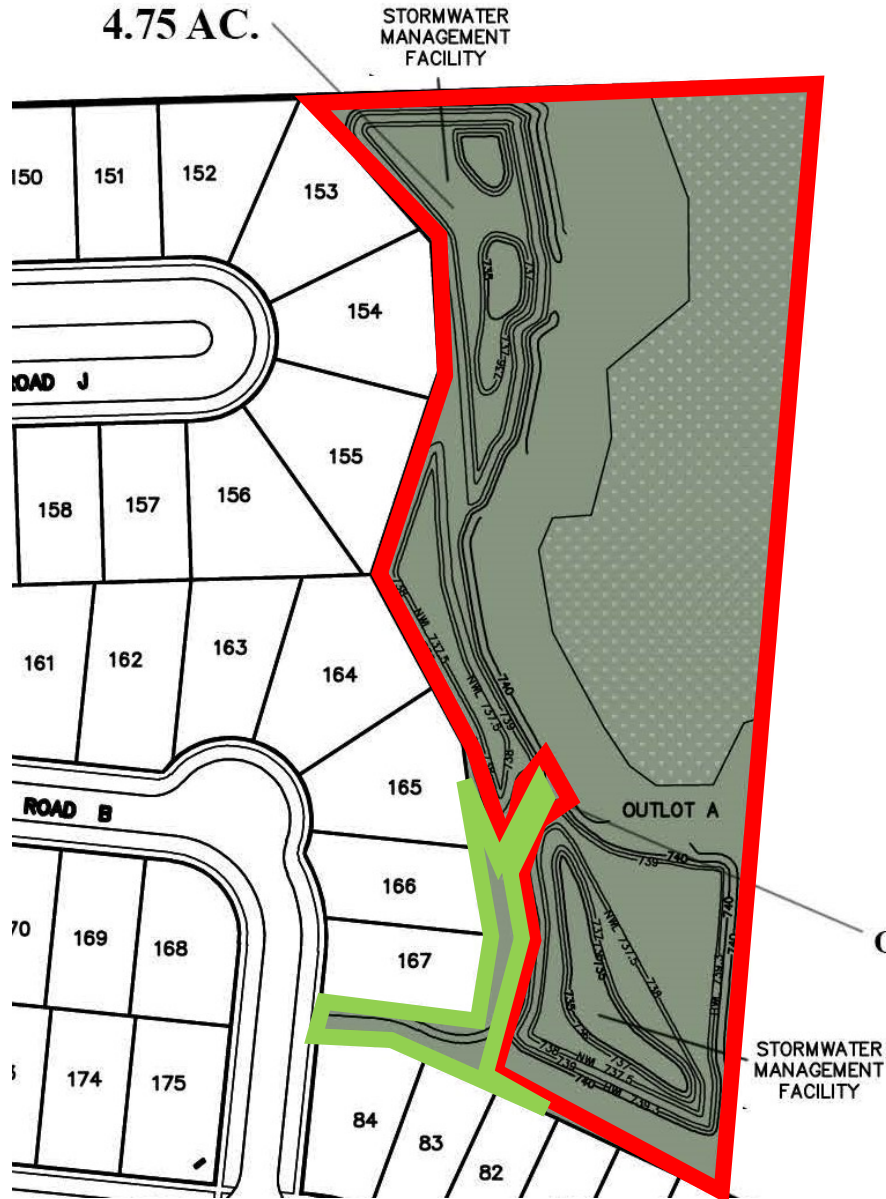
0.56 claimed  
0.40 attributable

4.40 claimed  
2.50 attributable

TOTAL AREA:	64.63 ACRES
INTERNAL R.O.W.:	11.92 ACRES
OPEN SPACE	
AREA 1	4.75 ACRES
AREA 2	3.11 ACRES
AREA 3	1.01 ACRES
AREA 4	3.08 ACRES
AREA 5	0.56 ACRES
AREA 6	4.40 ACRES
TOTAL	16.91 ACRES



**OPEN SPACE  
AREA 1  
4.75 AC.**



**DON'T LOSE  
SIGHT OF WHAT  
QUALIFIES AS  
OPEN SPACE  
UNDER SEC 6-4-3**





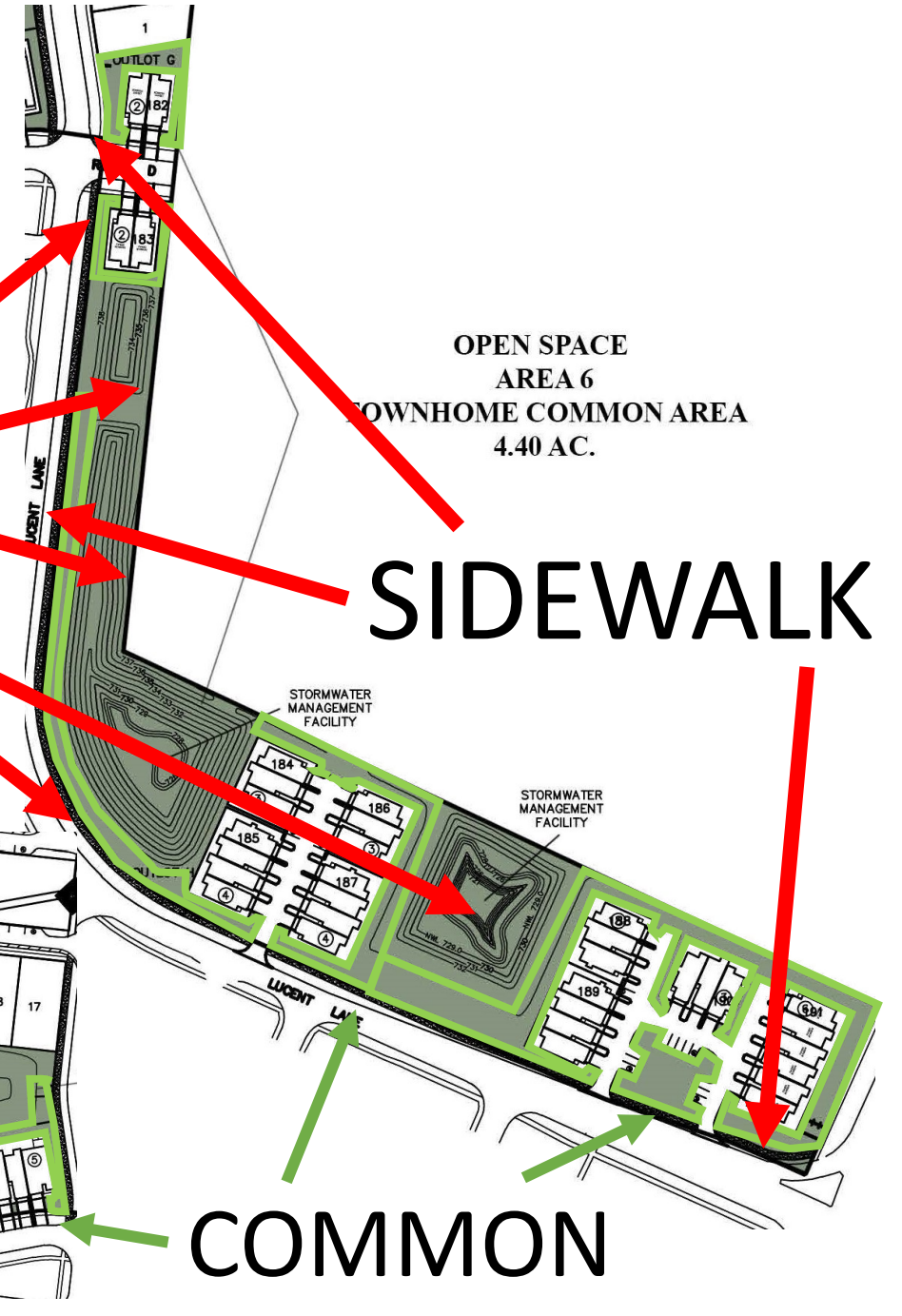
**PATH**

OPEN SPACE  
AREA 2  
3.11 AC.

SITTING  
AREA

**PATH**

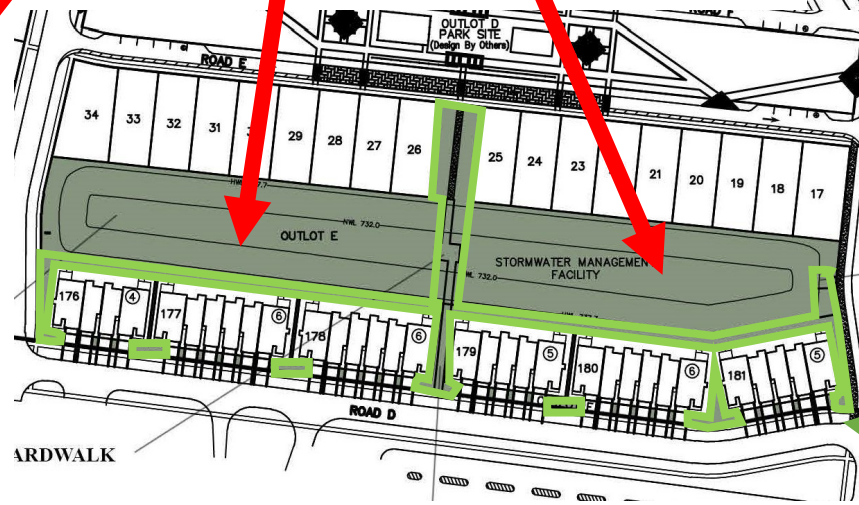
**EXCLUDE**



OPEN SPACE  
AREA 6  
TOWNHOME COMMON AREA  
4.40 AC.

**SIDEWALK**

**COMMON**

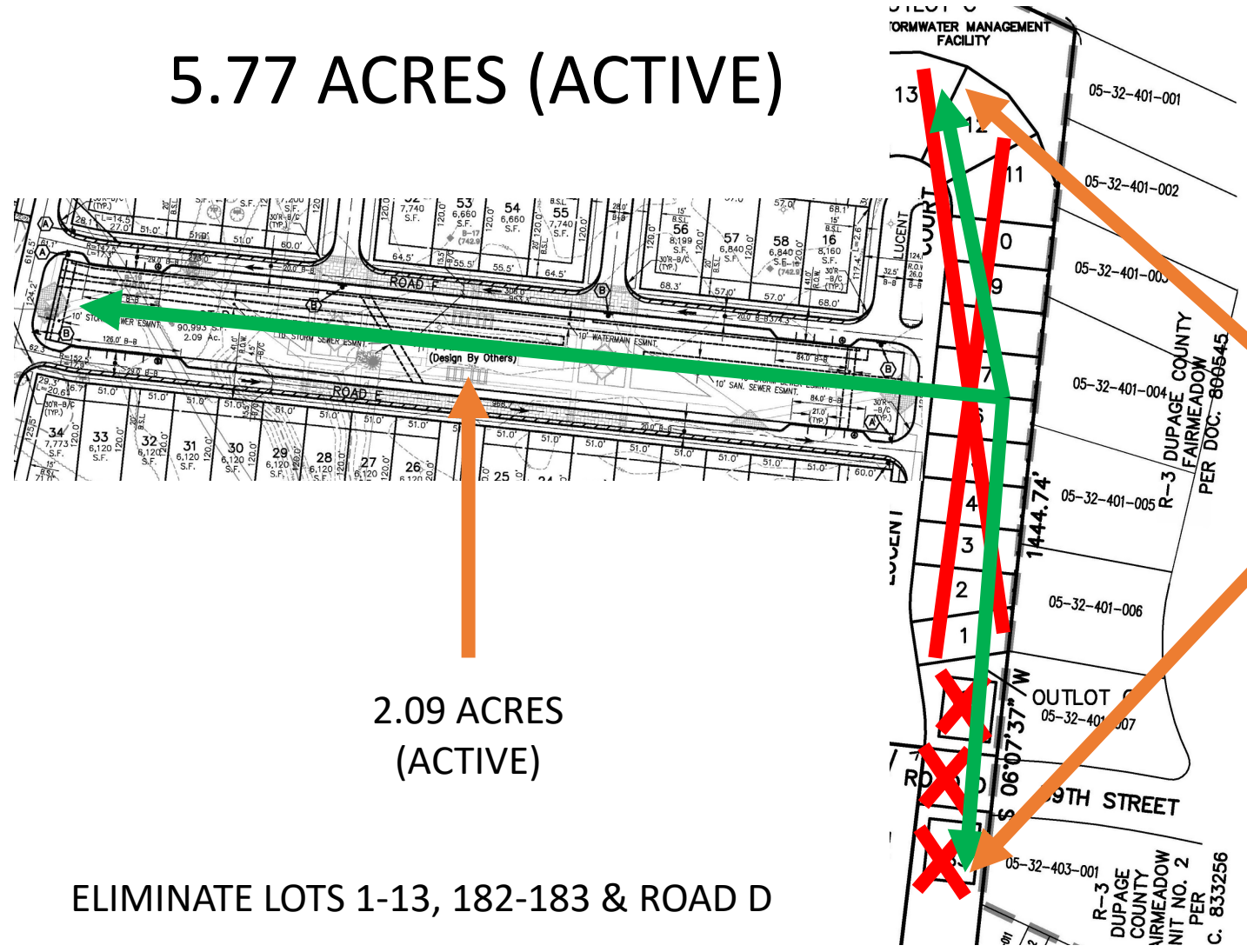


SIDEWALK



# OPEN SPACE/PARK SPACE SOLUTION

5.77 ACRES (ACTIVE)



- CONNECTED
- ACTIVE
- MEANINGFUL
- 2.68 ACRES (ACTIVE)
- TRANSITIONAL
- RESPECTFUL OF EXISTING CONDITIONS

EASEMENT  
PER DOC.  
R2020-085330

N 24°46'51" W  
29.17'  
N 07°15'53" E  
16.28'  
N 53°24'06" E  
26.95'

10' PUBLIC UTILITY  
& DRAINAGE  
EASEMENT  
PER DOC.  
R2020-085330

ORI  
CITY OF NAPERVILLE  
LOT  
NOKIA CALLOS SUBDIVISION  
PER DOC. R2020-085330  
05-32-300-012

BOARD WALK  
(SEE PLAN FOR PARK  
SITE "BY OTHERS")

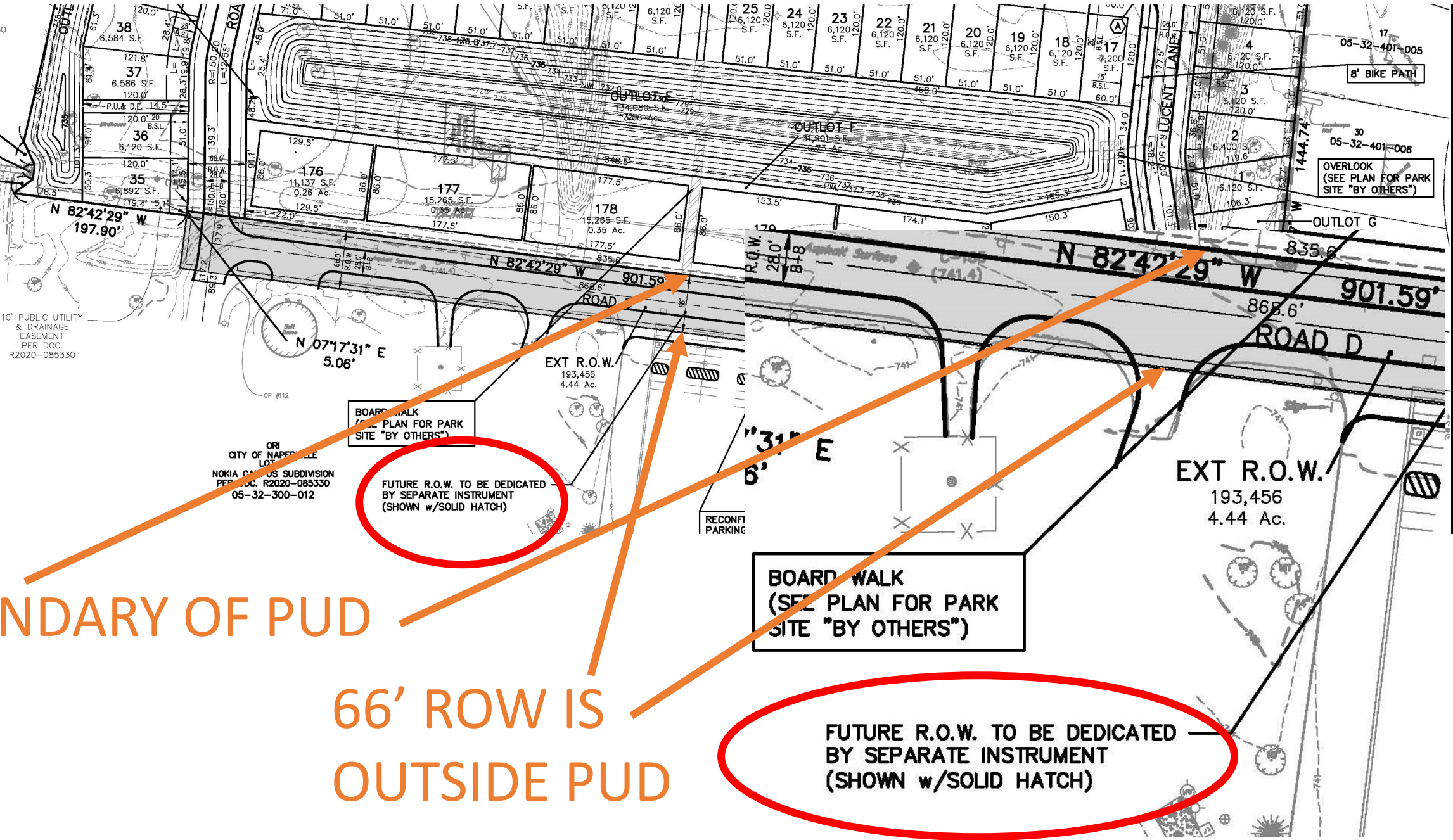
FUTURE R.O.W. TO BE DEDICATED  
BY SEPARATE INSTRUMENT  
(SHOWN w/SOLID HATCH)

BOARD WALK  
(SEE PLAN FOR PARK  
SITE "BY OTHERS")

FUTURE R.O.W. TO BE DEDICATED  
BY SEPARATE INSTRUMENT  
(SHOWN w/SOLID HATCH)

BOUNDARY OF PUD

66' ROW IS  
OUTSIDE PUD



05-32-401-005  
8' BIKE PATH

05-32-401-006  
OVERLOOK  
(SEE PLAN FOR PARK  
SITE "BY OTHERS")

OUTLOT G

N 82°42'29" W  
901.59'  
868.6'

ROAD D

EXT R.O.W.  
193,456  
4.44 Ac.

6' 31" E

RECONF  
PARKING