

THE NEIGHBORHOOD PLAN
FOR
FIFTH AVENUE

Submitted on behalf of the Neighbors most affected by 5th Avenue

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The Neighborhood Plan to Move Forward With Fifth Avenue

This proposal is based upon conversations with members of the four homeowner associations most affected by the potential development at 5th Avenue. The HOA's included in this report are Park Addition, Pilgrim's Addition, WHOA and ECHO (Historic District).

Each of these groups want to have Fifth Avenue developed. They wish for a reasonable end product that most will agree is an acceptable development based upon compromise and the hope of neighbor-to-neighbor engagement.

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BACKGROUND AND STRUCTURE

1. The neighbors from the above 4 HOA's believe that while previously asked, and having already provided significant input, no one really listened to their feelings on what an acceptable, reasonable plan for 5th Avenue could be. This led to the presence of these neighbors at the October 1 Council meeting and the subsequent tabling of the proposal.
2. Since these neighbors live near the development they already have the experience of what it means to actually be there. They already understand, based on their daily firsthand exposure, the issues of traffic, safety, etc. No outside group, including the Steering Committee, has this unique perspective. Park Addition and Pilgrim's Addition currently have 40 to 50 + neighbors ready and willing to contribute to this Plan. The time to capture this enthusiasm is now while it is fresh.
3. By participating in the creation of the new Plan, neighbors will be heard. If they elect not to participate they forfeit the right to complain if and when the development is built. There is full awareness that this is a complicated process requiring cooperation from many sectors to make the final plan work, however this is a humble beginning that could lead, over time, to a very successful consensus driven outcome.
4. Proceeding in this manner will require community engagement at an intense level to develop a plan that will be acceptable to the many community constituencies. It is suggested that the Steering Committee, as an official body subject to the limitations of the Open Meetings Act, be inactivated to allow Steering Committee members them to interact with the neighborhood without the constraints of the Illinois OMA.
5. The basic disconnect between the neighborhood and Ryan's proposed concept is that the developer believes their market study, with its proposed mass and density, provides the basis of an economically successful development while the neighbors believe a less dense plan will better fit into the surrounding neighborhood of single

family homes, leading to a solution more acceptable and in harmony with their investment in their homes

MOVING FORWARD

- 1. THE BASICS of THE PLAN:** Each of the 4 HOA's will select up to 11 people from their neighbors. Besides being committed to the success of the development each member of the team will realize they will live with what they agree is their neighborhood plan
- 2.** As a starting point, each group of 11 members may elect to join with other groups or work independently. Whatever they choose must be based upon what is best for the overall mission to come up with a plan that is acceptable to their fellow neighbors.
- 3.** The governance of the 4 groups will be self-directed by the will of the group and no others.
- 4.** To make the process easier, it is suggested to evaluate each of the Ryan submissions so that placement of structures can be easily visualized. The major objection of the neighbors to the Ryan plans is there is too much bulk and height resulting in an overwhelming development that has some buildings 84 feet tall. Since Ryan, to date, is a major investor, they should be an active resource for the group(s) to share their experience and knowledge.
- 5.** The group will actually select what type of structures should be included in the plan and where they should be located. There will be, as in the current proposal, "high "rise buildings, apartments, brownstone residences and office and retail space as well as dedicated affordable housing (20% as agreed to by the Council as well as the HAC Commission).
- 6.** To assist the group it is suggested that at least 1 or 2 members from each of the original Working Groups be involved with the development of the plan. Their experience will be a great asset as it will bring in the perspective they developed from the various constituencies
- 7.** Once the group has decided upon a very basic plan, and in accordance with a reasonable timeframe for these efforts, they will meet with Council in a workshop setting to positively discuss the merits of their plan and to address any issues or questions seen by Council or other workshop participants. The end result of this joint workshop is to establish a concept plan that Ryan or other developers could review, comment upon, assess viability, and determine whether they want to continue to be involved.
- 8.** After a reasonable period of time (established by Council), the results of this review should be discussed with the Council and the neighborhood group in another

Workshop setting, as a further iteration toward building a true consensus around development

SUMMARY REMARKS

- 1. For those who volunteer as members of the Group, there must be an “eyes wide open” awareness that this is a tough, complex thinking process that eventually will require 7 positive votes from the Council.**
- 2. The Group representatives must be prepared to listen and interact, if need be, with any opposition group for the betterment of the project.**
- 3. The Group, due to its size, must be well disciplined and target driven to accomplish the goal of producing an acceptable plan for the Council to vote the necessary 7 affirmative votes.**
- 4. The activities of the Group should be concluded within a period of 90 days. This would be Monday February 3rd 2020, although allowances, due to the holiday season, may be made.**
- 5. The Plan is neighborhood centric. It involves neighbors working with neighbors to not only be heard but to actually do something by the Group effort. As such, this is the sort of effort that has built Naperville.**
- 6. Ryan and the City will be asked to supply the Group with basic economic data related to the plan being developed. For example, Ryan will supply cost data for a parking structure that will hold 500 cars. The City will supply cost data for a water storage vault.**
- 7. Once the basic concept of the plan (e.g. buildings and placement) has been completed the Group will address the needs of the neighborhood such as floods, child safety, cow tunnels, etc.**
- 8. The Group will join with the Council in a positive attitude at a Workshop to arrive at an overall acceptable plan. Based upon the success of the above workshop, the plan should be submitted to Council for a formal vote. Remember 7 positive votes allow the plan to go forward in the development process.**
- 9. The success of this plan will be based upon the simple fact it is neighborhood driven. Every neighbor can be heard by either being part of the initial Group or by submitting emails to the representatives. The uniqueness of this plan is based upon neighbors speaking out and then actually joining in the process to solve the issue, how will this development be built. What these neighbors and Council agree with will be what they will live with for the rest of their lives. This is an awesome responsibility.**