

**From:** Dave Ennis  
**Sent:** Thursday, March 26, 2020 9:27 AM  
**To:** Craig Cole; Jason Horowitz; Austin Rogers; Preston Dial  
**Cc:** Renee Rzeszutko; Joe McElwee  
**Subject:** Re: Naperville, IL Firestone Development Follow-up

Hi Craig, Jason, Austin and Preston,

Thank you again for arranging the call on March 24, 2020 at 9:30 CDT, to discuss our concerns, questions and suggestions related to your Firestone Car Care Application. In addition to your email below, I wanted to follow up with a more detailed email with our concerns, questions and suggestions.

1. We know the Firestone is not a permitted use in the existing B2 zoning district and you need to be approved as a conditional use and it's also a major change to the current PUD. Did you also ask for change in building height?

**Firestone Response:**

- The subject parcel, located at the corner of the Highway 59 Artery and Leverenz Rd., a Major Collector, is Zoned B-2 (Community Shopping Center District) and is also a part of a B-2 PUD. The Naperville Zoning ordinance lists "Automobile repair facility" as a "Conditional Use which may be permitted" under B-2 Zoning.
  - Our proposed building height does not exceed the allowable height within the PUD nor the B-2 zoning, but does change the height of the previously-approved bank building, approved under Ordinance 08-194.
2. We discussed the landscape buffer along Forgue Drive which is should be designed to shield our property from all the noise produced by your car service center. We'd like to see this landscape buffer planted on top of a two (2) foot berm which will add additional screening and noise reduction for residents. We would also like a landscape plan that lists the types of plants and trees, along with the caliper of each tree so we can see that they exceed the minimum requirements especially along Forgue and Leverenz roads.

**Firestone Response:**

- Developer specifically designed the landscape buffer to shield our property from yours. In addition, your suggestion of creation of a berm in this location is a good idea! Developer agrees to the request that our plans be changed to incorporate a 2' berm in the landscape area along our eastern property line. An updated, detailed landscape plan will be provided following the design of the berm. The landscape specimens will meet or exceed City criteria at planting.
  - Additionally, in a good-faith effort to be good neighbors, Developer proposes to install a 6' tall wood screen fence along our eastern property line, subject to approval by City staff and assuming such would be agreeable to Arbor Terrace.
3. We also discussed the possibility of having a directional sign on the corner of Rt. 59 and Leverenz Road to help with locating our property since our current site signage and building will be blocked by your building and landscaping along Leverenz Road.

Firestone Response:

- Developer cannot agree to allow offsite signage for Arbor Terrace. It is not possible to concurrently increase screening between our two sites and also maintain your facility's visibility to Hwy 59. Any proposed use on our site – Conditional use or not – would have this same impact. Arbor Terrace's sign will remain visible to each vehicle along its frontage road, Leverenz Rd.
4. We'd like to see a traffic study, to see what your daily anticipated trip generation would be for 12 months. We'd like to see concessions on having the bay doors closed unless vehicles are pulling in or out. Will you also confirm that the city will not allow you orient the bay doors toward Rt. 59? Please forward the noise studies to insure compliance with the noise ordinance.

Firestone Response:

- The proposed use does not meet the City's threshold of requiring a traffic study. However,
    - Per the Institute of Transportation Engineers (ITE) Trip Generation, 10<sup>th</sup> Edition, the proposed Firestone will generate 1/3 to 1/5 the number of daily trips compared to the currently approved bank on this site.
  - It is confirmed that the City directed that no bays would be allowed to face Highway 59.
5. Related to traffic, we were very surprised to see 2 driveways within 10 feet of each other. It seems like these two driveways could be combined into one? The access for all the other stores and businesses are from a common drive. The traffic study should assess the viability of one point of ingress and egress from Forge Road.

Firestone Response:

- No traffic study is required for a development of this size.
  - The parcel is allowed its own curb cut, which allows truck circulation on the subject property without interruption to other retail operators that are a part of the development.
  - The previously-approved bank on this site had two curb cuts, with one adjacent to the intersection of Forge and Leverenz Rd.
6. This was not discussed yesterday, but I read this report today. Exhibit 2, #4 in Kimley Horn's Standards for Amending a Planned Unit Development Report. Please indicate what you are planning for open space, outdoor common area and recreational facilities. Are you being required to provide any of these items listed in the above sentence? The response from Michaela Walker stated, "Firestone will be harmonious with the previously approved open space as approved by Cantore Place Final PUD 03-166. We had to provide and construct a very expensive gazebo in the common space for the enjoyment of the entire Cantore Place PUD.

Firestone Response:

- Open space requirements for the PUD have been satisfied. Google maps seems to indicate that the referenced gazebo is located inside a private courtyard, serving the residents of Arbor Village.

Stay Safe and Healthy,  
Dave

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