

**Iwicki, Brad**

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**From:** Dan Havlir [REDACTED]  
**Sent:** Tuesday, April 8, 2025 5:03 PM  
**To:** Iwicki, Brad  
**Cc:** Oldani, Dominic; patelhenry [REDACTED]  
**Subject:** Re: 991 W Ogden Av - Conditional Use

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Brad:

This email is an acknowledgement that we will be preparing for the Marathon project a Landscape Plan which shows additional landscape screening along the north, northeast, and east property lines, as described in Item 2 above. This Landscape Plan will be presented to the City for review prior to the City Council meeting at which the project is to be discussed.

On Tue, Apr 8, 2025 at 4:43 PM Iwicki, Brad <[IwickiB@naperville.il.us](mailto:IwickiB@naperville.il.us)> wrote:

Good afternoon Henry and Dan,

Please see the information below and the landscape plan attached – Please respond with an email acknowledging that the landscaping requested will be installed.

Upon further review and in response to concerns from neighbors in the Cress Creek subdivision, Planning has additional comments for your team to address and/or respond to prior to the 4/16 Planning and Zoning Commission meeting. Please provide a response to the following items:

1. Lighting

- a. Planning was made aware of exterior lighting on site that is not compliant with the Naperville Municipal Code, including floodlights that shine outwards from the rear of the building. Please note that all exterior lighting on site must comply with Section 6-14-4:3 (Exterior Lighting) of the Code.

Please confirm that the lighting on site will be replaced, adjusted, or modified to comply with this Code Section. If modifications can't be made, Code Enforcement will be made aware of this issue. Key elements for consideration are provided below:

i. 6-14-4: - STANDARDS:

[https://library.municode.com/il/naperville/codes/code\\_of\\_ordinances?nodeId=TIT6ZORE\\_CH14PEST\\_6-14-4ST](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH14PEST_6-14-4ST)

- Wallpack light fixtures are prohibited.
- All building lighting for security or aesthetics shall include glare controls and shall be shielded.
- Floodlighting is discouraged, and if used, shall be shielded to prevent disability glare for drivers or pedestrians, light trespass beyond the property line, and light above a 90-degree horizontal plane.
- All parking area lighting shall include glare controls and shall be shielded.

## 2. Landscaping

- a. At the concept meeting, Planning identified that additional landscaping/screening may be required. Since some existing landscaping has been removed as part of the proposal, Planning recommends installation of additional landscaping along the north, northeast, and east property lines. Landscaping may be in the form of arborvitae or comparable materials to provide visual buffering for adjacent residences.

Please let Planning know how your team can address this comment. An updated landscape plan reflecting the additional landscaping will be required prior to City Council's consideration of your request.

If your team is not willing to install the additional landscaping, please provide a written response explaining why additional landscaping cannot be accommodated for staff's consideration.

## 3. Site Circulation

- a. Please be advised that all drive aisles on the property and all access points to the site shall remain free and clear of parked vehicles. Planning intends to include this requirement as a condition of approval in the ordinance if the request is approved by City Council.

Let me know if you have any questions or concerns, I am happy to discuss further.

**Brad Iwicki**

*Assistant Planner | Planning & Development – TED Business Group*

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