

# Oct 16 2018 QA

Wednesday, October 10, 2018 5:10 PM

## F. AWARDS AND RECOGNITIONS:

1. **18-872** Proclaim November 2018 as Homeless Kids Awareness Month

## I. CONSENT AGENDA:

1. **18-858** Approve 09/06/2018 thru 09/28/2018 Cash Disbursement for \$30,311,443.40
2. **18-863** Approve the regular City Council meeting minutes of October 2, 2018
3. **18-685** Approve the award of Cooperative Procurement 18-209, Office Supplies, to Office Depot for an amount not to exceed \$125,000 and for a one-year Term

Q:	Has online pricing options been considered as product use reduce?	Gustin, Patty
A:	The City has online visibility to discounted/reduced products.	Mayer, Rachel

4. **18-781** Approve the award of Option Year One to Contract 17-169, Parkway Tree Trimming, to Steve Piper and Sons for an amount not to exceed \$150,000
5. **18-845** Approve the award of Sole Source Procurement 18-224, SunGard Public Sector Software Maintenance and Support, to CentralSquare Technologies (formerly CentralSquare Technologies and SunGard Public Sector) for an amount not to exceed \$336,450.14 and a one-year term

	<b>Correction to the Award Amount:</b> See below	
A:	The award amount was entered incorrectly. The correct award amount should be \$356,669.00 (\$143,147.20 for Public Administration and \$213,521.80 for Public Safety).	Schmidt, Kim

6. **18-850** Approve the Award of Cooperative Procurement 18-250, Hewlett Packard Hardware, to Hewlett Packard, Inc. for an amount not to exceed \$260,136
7. **18-859** Approve the award of Cooperative Procurement 18-251, Panasonic Ruggedized Hardware, to CDS Office Technologies for an amount not to exceed \$231,174
8. **18-763** Approve the award of Change Order #1 to Contract 16-313, Psychological Testing, to The Friedman Group for an amount not to exceed \$12,500 and

a total award of \$87,500 and for an additional six months

- 9. **18-874** Approve the award of Change Order #1 to Contract 17-097, Holiday Lighting and Decorations, to Holiday Creations Pro, Inc. for an amount not to exceed \$50,210 for a total award of \$245,710

<b>Q:</b>	<b>\$7,000 for Dandelion fountain bridge good. In the past the DAC board considered upgrading landscaping, trees, etc. downtown, how if considered again, will this change affect future costs proposal? As holiday season downtown is quickly approaching has staff talked with DNA to promote holiday e-parking AP guidance systems to help promote a positive customers experience?</b>	<b>Gustin, Patty</b>
<b>A:</b>	Through our contract for holiday lighting, we are able to modify and design the holiday lighting program each year. Any future changes to landscaping or trees in the downtown would be taken into account when designing the program for that year. Following this year, the City will be entering into option years for the contract and the City Council will approve the award amount on an annual basis.  Real-time parking availability information for the Van Buren, Central and Water Street parking facilities is available on the City's website, both on the home page and the parking page ( <a href="https://www.naperville.il.us/about-naperville/transportation-and-parking/downtown-parking/">https://www.naperville.il.us/about-naperville/transportation-and-parking/downtown-parking/</a> ). DNA promotes the guidance system by providing a link to this page on the "Getting Here" page of their website.	

<b>Q:</b>	<b>1. Item I. 10 (18-836) Pay range adjustment Please explain the lump sum payment made to an employee that is at the top of his or her pay range.</b>	<b>Boyd-Obarski, Rebecca</b>
<b>A:</b>	If an employee is at the maximum of their pay range, in lieu of receiving a salary adjustment that employee receives a one-time lump sum payment of the equivalent dollar amount. As such, that employee's salary is not increased and their salary may lag behind the market value.	<b>Sheehan, Jim</b>

- 11. **18-873** Approve the appointments of Student Representatives on Boards and Commissions.
- 12. **18-884** Accept the public underground, street and street light improvements at Burlington Woods Estates and authorize the City Clerk to reduce the corresponding public improvement surety.
- 13. **18-883** Approve the City Council meeting schedule for October, November, December 2018 and January 2019
- 14. **18-728B** Receive the staff report for Charleston Row II located at the southeast corner of Aurora Avenue and Main Street - PZC 18-1-062 (Item 1 of 3).
- 15. **18-729B** Pass the ordinance approving a Preliminary Plat of Subdivision and Abrogation of the Platted Setback Line along Main Street for Charleston Row II - PZC 18-1-062 (Item 2 of 3)

Q:	<p><b>1. Item I. 15 (18-600B730B) Charleston Row II</b></p> <p><b>a. Could you please provide a similar scale plat of Charleston Row I for land use comparison?</b></p> <p><b>b. What is the average living space square footage of the units in Charleston Row I compared to the living space square footage of the units in Charleston Row II?</b></p>	Boyd-Obarski, Rebecca
A:	<p><b>A.</b> The approved engineering plans for Charleston Row are attached.</p> <p><b>B.</b> The average square footage in Charleston Row I is 4,100 square feet per unit; the average square footage in Charleston Row II ranges between 3,000 and 3,300 square feet per unit.</p>	Laff

- 16. **18-730B** Pass the ordinance approving a conditional use in the R2 District to permit single-family attached dwellings; and, variances to increase the maximum building height, decrease the required minimum lot area, and reduce the required rear yard setback along the south property line for Charleston Row II - PZC 18-1-062 (Item 3 of 3)
- 17. **18-769B** Receive the staff report for Wash-U located at 1150 E. Ogden - PZC 18-1-072 (Item 1 of 3)

Q:	<p><b>What are the monument sign sizes along this stretch of Ogden Avenue today? How does this sign height compare to the Ogden Avenue corridor beautification study? Can the developer reduce the footprint to reduce the number of variances?</b></p>	Gustin, Patty
A:	<p>Unfortunately, staff does not have a catalog of the size/height of existing monument signs located along Ogden Avenue today. For any new signs that have been constructed, these signs would be required to comply with the maximum sign code allowances (height and area), or request a variance. Two recently approved monument signs in compliance with code allowances are Ogden Center Subdivision and the Gerald sign (see attached sign elevations). The monument sign for Office Max on Naperville/Wheaton Road recently received City Council approval of a variance for area and height (see attached sign elevation). In all instances, including the proposed sign for WashU, the monument sign design is in compliance with the Ogden Avenue sign standards.</p> <p>Staff reached out to the petitioner regarding the possibility of reducing the footprint to reduce the number of variances. The petitioner's response is attached.</p>	Laff

- 18. **18-770B** Pass the ordinance approving a conditional use in the B3 District to permit an automobile service station for the property located at 1150 E. Ogden (Wash-U) - PZC 18-1-072 (Item 2 of 3)
- 19. **18-771B** Pass the ordinance approving variances to allow a drive-through facility to have a reduced setback adjacent to a residential property, reduce the required major arterial setback for the subject property, reduce the required interior side yard setback for a monument sign, and reduce the required five-foot setback around the perimeter of a parking lot for the property located at 1150 E. Ogden (Wash-U) - PZC 18-1-072 (Item 3 of 3)
- 20. **18-760C** Pass the ordinance granting variances to reduce the parking setbacks and relocate the existing ground sign for the subject property located at 7 7th Avenue, Naperville (Tailoring by Monica) - PZC 18-1-071

Q:	<b>Why would we allow for this type of sign? Aren't we learning a lesson on Ogden Ave? If we want to clean up our signage in these corridors we need to do it when we have opportunities to do so. I don't want to be looking at incentives a few years down the road to have them changed. There is no discussion about a parking shortage in the write up. What is their parking situation? Are they under parked? How many employees do they have on the premises at any one time? How many parking spots are they required to have?</b>	Hinterlong, Paul
A:	<p>Staff does not have significant concerns with the design of the proposed sign given that this type of signage is commonly in existence at home-to-office conversions located along Washington Street. With that being said, staff does not have concerns if Council prefers to direct the petitioner to replace this sign with a monument sign.</p> <p>The petitioner received a variance in 2016 to reduce the required parking from 12 spaces to 6 spaces. At the time of the 2016 approval, there were 6 standard parking spaces and 2 tandem parking spaces on the subject property. Currently, the petitioner is proposing to add 4 parking spaces. This brings the total parking count to 10 standard spaces and 2 tandem spaces (employee only). Per the petitioner, there are up to 4 employees, including the owner, on site at a time; staff understands that the additional spaces requested are largely intended for customer parking.</p>	Laff  Venard, Erin
Q:	<b>How does this proposal comply with the 5th Avenue Corridor study?</b>	Gustin, Patty
A:	The 5th Avenue Study defines Mixed-Use as “a mix of uses (i.e. commercial, office or residential) or a single use (i.e. commercial, office or residential) in a building.” The proposed use is consistent with the 5th Avenue Study future land use designation.	Venard, Erin

Q:	<b>1. Item I. 18 Parking at 7 7<sup>th</sup> Avenue a. Did the development at 720 N. Washington receive a variance to deviate from the “required 20’ parking setback”?</b>	Boyd-Obarski, Rebecca
A:	Yes, Ordinance 17-118 approved a similar setback variance allowing the off-street parking for 720 N. Washington to be setback 43' from the centerline of Washington Street (10' from the property line).	Venard, Erin

- 21. 18-870** Conduct the first reading of an ordinance amending Section 3-3-11 of the Naperville Municipal Code increasing the serving limitation of the Class S - Specialty Wine Shop and Class P - Manufacturer as well as removing the restriction that wine and beer be manufactured on premises in the Class P - Manufacturer license classification, and increasing the yearly Marketing Permits available per Class P licensee from 2 to 12.

Q:	<b>1. Item I. 21 First Reading Liquor Code Changes – Class S and Class P a. If the changes to the Class P license were adopted, what would distinguish a brewery that sells its own product and other brewery’s products from a “Tavern”?</b>	Boyd-Obarski, Rebecca
A:	If the changes to the Class P license are adopted, there will be two things that would distinguish a brewery from a tavern. First, under state law, a brewery is limited to the sale of craft beer and cider. The Class P amendment still includes the restriction that craft distilled spirits be manufactured on premises, so this restriction prohibits the sale of spirits by a brewery. A tavern has no restrictions	Lutzke, Jennifer

	regarding the types of alcohol that it can serve. Second, the Class P license has a square footage restriction that prohibits more than 25% of the total retail square feet of the premises to be designated to the retail sale of craft beer, wine, or distilled spirits. The tavern license does not a square footage restrictions regarding the retail sale portion of the premises.	
<b>Q:</b>	<b>Would this apply to any and all breweries? Can we require new establishment the same two year performance standard then allowing the increase as Solemn Oath has already completed.</b>	<b>Gustin, Patty</b>
<b>A:</b>	The amendment would apply to all Class P licensees. Currently, there are two licensees – Solemn Oath and Two Fools Cider. Since City Council recently approved an increase in the cap, there is one Class P license available. However, if the craft distillery applies for the available Class P license, the amendment would have no impact because the amendment retains the restrictions regarding craft distilled spirits being manufactured on premises.  City Council has the authority to establish restrictions of operations under local licenses as the public good may require. Once an application is submitted for a particular license, the liquor commissioner has final approval of an application and the authority to enforce liquor regulations.	Lutzke, Jennifer

- 22. **18-877** Pass the ordinance to establish temporary traffic controls and issue Special Event and Amplifier permits for the Hometown Holidays/Friends of Little Friends Parade on Saturday, December 1, 2018
- 23. **18-880** Pass an ordinance authorizing the City Manager to execute the third amendment to four revocable license agreements between the city of Naperville and New Cingular Wireless PCS, LLC (“AT&T Mobility”)
- 24. **18-868** Conduct the first reading of an ordinance amending Article C (Electric Service Rates) of Chapter 1 (Electricity) of Title 8 (Public Utilities) of the Municipal Code.

<b>Q:</b>	<b>With the 14M proposed increase in capital spending can you provide a breakdown of those expenses? Also if that increase was staged in no increase the first year, slowly increased after, what reduction (2%+) would rate payers see?</b>	<b>Gustin, Patty</b>
<b>A:</b>	The proposed increase in capital spending will bring the total to \$14 million versus the \$12 million per year originally planned to catch up on the backlog of maintenance work. The additional \$2 million per year on infrastructure to catch up on this backlog will include improvements on old direct buried mainline feeders and increase cable replacement/injection work within subdivisions (Buttonwood, Countryside, Maplebrook East, Naper Carriage Hill, Orleans, and others). If for example we stair stepped from \$12 million in 2019, \$13 million in 2020 and \$14 million in 2021, the additional impact on rates would be a reduction of 0.4% in 2019, 0.3% in 2020, and 0.0% in 2021.	Curran/Podlesny

**L. ORDINANCES AND RESOLUTIONS:**

- 1. **18-876** Pass an Ordinance authorizing a delegated sale of General Obligation (G.O.) Bonds for an amount not to exceed \$7,500,000

**M. AWARD OF BIDS AND OTHER ITEMS OF EXPENDITURE:**

1. **18-790** Approve the award of Bid 18-204, Large Diameter Water Meters, to Core & Main LP, for an amount not to exceed \$1,401,948.50 and for a two-year Term

<b>Q:</b>	<b>Do these meters have WiFi use recording capacity or do they require manual meter reader manpower?</b>	<b>Gustin, Patty</b>
<b>A:</b>	The water meters themselves do not have communication capabilities via WiFi or other wireless technology. They must be physically wired to a reading device such as a touchpad or ERT in order to be read either remotely or manually. All new meters purchased will be compatible with AMR/AMI technology.	Ries, Amy

**O. REPORTS AND RECOMMENDATIONS:**

1. **18-882** OPTION A: Approve Ryan Companies request to initiate Phase II (Concept Refinement) of the Concept Creation process for the 5th Avenue area.  
  
OPTION B: Continue the request to initiate Phase II (Concept Refinement) until December 4, 2018.

	Updated memo Attachment 1 is provided here. It includes two changes: <ul style="list-style-type: none"> <li>• Incorrect reference to "Affordable Housing" has been replaced with "Attainable (e.g., below market rate) Housing"</li> <li>• Individual parcels have been listed to facilitate City Council direction on height per parcel</li> </ul>	Emery, Amy
	Received written correspondence on this item from some members of the 5th Avenue Steering Committee. Letter is attached.	Emery, Amy

2. **18-867** Approve the award of RFP 18-182, City Advocate for 5th Avenue Redevelopment, to S.B. Friedman for an amount not to exceed \$100,000 plus a 10% contingency (Item 1 of 2)

<b>Q:</b>	<ol style="list-style-type: none"> <li>1. <b>Item O.2 Award of RFP 18-182 to S.B. Friedman</b> <ol style="list-style-type: none"> <li>a. <b>Could you elaborate on task 5 – I do not understand the use of the term “market feasibility”.</b></li> <li>b. <b>Similarly, explain the “relationship between potential public and private costs”? Is it intended that the overview will identify an ideal ratio between the two? Or will it provide pros and cons of using one or the other?</b></li> <li>c. <b>Are we requesting that the contractor assist in developing a decision model – as a way to prioritize and process through the key policy issues?</b></li> </ol> </li> </ol>	<b>Boyd-Obarski, Rebecca</b>
<b>A:</b>	<ol style="list-style-type: none"> <li>a. It is staff’s understanding that Ryan analyzed market data and made assumptions/conclusions regarding the feasibility of what the market would tolerate to create their initial concepts. Moving forward, staff anticipates that the City may challenge some of Ryan’s assumptions/conclusions regarding the appropriate number and balance between the number of residential uses and amount of office/retail square footage that could be viable within the</li> </ol>	Laff

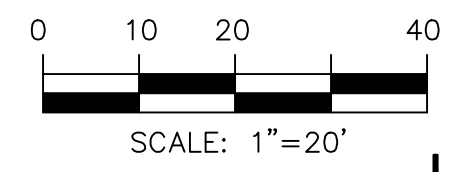
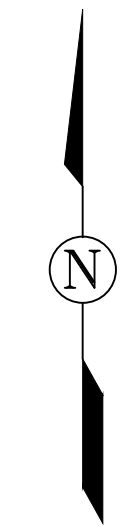
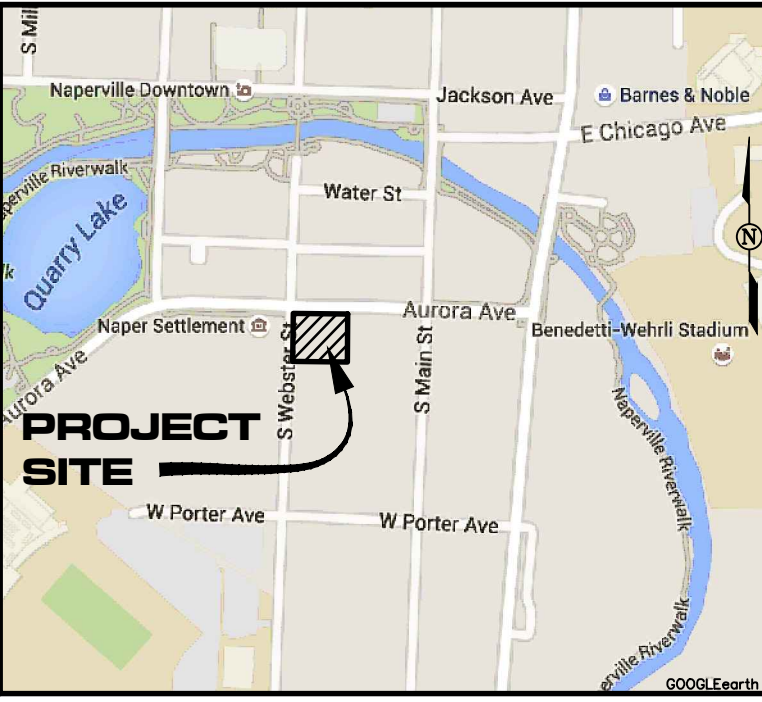
	<p>development. Additionally, the City would be well served to have an independent assessment concerning the market needs and the impact of proposed concepts. Item #5 would include S.B. Friedman's independent review of the market viability of proposed uses to determine if they concur with Ryan's findings.</p> <p>b. With Item #6, S.B. Friedman would evaluate the anticipated costs of the proposed development and related public improvements and advise the City, based on industry standards, which costs are typically the responsibility of a private developer and which are typically public responsibilities. S.B. Friedman will also analyze how the City may fund public improvement costs and how such funding mechanisms impact the scope of the private improvements proposed by Ryan as well as the impact on potential ownership models.</p> <p>c. Yes, staff anticipates working with S.B. Friedman to incorporate information gained through S.B. Friedman's initial activities to assist in developing a decision model that City Council can use on December 4, 2018 to provide direction on the key policy issues.</p>	
<p><b>Q:</b></p>	<p><b>As we move forward in the process can you provide a financial prospectus of return the City will receive upon redevelopment; option A) Sale of property for redevelopment and B) Lease of area to be redeveloped? This is important as we begin to spend budget dollars.</b></p>	<p><b>Gustin, Patty</b></p>
<p><b>A:</b></p>	<p>Yes, Item #10 "Provide an analysis of potential ownership options (ground lease vs. sale or hybrid options)" listed on page 3 of S.B.Friedman services is intended to capture this analysis and would include a review of the financial implications of all ownership options contemplated.</p>	<p>Laff</p>

- 3. **18-886** Adopt the resolution authorizing the City Manager to enter into an agreement with S.B. Friedman to act as an advocate to the City in connection with the 5th Avenue Redevelopment (Item 2 of 2)

# PRELIMINARY ENGINEERING PLAN FOR CHARLESTON ROW HOMES NAPERVILLE, ILLINOIS

PART OF THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

PIN 07-24-202-001  
PIN 07-24-202-002  
PIN 07-24-202-003  
PIN 07-24-202-004



**LEGEND**

PROPOSED	EXISTING	DESCRIPTION
●	⊙	MANHOLE
●	○	CATCH BASIN
■	□	INLET
—>	—>	STORM SEWER
—>	—>	SANITARY SEWER
—W	—W	WATERMAIN
—	—	HEADWALL
—	—	END SECTION
⊙	⊙	VALVE & VAULT
●	○	VALVE & BOX
▲	▲	FIRE HYDRANT
★	★	STREET LIGHT
⚡	⚡	POWER POLE
—680	—680	CONTOURS
ELEV	(ELEV)	ELEVATIONS
—	—	SIDEWALK
—	—	CURB
—	—	GUTTER FLAG W/REVERSE PITCH
—	—	CENTERLINE
—	—	STRUCTURE CALLOUT
→	→	OVERFLOW ROUTE
—	—	CONCRETE PAVEMENT OR SIDEWALK
—	—	BITUMINOUS PAVEMENT

**LINE TYPE LEGEND**

PROPOSED	EXISTING	DESCRIPTION
—	—	SUBDIVISION BOUNDARY
—	—	LOT LINE
—	—	CENTER LINE
—	—	RIGHT OF WAY
—	—	EASEMENT LINE
—	—	BUILDING LINE
—	—	SECTION LINE
—	—	UNDERLYING LOT LINE

**ABBREVIATIONS**

000.00' M	MEASURED DATA
000.00' C	COMPUTED DATA
000.00' R	RECORD DATA
P.U. & D.E.	PUBLIC UTILITY & DRAINAGE EASEMENT
R=	RADIUS
A=	ARC LENGTH
PIN	PERMANENT INDEX NUMBER
TF	TOP OF FOUNDATION

**SITE DATA**  
(FOR INFORMATION PURPOSES ONLY)

CURRENT ZONING	R-2 SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
PROPOSED ZONING	R-2 SINGLE FAMILY AND LOW DENSITY MULTIPLE-FAMILY RESIDENCE DISTRICT
FRONT YARD	25 FEET
INTERIOR SIDE YARD	16 FEET TOTAL FOR TWO SIDE YARDS WITH EACH SIDE YARD A MINIMUM OF 6 FEET
CORNER SIDE YARD	15 FEET
REAR YARD	25 FEET
MINIMUM AREA	SINGLE FAMILY ATTACHED DWELLINGS: FOUR THOUSAND (4,000) SQUARE FEET PER DWELLING UNIT
GROSS AREA	25,687 SQUARE FEET (0.590 ACRES)
NET AREA	25,687 SQUARE FEET (0.590 ACRES)
NUMBER OF LOTS	1
NUMBER OF UNITS	6
DENSITY	6 UNITS/0.590 ACRES= 10.17 UNITS/ACRE

- NOTES:**
- REFER TO THE PRELIMINARY PLAT OF SUBDIVISION, PREPARED BY ROAKE AND ASSOCIATES, INC., FOR BEARING AND DISTANCES FOR THE BOUNDARY, PROPOSED LOTS AND PROPOSED EASEMENTS.
  - ROADWAY GEOMETRICS AND DRAINAGE, IF REQUIRED, WILL BE FURTHER DEFINED DURING FINAL ENGINEERING PLAN PREPARATION.
  - ALL DIMENSIONS ARE TO THE BACK OF CURB UNLESS OTHERWISE NOTED.
  - THE PROPOSED CONCRETE DRIVEWAY SHALL CONFORM TO THE CITY OF NAPERVILLE STANDARD DETAIL FOR TYPICAL COMMERCIAL DRIVEWAY PAVEMENT 590.05.
  - A DEMOLITION PLAN WILL BE PREPARED DURING FINAL ENGINEERING THAT WILL CLEARLY DEFINE REMOVAL ITEMS.

- BENCHMARKS:**
- REFERENCE BENCHMARK:
- NAPERVILLE MONUMENT #1505: BERNSTEN 3D MONUMENT AT THE NORTHEAST CORNER OF THE INTERSECTION OF WASHINGTON STREET AND AURORA AVENUE. SAID MONUMENT IS ALONG THE WEST RIGHT OF WAY OF WASHINGTON STREET, 34± FEET EAST OF THE CENTERLINE OF WASHINGTON STREET, AND 21± FEET NORTH OF AN EXISTING BUILDING. ELEVATION= 672.24
  - SOUTHWEST BONNET BOLT (TAGGED BOLT) ON FIRE HYDRANT IN THE WEST RIGHT OF WAY OF WEBSTER STREET ±270 FEET SOUTH OF THE CENTER LINE OF AURORA AVENUE. SAID HYDRANT IS OPPOSITE 526 S. WEBSTER STREET. ELEVATION= 686.13
  - CUT CROSS "+" IN TOP OF CURB OPPOSITE THE FIRE HYDRANT DESCRIBED ABOVE. ELEVATION= 684.52

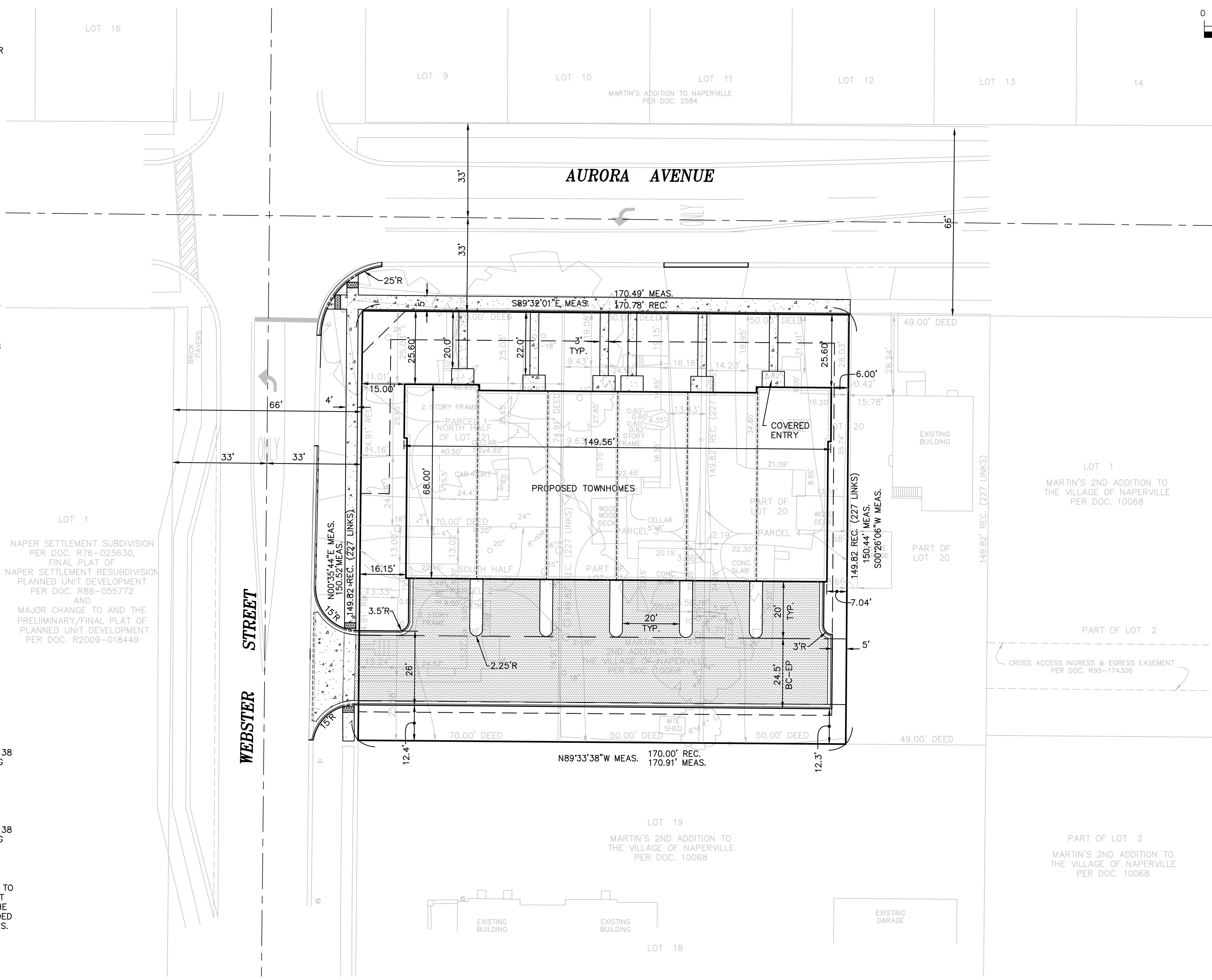
**LEGAL DESCRIPTION**

PARCEL 1  
THE NORTH HALF OF THE WEST 70 FEET OF LOT 21 IN BLOCK 2 IN MARTIN'S 2ND ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868 AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2  
THE SOUTH HALF OF THE WEST 70 FEET OF LOT 21 IN BLOCK 2 IN MARTIN'S 2ND ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868 AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3  
THE EAST 50 FEET OF LOT 21 IN BLOCK 2 IN MARTIN'S 2ND ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868 AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 4  
THE WEST 50 FEET OF LOT 20 IN BLOCK 2 IN MARTIN'S 2ND ADDITION TO THE VILLAGE OF NAPERVILLE, BEING A SUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 24, TOWNSHIP 38 NORTH, RANGE 9, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 27, 1868 AS DOCUMENT 10068, IN DUPAGE COUNTY, ILLINOIS.



**ROAKE AND ASSOCIATES, INC.**  
CONSULTING ENGINEERS • LAND SURVEYORS • PLANNERS  
1684 QUINCY AVENUE, SUITE 100A • NAPERVILLE, ILLINOIS 60640  
TEL (630) 366-3232 • FAX (630) 366-3287

PREPARED FOR:  
**CHARLESTON BUILDING & DEVELOPMENT**  
800 W. 5TH AVENUE, SUITE 100B  
NAPERVILLE, ILLINOIS 60563  
TEL. (630) 420-8084  
FX. (630) 420-8087

REVISIONS		
NO.	DATE	DESCRIPTION
1	4/11/16	REVISE PER CLIENT REVIEW
2	5/25/16	REV PER CITY RWY DATED 5/16/16
3	8/4/16	REVISED BOUNDARY

**CHARLESTON ROW HOMES - NAPERVILLE, ILLINOIS**

PRELIMINARY ENGINEERING PLAN - DIMENSION PLAN

DRN./CKD. BY: SRH/JGC FILE: 5336P FLD. BK./PG.: 174/18 SHEET NO. 2  
SCALE: 1"=20' DATE: 01/15/16 JOB NO.: 533.006 1 OF 2

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CITY PROJECT NO. 16-1000059



**PROPOSAL "A" - BRICK BASE**



**Monument Sign - East Ogden Ave.**

(1) Cabinet 6'-4" high x 7'-0" wide  
x 1'-2" deep (44.31 sq ft) 45 sq ft allowed.  
Maximum height - 10'-0" allowed.

Color for cabinet and retainers shown as Dark Bronze.  
Actual color to be determined and approved.  
Aluminum construction with white lexan faces.  
Internal LED illumination.

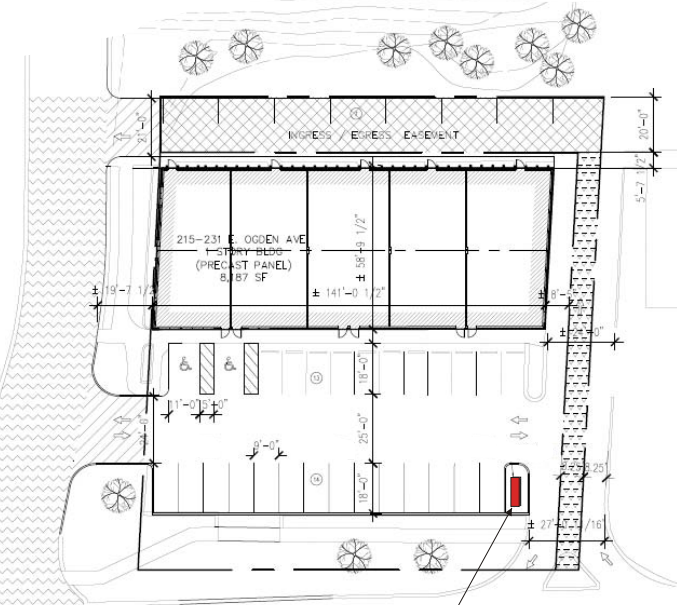
2 1/2" outside retainers  
1 1/2" horizontal divider bars

All masonry brick, footings, foundation work,  
and 4" square pole support by General Contractor.

All electrical circuits for sign by GC electrician.

Sign cabinet by Sign Effects.

See architect's drawings for landscape around monument sign.



**SITE PLAN**  
1" = 30'-0"

**NEW MONUMENT SIGN**



**SIGNEFFECTS**  
A DIVISION OF SIGN IMAGE GROUP INC.  
PO BOX 251  
ITASCA, IL 60143

"Our Business begins with You"

(847) 630-1001 Signfx60@aol.com (630) 969-0473 Pilzplace@aol.com

Client Approval:

Landlord Approval:

**Revisions:**

Rev 1: Brick base monument sign Option A. 1/6/17

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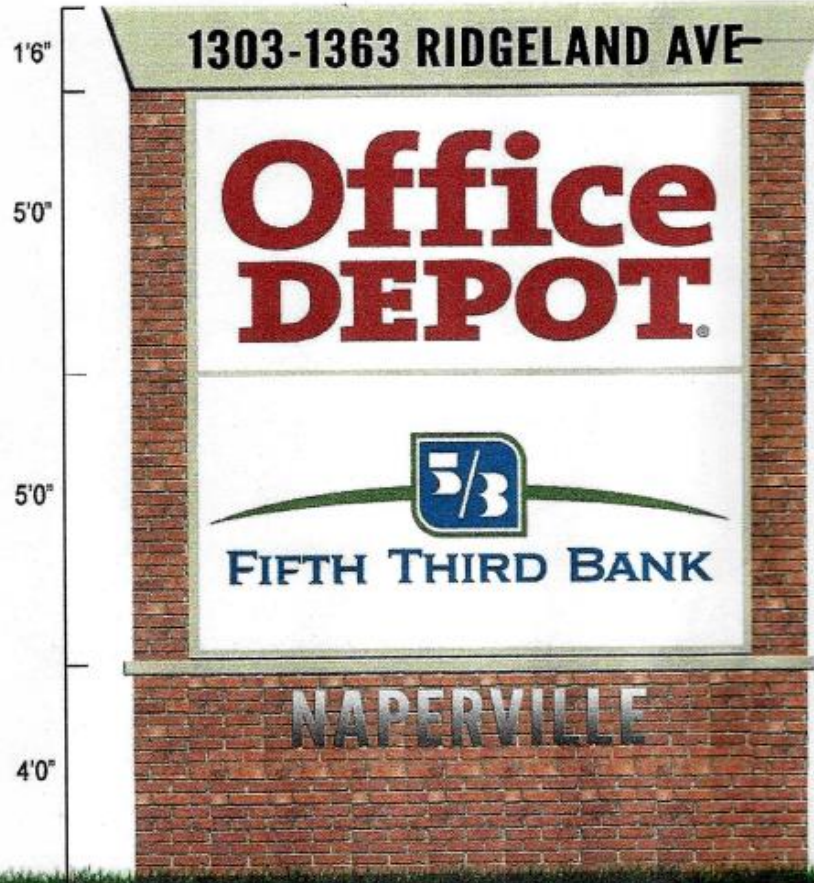
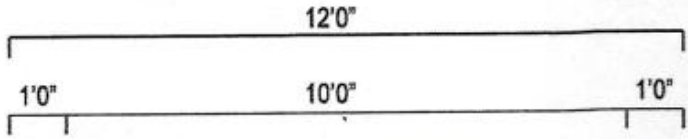
**Monument Sign  
Retail Center  
215 - 231 E. Ogden Ave.  
Naperville, IL**

Scale: 1/2" = 1'-0"  
Date: 12/6/2016

Sales: D. Pilz  
Designed by: D. Pilz



2404 SPRING RIDGE DR.  
SPRING GROVE, IL. 60081  
PHONE: 815-675-6750



Street Address:  
Letters 6" High,  
Maximum

Naperville Pylon  
Client  
Naperville, IL  
Location  
C. Margosian  
Landlord  
Cole  
Designer  
38822  
Drawing  
5-31-18  
Date  
 X  
Customer Approval

**SIGN SPECIFICATIONS**

**TYPE:** Double Faced Internally Illuminated Sign Display  
**MOUNT:** To Proposed Brick Base & Columns  
**PLEXIGLASS:** 3/16" Acrylite White w/1st Surface Graphics  
**CABINET:** .080 Aluminum Black

**LIGHTING:** LED Lamps  
**TRANSFORMERS:** Low-Voltage LED Power Supply's

ALL MOUNTS ARE CONCEALED & NON-CORROSIVE  
ALL LETTERS ARE U.L. APPROVED

These plans are the exclusive property of Rainbow Signs Inc. and are the result of the original work of its employees. They are submitted to your company for the sole purpose of your consideration of whether to purchase these plans or to purchase from Rainbow Signs Inc. a sign manufactured according to these plans. Distribution or exhibition of these plans to anyone other than employees of your company, or use of these plans to construct a sign similar to the one embodied here in, is expressly forbidden. In the event that such exhibition occurs, Rainbow Signs Inc. expects to be reimbursed \$2,000 in compensation for time and effort entailed in creating these plans.

By signing the **Customer Acceptance** on this print, I understand that I am accepting all aspects of this drawing. **X**  
 This includes Artwork, Specifications, Dimensions, Spelling, and all other representations herein. **X**  
 I also understand that color reproductions on this print are approximate, and may not match manufacturer's samples exactly.



**Customer Acceptance SIGNATURE** DATE **L.S.G. SALES INITIALS** DATE



7424 Industrial Avenue  
 Chesterton, IN 46304  
 phone 219.762.9577  
 fax 219.762.4259  
 www.landmarksign.com

**PRINT #**  
**ML-23632-1EC**  
**MIKE LANOVICH**  
 LSG SALES REPRESENTATIVE

**10.02.18**  
 DATE

**GERALD COLLISION CENTER**  
 CLIENT NAME

**1210 E. OGDEN AVE.**  
**NAPERVILLE, IL**  
 JOB LOCATION

**JL** **1/2" = 1'-0"**  
 DRAWN BY SCALE

**REVISIONS:**  
 1.

**Designed by**  
**110 Volts**

Electrical Connection will be visible within 5 Ft. at time of installation.  
 Second trip will be charged at Time & Material

THIS DRAWING IS THE PROPERTY OF LANDMARK SIGN GROUP, INC. REPRODUCTIONS OR EXEMPTIONS ARE FORBIDDEN WITHOUT THE WRITTEN CONSENT OF LANDMARK SIGN GROUP, INC. ANY ALTERATION OF THIS DRAWING WILL BE CHARGED AT THE RATE OF \$175 PER HOUR.



Front View 1/2" = 1'-0"

Side View 1/2" = 1'-0"

**APPROVED FOR SERVICES TEAM**  
 OCT 09 2018  
 18-3714R

- ▶ **ONE DOUBLE FACE SIGN / INTERNALLY ILLUMINATED WITH LED'S / ROUTED ALUMINUM CABINET WITH 1" THICK ACRYLIC PUSH THRU LETTERS / WITH APPLIED TRANSLUCENT VINYL ON FACES / WITH 1/2" ALUMINUM FLAT-CUT-OUT COPY / MOUNT TO STONE MONUMENT (BY OTHERS)**
- **SIGNCASE & BKGD = MAP WHITE**
- **MAIN COPY = 1" CLEAR ACRYLIC WITH 230-53 CARDINAL RED TRANS VINYL ON FACES**
- **FCO'S = DARK BRONZE BRUSHED ANODIZED ALUMINUM**
- **ILLUMINATION = WHITE LED'S**

## Laff, Allison

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**To:** Kathleen West  
**Subject:** RE: WashU - Q & A

---

**From:** Kathleen West [mailto:KCW@dbcw.com]  
**Sent:** Monday, October 15, 2018 3:00 PM  
**To:** Laff, Allison <LaffA@naperville.il.us>  
**Cc:** Kopinski, Sara <KopinskiS@naperville.il.us>  
**Subject:** RE: WashU - Q & A

Allison:

Car Wash Development LLC (“CWD”) met with City staff regarding the design of the site. The size of the car wash building has been reduced. Generally, the length of the car wash tunnel is 130 feet. The proposed Wash U facility is 108 feet in length. This is the preferable minimum length of a car wash tunnel in order to adequately wash and dry a vehicle.

The size of the car wash building is not the determining factor in necessitating the requested variances. Rather, it is odd configuration of the property. In all probability, any redevelopment of this property will require some variances, especially if it includes a drive-through.

- **Drive-Through Setback Variance:** This variance is located along the south (west) property line. Along this property line, the adjacent properties are zoned commercial and residential. The Zoning Regulations require a 40 foot setback for adjacent residential properties and a 5 foot setback for commercial properties. Because the commercial property is greater in length than the residential property, any proposed redevelopment would probably also request such a variance. CWD is addressing this through fencing and landscaping.
- **Major Arterial Setback Variance:** Because of the short depth of this property, it is very difficult to locate a building and parking on the property without needing a variance from the Major Arterial Setback requirement. There is not sufficient depth. CWD will provide the required landscaping along Ogden Avenue.
- **Monument Sign Setback Variance:** Because Ogden Avenue is on an angle, it is difficult to locate a sign while maintaining the 20 foot Ogden Avenue setback. The proposed location of the sign maintains the 20 foot setback while still providing for the visibility of the sign. CWD’s proposed sign meets all of the City’s design standards.
- **Parking Lot Landscape Area Variance:** This variance is required in order to allow vehicles to pull straight in to the car wash tunnel. The length of the variance is only 25 – 30 feet. This is due to the odd configuration of the property. CWD is mitigating this variance with fencing.

Due the factors set forth in this response, it is not feasible to reduce the size of the building footprint.

Kathy

Kathleen C. West  
Attorney at Law

Dommermuth, Cobine, West, Gensler, Philipchuck, Corrigan and Bernhard, Ltd.  
111 East Jefferson Avenue  
Suite 200  
Naperville, Illinois 60540  
630-355-5800  
630-355-5976 (fax)  
630-240-7275 (cell)  
[kcw@dbcw.com](mailto:kcw@dbcw.com)

A great deal of public and professional input has been gathered about the future of the study area. The table below provides a summary of items to be addressed by Ryan Companies during Phase II of concept development. The table also identifies direction to be provided by City Council to inform Ryan Companies prior to proceeding with Phase II activities.

SUMMARY RECOMMENDATIONS FOR PHASE II				
TOPIC	ITEM TO BE ADDRESSED IN PHASE II	SOURCE		CITY COUNCIL DIRECTION NEEDED
		8/22 Request from Public	8/28 Steering Committee Consensus	
<b>1. Land Use &amp; Density</b>	Consider moving housing units (and associated parking) from the Burlington Lot to Public Works Lot		X	Must attainable (e.g., below market rate) housing be included in the redevelopment?
	Investigate an option with 200 residential rental units (vs. 400 shown on initial concepts). Note any impacts on attainable housing with this option.		X	Market data has been provided to demonstrate demand for each of the land uses listed below. Are each of these land uses desired? Should any uses be excluded? <ul style="list-style-type: none"> <li>• Apartments</li> <li>• Condos</li> <li>• Townhomes</li> <li>• Retail</li> <li>• Office</li> </ul>
<b>2. Greenspace</b>	Integrate existing parks into the overall greenspace master plan for the project	X		Does Kendall Park need to include stormwater management improvements to address issues in Pilgrim Addition?
	Retain the general concept of the Kroehler Design (rowhomes, greenspace and storm water improvements), but adjust the orientation of the rowhomes to provide greenspace that is welcoming and invites the entire community	X	X	Can Burlington Square Park be modified, possibly including: <ul style="list-style-type: none"> <li>• Reductions in overall park area to address kiss &amp; ride and bus needs</li> <li>• Additional park amenities (e.g. seating, improved paths, gardens, etc.)?</li> </ul>

TOPIC	ITEM TO BE ADDRESSED IN PHASE II	8/22 Request from Public	8/28 Steering Committee Consensus Requests	CITY COUNCIL DIRECTION NEEDED
<b>3.Plaza (Woonerf)</b>	Focusing on increasing the overall area of the plaza (size shown on Concept B or larger), amenities within and experience of users	X	X	
	Provide additional information about freight train volumes, noise, odors, soot, and necessary safety measures	X		
	Provide additional details about how to control/manage vehicular traffic traveling through this area		X	
	Consider opportunities for the plaza and building design to serve as an additional sound buffer		X	
	Enhance design and wayfinding to invite people into the plaza from the surrounding neighborhoods and community (not just passengers exiting the train)		X	
<b>4.Parking</b>	Provide a comparison of code required and proposed parking ratios	X		Should the overall supply of commuter parking be increased with this project?
	Evaluate and give consideration to additional commuter parking capacity at Burlington (vs. Public Works)		X	
	Provide additional information on parking operations and pricing		X	
	Balance the quantity of parking spaces with the dedicated use of those spaces (commuter or other user) and the visual character of the parking structures		X	
<b>5.Height &amp; Design</b>	Develop additional images and perspectives of height from locations around the development, including locations within the Parkview and Pilgrim Addition neighborhood	X		At this point, does the City Council want to establish a maximum number of stories (or overall height) for Ryan Companies to follow moving forward? If yes, please specify by parcel the maximum height for: DCM Parcel <ul style="list-style-type: none"> <li>• Parkview Lot</li> <li>• Lower Burlington</li> <li>• Upper Burlington</li> <li>• Boecker Property</li> <li>• Kroehler Lot</li> <li>• Water Tower West</li> </ul>
	Evaluate how street edges of buildings fronting Washington Street are designed – look for ways to prevent “canyon” effect, soften those edges with grass/plantings, consider stepped back heights, create scale and depth transitions		X	
	Consider reducing height of the proposed office building by eliminating one or more stories		X	
	Incorporate details from surrounding buildings (e.g., Kroehler’s arched windows) in design		X	
	Retain the openness and light that the windows and glass provide		X	
	Consider other traditional design details in keeping with existing buildings in the vicinity		X	





TOPIC	ITEM TO BE ADDRESSED IN PHASE II	8/22 Request from Public	8/28 Steering Committee Consensus Requests	CITY COUNCIL DIRECTION NEEDED
<b>6.Traffic &amp; Walkability</b>	Provide analysis and traffic data comparison of concept options to appreciate traffic impact	X	X	
	Show safe walking paths for students walking to Ellsworth Elementary and Washington Junior High	X		
<b>7.Financials</b>	Refine financials to include market data, tax revenue and potential funding sources	X	X	
<b>8.Multi-Modal Accessibility &amp; Commuter Experience</b>	Inventory existing kiss and ride spaces and demand. Provide a comparison to kiss and ride provided within each concept.	X		Does more commuter parking need to be provided south of the tracks?
	Provide more information about bicycle access and parking locations within the development. Compare to existing conditions.	X		Should kiss and ride capacities be expanded to address increased demand due to growth in ride-share operations?
	Model and compare overall commute times today to those proposed in the development on a parcel-by-parcel basis to appreciate impact on commuters.	X		
	Share any recommendations suggested by Pace, Metra and BN and explain how feedback has been addressed in refined concepts	X		

October 6, 2018

Via Email Only

Mayor Steve Chirico and City Council  
City of Naperville  
400 S. Eagle Street  
Naperville, IL 60540

Re: City's Council's Direction to Ryan Companies Regarding 5th Avenue Development

Dear Mayor Chirico and Council Members:

We are sending you this letter as the eight resident representatives on the 5th Avenue Steering Committee. We are all excited about the possibilities that this project presents, and are happy to report that Ryan's initial concepts include some of the key recommendations from the steering committee to date, including but not limited to proposing townhomes and stormwater mitigation on the Kroehler lot, reserving a portion of the development for attainable housing, and adding a new pedestrian tunnel west of Washington Street.

Overall, however, we believe that it would be prudent to answer a number of important questions before moving to the second phase of the redevelopment process, which would "involve refining the two initial concepts . . . into one working concept." While we all believe that the process should generally continue to move forward, we do not believe that it is appropriate to move to Phase II at this time for the following reasons:

1. As far as we know, the issue of whether the DuPage Children's Museum will remain in its current location or relocate remains unresolved. Creating a working group to study the issue was a positive development, but it would be premature to move to Phase II prior to the new working group reaching a resolution. The future location of the museum impacts every other portion of the project to the degree that refining a single concept is impossible without having certainty regarding the museum.
2. At the September 18, 2018 City Council meeting, Council directed staff to study how many additional commuter parking spaces would be necessary to significantly decrease the wait time for a parking permit. This was a positive and prudent development. In order for Council to provide clear direction to Ryan regarding whether additional commuter parking spaces should be included in the concepts, staff should first determine that answer.

Once Council is able to provide direction to Ryan on an appropriate number of commuter parking spaces (based, at least in part, on vetting who is currently parking near the train station and whether the issued permits are being properly used), some direction should also be provided regarding the location and distribution of the spaces, and whether commuter parking should be primarily located south of the train tracks and/or whether the Burlington lots should increase available commuter stalls to align with commuter parking preferences.

Once the museum and parking questions have been answered, we are also requesting that Council consider requesting additional concepts from Ryan Companies. At the August 28, 2018 steering committee meeting, the steering committee reached a consensus to recommend to Council that Council direct Ryan Companies to create a new concept that would include no more than 200 residential units.

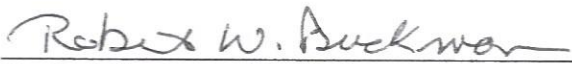
For the reasons noted above, however, we believe that Ryan could not fairly be expected to create a 200-unit plan at this point. Once the museum and parking questions have been answered, though, we hope that Council provides the necessary direction to Ryan to create such a concept, which Ryan has already expressed a willingness to do. Such a plan could still incorporate a well-rounded residential development, similar to Ryan Companies' recent 210-unit Vintage on Selby development in St. Paul, Minnesota: (<https://www.ryancompanies.com/project/vintage-selby>)


Some residents and Council members have also expressed a desire to see entirely new concepts, with a focus on uses other than the predominately apartment and office concepts presented by Ryan so far. Alternative concepts could include fewer residential units and a greater focus on transportation (e.g. larger designated bus and/or ride sharing areas, a people mover system, etc.) and/or larger public, ground level, open spaces with amenities such as botanic gardens, fountains or sculpture areas as suggested by residents. If Council would like to see such alternative concepts, such direction should be given after answering the museum and parking questions but before moving to Phase II.


We ask that you consider the above points when determining how to proceed on October 16th and beyond. This project has a chance to be an enormous success, but its potential will not be fully realized unless Council takes the time necessary to study and answer the key questions that will dictate both the current direction and end result of the project.

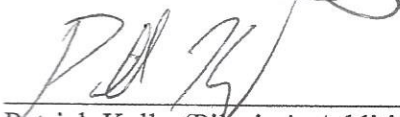
Sincerely,


  
Marybeth Box (ECHO)

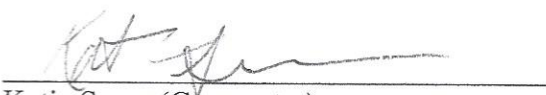
  
Dr. Bob Buckman (NAHC)

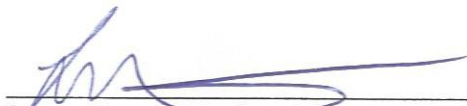
  
Thom Higgins (Park Addition)

  
Jim Hill (Senior Task Force)

  
Patrick Kelly (Pilgrim's Addition)

  
Jim Ruhl (WHOA)

  
Katie Sowa (Commuter)

  
Laura Zeman (Park Addition)