

## Williams, Scott

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**From:** Liu, Ying  
**Sent:** Thursday, June 13, 2019 11:48 AM  
**To:** Williams, Scott; Laff, Allison  
**Subject:** FW: Tartan - 1001 S. Washington  
**Attachments:** Office - Permitted Use - OCI.pdf; 2019\_06\_13\_07\_59\_44.pdf; 2019\_06\_13\_08\_15\_28.pdf; 2019\_06\_13\_10\_28\_35.pdf

Please see Vince's email below as well as a letter Will Kreuzer sent to the neighbors on 5/31 in the attached.

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**From:** Vince Rosanova [mailto:vince@rw-attorneys.com]  
**Sent:** Thursday, June 13, 2019 9:05 AM  
**To:** Christine Jeffries <CJeffries@naper.org>; Liu, Ying <LiuY@naperville.il.us>; Laff, Allison <LaffA@naperville.il.us>  
**Cc:** Will Kreuzer <will@tartanrealtygroup.com>  
**Subject:** FW: Tartan - 1001 S. Washington

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Christine, Allison & Ying,

Will and I are concerned with misleading statements contained in certain websites and petitions against Tartan's development that essentially state that the requested B-1 rezoning will allow for "intensive business uses that are not allowed in the OCI zoning district" which the property is currently zoned and that the "B-1 zoning will result is substantial traffic and safety issues for the surrounding neighborhood". These statement are not supported by the code as I highlight below.

- FAR - The OCI zoning district permits a FAR of 1.5 and has no height requirement on commercial uses. By contrast B-1 only permits a FAR of .325 and limits height to 40 feet. With our current OCI zoning we can build essentially almost 5 times larger buildings than in the B-1 zoning district we are requesting.
- OCI PLAN EXAMPLE - To illustrate this I have attached a plan showing in the OCI zoning district we could build 228,573 square feet of office in an 8 story building and provide 760 parking spaces. I am still working on the apartment plan which is a conditional use in OCI
- SQUARE FOOTAGES - Our actual proposal is only 28,000 square feet spread out over 3 buildings which is 10% of what is permitted in the current OCI zoning district, 50% of

what is permitted in B-1 and less overall building square footage than the PNC building that was demolished.

- HEIGHT - Our buildings are only 1 and 2 story buildings which are way less than the 8+ stories that could be built in the OCI zoning district and less than what existed.
- USES - Per the neighbors request, we have agreed that other than the national coffee user in building A next to the Marathon, there will be no fast food or drive thru's allowed in the other buildings. The author of the website and petition is aware of this, but for some reason the website continues to reference fast food and drive thrus.
- ACCESS POINTS – We currently have full access from Gartner, Washington, Catalpa and Sycamore. Will has agreed to close the Catalpa access and restrict left turns onto Sycamore. Our OCI office plan would require these additional access points to be maintained as we would have 5 times the traffic.
- TRAFFIC – Attached is a summary page from our traffic study comparing our proposed development to the prior PNC and what is permitted in the OCI zoning district. Our traffic impact is in line with what existed and WAY less than what is permitted in OCI.
- SETBACKS – We double and triple the required setbacks in either the B-1 or OCI zoning districts. This was the first thing Will did to respect the neighborhood. Hearing that we are trying to maximize the buildable area and increase intensity is totally not in line with an objective review of this development
- ARCHITECTURE – First class. Modern and blends in to the community. Excellent transition.
- LIGHTING – all lumens will be kept on-site per our photometric plan
- LANDSCAPING - We are adding over 50 trees to the site and preserving the mature trees along Catalpa & Sycamore.

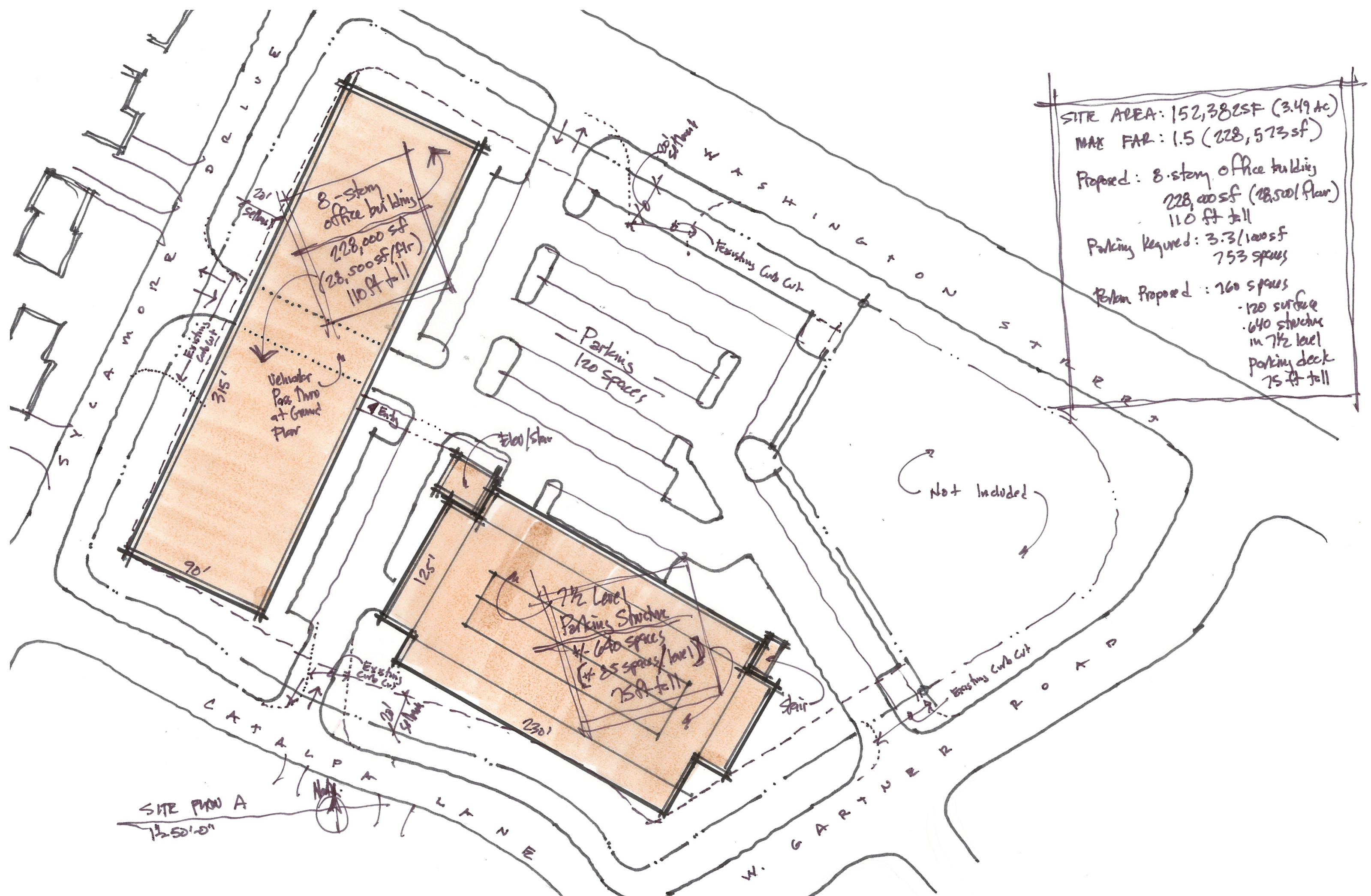
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SITE AREA: 152,382 SF (3.49 ac)

MAX FAR: 1.5 (228,573 sf)

Proposed: 8-story office building  
228,000 sf (28,500 sf/ft)  
110 ft tall

Parking Required: 3.3/1000 sf  
753 spaces

Parking Proposed: 260 spaces  
- 120 surface  
- 640 structure in 7 1/2 level parking deck 75 ft tall

8-story office building  
228,000 sf  
(28,500 sf/ft)  
110 ft tall

Vehicle Pass Thru at Ground Floor

Parking  
120 spaces

7 1/2 Level  
Parking Structure  
640 spaces  
(40 spaces/level)  
75 ft tall

Not Included

SITE PHOT A  
1250' x 101'