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September 11, 2020

Gabrielle Mattingly  
City of Naperville  
400 S. Eagle Street  
Naperville, Illinois 60540

**Re:    Revised Development Plans  
         Heritage Place**

Dear Ms. Mattingly,

As you know, we submitted revised plans for Heritage Place earlier this week. The revised plans are intended to address comments raised by the Historic Preservation Commission and residents of the neighborhood while also addressing some technical comments that had been issued by City staff.

With the revised plans we have not eliminated variances but we have narrowed the scope of the zoning relief that is required for the project. Specifically, the elimination of two residential dwelling units (from 47 to 45) increases the Lot Area per dwelling unit from 3,514 square feet to 3,670 square feet. The required Lot Area per dwelling unit is 4,000 square feet. In working with City staff we were also able to increase the front yard setback for all of the dwelling units from a minimum of 15 feet to a minimum of 22 feet. The Code requirement is 25 feet and depending on location, the proposed front yard setback is now 22 feet, 23 feet or 24 feet.

While not directly related to any variance request, there are two other material modifications that have been made in response to resident comments. In consideration of the reduced right-of-way for School Street we have increased the setback along School Street to a minimum of 22 feet. Notably, this puts us 7 feet beyond the applicable 15-foot corner side yard setback applicable to the buildings at the intersections with Columbia and Wright Street. We have also created a 60-foot-wide or approximately 5,300 square foot pocket park on Columbia Street. This pocket park breaks up the massing of buildings along Columbia Street and also provides direct access for neighborhood residents into the proposed neighborhood park located along Wright Street.

While we recognize that these revisions may not address all of the resident comments regarding the project, we believe the changes represent a good-faith effort to work with the neighborhood on material improvements to the site plan.

Sincerely,

*Russell G. Whitaker, III*

Russell G. Whitaker, III  
Attorney for Ram West Capital LLC