

DESIGN

Input Session	Experience/Function
1	<ul style="list-style-type: none"> Minimizing the impact both in terms of traffic and visually is important to the community.
1	<ul style="list-style-type: none"> Put businesses on the bottom of the parking structure
1	<ul style="list-style-type: none"> Make walkway to parking structure covered
1	<ul style="list-style-type: none"> Covered and heated walkways for commuters
1	<ul style="list-style-type: none"> One error of the Omnia proposal was in coming to the council fully formed. Was designed for the real estate box it filled, rather than for the neighborhood. Ryan Cos. should embrace Kroehler building as a completed part of their project. Let that building impact the design of
1	<ul style="list-style-type: none"> Make transit depot more efficient
2	<ul style="list-style-type: none"> Addresses all ADA concerns
2	<ul style="list-style-type: none"> Consider accessibility when developing the plan
2	<ul style="list-style-type: none"> Don't clutter up the walkways with excessive small "amenities", and excessive or bulky
2	<ul style="list-style-type: none"> Take advantage of the fact that the development is near the train. Try to draw people out from the city.
3	<ul style="list-style-type: none"> Need to look at shadow study. Concerns buildings will block sunlight.
3	<ul style="list-style-type: none"> Addresses all ADA concerns
3	<ul style="list-style-type: none"> Concern about setback, the Kroehler building is an example of a good setback. An example of something not desired was the building at 4th as it is too close, too large and is elevated higher. Park across the street from the parking lot was questioned whether it will be considered for
4	<ul style="list-style-type: none"> Environment – covered all the aspects; talk about how tall things are; keep in mind the environment involves aftermath, i.e. sound, lighting, design elements – lit from the inside. Could impact the neighborhood.
4	<ul style="list-style-type: none"> Some sort of gateway on Washington to provide an entrance to the area. Additional signage would also be helpful (way-finding) – especially for commuters
5	<ul style="list-style-type: none"> LEED certification would address many resident concerns; storm water treatment, permeable pavers, energy savings.
5	<ul style="list-style-type: none"> 5th Avenue Station is a challenge as it bisects the city-owned parcels
5	<ul style="list-style-type: none"> Parkview lot would also be good place for kiss n' ride, buses, ride-shares, etc. This would help traffic flow with commuter and school traffic
6	<ul style="list-style-type: none"> Addresses all ADA concerns
6	<ul style="list-style-type: none"> How does the design function, can it function in a more forward looking way
6	<ul style="list-style-type: none"> When the parking deck goes in, water source and electricity on the floors for cleaning.
6	<ul style="list-style-type: none"> Residents like it dark at night, and no noise in the evenings, and no drunks stumbling out of bars
6	<ul style="list-style-type: none"> Like the quiet residential neighborhood
6	<ul style="list-style-type: none"> Want it to still feel like a residential community
6	<ul style="list-style-type: none"> Don't have restaurants with outdoor seating next to the tracks
6	<ul style="list-style-type: none"> Naperville as a city could make a statement for the environment with this development, i.e. solar panels. Be more forward-thinking
6	<ul style="list-style-type: none"> If you do have a restaurant with outdoor seating, maybe don't have it right on the tracks.
7	<ul style="list-style-type: none"> Move density away from neighborhood, closer to the tracks.
7	<ul style="list-style-type: none"> Maintain the livability – walk to downtown, walk to train, etc.

- 7 • Do not put drop-off hub near neighborhood so buses are idling on the residential streets
- 7 • Add bus depot to Children’s Museum lot

- 8 • Transit Oriented Development, only need one parking place per home instead of two because people will take the train. This doesn’t necessarily work, it didn’t work at Route 59 with that development.
- 8 • Put parking decks along the train and then build homes outside of that to provide a buffer to the neighborhood
- 8 • Enhance the walkability of the neighborhood
- 8 • Can there be a theme developed to tie it in with the history of the area and the Kroehler building so people don’t forget that this was one of the biggest furniture manufacturing places in country?
- 8 • There should be connectivity to the neighborhood so it doesn’t stand out, it needs to fit the

- 8 • Needs a warm place for commuters to wait for their train, currently there isn’t a place on the one side of tracks.
- 8 • Anything being built would need to be closer to Washington away from the homes
- 8 • Quantifying what creates a sense of place.
- 8 • Separate access point for residents in the building versus

- 9 • Should feel organic and tie into the existing environment.
- 9 • Needs to compliment the surrounding historic district.
- 9 • Shouldn’t be a destination, should support the current residents
- 9 • Resident doesn’t feel the property needs to be LEED – it will only increase cost and doesn’t add much value. The energy codes are sufficient these days.

Input Session	Aesthetics/Design Quality
1	• Pleasing design complimentary with the architectural styles seen in the neighborhood
1	• Add vintage lighting.
1	• Use Kroehler Building’s brick as one of many materials used in new structures.
1	• Exterior lighting for the new structures should be appropriate and not invasive to the neighboring residential areas.
2	• Quality and aesthetic appearance is important.
2	• Is aesthetically pleasurable
2	• Don’t want to look out their house windows and see a wall of building.
3	• Keep current historical aesthetic to flow with the rest of the neighborhood.
4	• Complements, but does not compete with downtown Naperville or Ogden Ave.
4	• Is aesthetically pleasurable
5	• Include landscaping, making it look residential
5	• Is aesthetically pleasurable
5	• Some of other Ryan projects are beautiful; 5th Ave has significant existing constraints
6	• The South side is the historic district and it is a beautiful neighborhood to walk through, it would be sad to see buildings come up that clash with that feel. Keep the historic feel and look.
6	• Keep the residential community feel
6	• The tunnel under Washington is grungy, element of celebrating the lifestyle of the current neighborhood.

- 7 • What is built it should be architecturally pleasing. Compliment the neighborhood with a historical feel. Resident referenced local historical homes and the Kroehler building.
- 7 • Another resident likes the mix of the historical elements (like Kroehler) with something more modern.
- 7 • Design should be timeless.
- 7 • The train is the lifeblood of the community and the design should represent this.
- 7 • Would like to see a higher widow ratio on street fronts (no tinted mirror glass).
- 7 • The Kroehler building adds character to the neighborhood and you need to respect the fact that it's a historical, protected building
- 7 • Resident would like to see something thoughtful and modest in scale – not a downtown. The Park Addition neighborhood will not embrace what was presented in the original watercolor
- 7 • Add plazas, fountains and/or courtyard near the residential areas
- 8 • Be careful of the materials used to match the neighborhood.
- 8 • Designing something to fit in with the history of the Kroehler building and designing anything new to match would help create a cohesive look.
- Needs a “neighborhood look” not a “downtown look”. Soften the transition into the neighborhood
- 9 • Resident was horrified by the design of the watercolor. It reminded her of something along Rt 59. Design was similar to a Rodondo Beach development. It has no charm or class.
- 9 • It needs to fit in with the Kroehler building. It needs to feel more “homey” and not sterile.
- 9 • Want the redevelopment to be beautiful
- 9 • No food court look

Input Session	Comparable Project/Location
1	• Incorporate timeless design. Look at North Central College
1	• Pearl District in San Antonio as an example
1	• North Central architecture part of neighborhood needs a classic design.
2, 4 & 8	• NA
3	• Giordano’s building was the right location but bad design. Interiors small and sub-par. The property is privately owned.
3	• Someone offered that designing this area with a central theme like at Cantigny Park would be attractive. This area could focus on trains or the history of the buildings as a nice aesthetic.
3	• 104 E. 11th Avenue, behind Ace Hardware, new condos are going up and if there has to be more condos as part of this development consider these as an option for design.
5	• Virginia Beach has many LEED certified school; storm water detention, native plantings, and wonderful interiors
6	• Geneva near the train station there is relatively new development, it bridges into the older part of town with lower height buildings. Open plazas. Different buildings, a bridge to the historic neighborhoods.
6	• Hinsdale stop has the large open area up to the library.
6	• Look at Geneva near the train station. Buildings are only three stories with open plazas. Each building is slightly different so it doesn’t look cookie cutter. Bridge from train to plaza area

- 7 • Architecture and space matters, when Water Street was developed it was narrowed by 9 feet. It has a different feel from Jefferson. At Main Street Promenade there is a large set back that creates a nice feel. Anything should be pushed back so there is more than just the 5 feet sidewalk to allow people to congregate.
 - 7 • Look at Main St. Promenade – more space from retail to street.
 - 7 • The downtown area near City Hall is not inviting for people to walk and hang out at.
 - 7 • Look to downtown Naperville for style – its new but still feels old. Apartment building on Ellsworth is not appealing. Sticks out like a sore thumb.
 - 7 • The new building in Wheaton has first floor parking and doesn't open up to the neighborhood
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- 9 • Look at North Central properties including the new Science Center.
 - 9 • Downtown Alexandria
 - 9 • Don't want the look of the large scale retail on Rt 59

Input Session Connection to Downtown

- 1 • Concerned with the way the city intends to connect it to downtown. Need an easier flow.
 - 1 • Better pedestrian routes to schools and downtown
 - 1 • Don't want another "downtown" created at 5th Ave.
 - 1 • Resident west of Washington: big concern don't want to become an island; a safe way from this development to the downtown (cow tunnel) or another method of widening; concern of
 - 1 • Connect the downtown; connect parking towers; climate controlled - (Halsted street deli only lasted a year) this idea to get to next level. Parking and then connect; vans to connect to other parts of city.
 - 1 • Feels like the city is changing their neighborhood. If they wanted to live downtown they would've bought a home downtown.
 - 1 • Don't need two downtowns, businesses only for those who take the train;
 - 1 • Doesn't want to see the downtown coming to this neighborhood. City is meeting residential area and should be scaled.
 - 1 • Above ground walkway linking to downtown, climate control above the train tracks
 - 1 • Build a skyway (above ground walkway through buildings)
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- 2 • Don't build something that competes with Ogden and downtown but provides connectivity and complements it
 - 2 • Focuses on bridging 5th Ave as a transportation hub and mixed use area between the downtown and uptown.
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- 3 & 8 • N/A
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- 4 • Don't compete with downtown Naperville
 - 4 • Community cohesion is important. We don't want to walled off from downtown.
 - 4 • Neighborhood on west side of Washington is too isolated - would like better access to downtown
 - 4 • Everyone northeast of Washington walks to town; down Loomis. We feel connected to the schools, college and town. Municipal buildings are short so visually you can see the trees and walking is pleasant
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- 5 • Empty-nesters and millennials have the same basic needs – within walking distance to entertainment amenities
 - 5 • One resident would like to see a connection between train station and downtown Naperville. This resident would like to see a bigger proposal which includes more land to make this connection

- 6 • Can't be an extension of downtown. Uses need to be supplemental to the residential area surrounding the station.
- 7 • Do not build another downtown. Alternatively, another resident would like to see another downtown development near the train
- 9 • Could the space we better used to augment what is not currently downtown – apartments for young professionals or seniors, daycare. Should not compete with downtown.

Input Session	Miscellaneous Comments
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| 1 | • Balance the infrastructure without overwhelming |
| 1 | • Resident comments on getting costs. Will require balancing needs with wants. |
| 2 & 7 | • NA |
| 3 | • Improvements do need to be made to the area but the scale is the concern. |
| 4 | • When a resident saw the proposed water color it made them feel that the city wasn't going to fix any of the current issues in the neighborhood. |
| 4 | • Love the development but not the initial proposal |
| 5 | • City guidelines designate the design of the buildings in the development area |
| 6 | • LEED buildings would make a good statement from Naperville as a city |
| 6 | • Windmills or solar panels for charging stations |
| 6 | • Downtown Naperville has a distinct feel already, adding or building on top of that will take away from that feel. |
| 6 | • Downtown Naperville already has a distinct feel already. |
| 8 | • Naperville has a nice history and with tear downs you lose sight of that. |
| 8 | • Character of the neighborhood |
| 8 | • Use the idea of a renovated Kroehler building as a template for any other buildings in the area. |
| 8 | • The Water Tower sticks out in this area and does not flow into the area now. This maybe the most difficult design use. |
| 8 | • If Nichols library could be disassembled and moved, could it be moved to the Northside of the tracks. Could it be used as the train station? That would add to the historic character. |
| 8 | • Water feature |
| 8 | • From Loomis to Washington the right of way is narrow and limits what can be done. |
| 9 | • Ryan has an opportunity to make a good profit but also to have an award winning design that could be desirable |
| 9 | • Resident does not believe this will be a destination and will only compliment the surrounding neighborhood. |
| 9 | • Use instead of design is what would make downtown Naperville and this area compete. |
| 9 | • Bordering on historic district |
| 9 | • If you put too many ugly buildings then residents won't be able to sell their houses |
| 9 | • Building Public Works is LEED, it's a beautiful building. The classification means something. |