



## LAND USE

**RFQ 17-036 Dated 2/22/17** - The primary purpose of this Request for Qualifications (RFQ) is to solicit qualifications from developers, who in conjunction with their development teams, ("Development Teams") are capable of redeveloping the area (or portions thereof) with one or more high-quality projects. Successful redevelopment will reflect market conditions, economic realities, and support commuter access to the train station within the context of the community and neighborhood settings.

Input Session	Do Not Redevelop/No Needs
1	<ul style="list-style-type: none"> <li>Area does not need to be developed.</li> </ul>
1	<ul style="list-style-type: none"> <li>Parking, managing commuters and no needs (safer, efficiency of parking)</li> </ul>
1	<ul style="list-style-type: none"> <li>Doesn't feel they 'need' anything.</li> </ul>
2, 7, 8 & 9	<ul style="list-style-type: none"> <li>N/A</li> </ul>
3	<ul style="list-style-type: none"> <li>Several residents feel nothing needs to be done with the space</li> </ul>
4	<ul style="list-style-type: none"> <li>Resident feels he has no unmet need for this location</li> </ul>
5	<ul style="list-style-type: none"> <li>Resident believes that overwhelming consensus of previous input sessions states that nothing should be done</li> </ul>
6	<ul style="list-style-type: none"> <li>It's not a destination, it's a train station" Resident does not want it to be vibrant, they want it to only be a train station</li> </ul>

Input Session	Housing Opportunity
1	<ul style="list-style-type: none"> <li>Concerned about density due to traffic concerns</li> </ul>
1	<ul style="list-style-type: none"> <li>Multifamily Residential</li> </ul>
1	<ul style="list-style-type: none"> <li>No more families due to school over-crowding</li> </ul>
1	<ul style="list-style-type: none"> <li>Concerns about additional residents/cars already coming into the area with this development</li> </ul>
1	<ul style="list-style-type: none"> <li>Senior housing given as a suggestion as Ellsworth Elementary is jam packed.</li> </ul>
1	<ul style="list-style-type: none"> <li>senior housing work</li> </ul>
1	<ul style="list-style-type: none"> <li>No condos</li> </ul>
1	<ul style="list-style-type: none"> <li>Opposed to housing of all kinds.</li> </ul>
1	<ul style="list-style-type: none"> <li>If we pursue senior housing your limiting yourself to retail for seniors</li> </ul>
1	<ul style="list-style-type: none"> <li>A high-density multifamily residential use will impose a much larger load on infrastructure that Green-space</li> </ul>
2	<ul style="list-style-type: none"> <li>Adding new residential and business areas is fine as long as the plan can easily absorb the increased traffic.</li> </ul>
2	<ul style="list-style-type: none"> <li>Parking is a concern; a big apartment building might not help/solve that problem.</li> </ul>
2	<ul style="list-style-type: none"> <li>Public Works building could be an ideal space for row houses.</li> </ul>
2	<ul style="list-style-type: none"> <li>Don't see senior living moving there, the trains would bother them.</li> </ul>
2	<ul style="list-style-type: none"> <li>We are seeing many more people moving back to Naperville. Resident believes residential development would do well in this area.</li> </ul>
2	<ul style="list-style-type: none"> <li>Resident would like affordable housing for seniors and young professionals who want to stay in the neighborhood. Senior housing in downtown Naperville failed and was sold to North Central.</li> </ul>
2	<ul style="list-style-type: none"> <li>Concerns about shaking, smell and noise if residential spaces are built near the train</li> </ul>
2	<ul style="list-style-type: none"> <li>We don't need additional residential. Residential building means more pedestrians and its very dangerous to walk in the neighborhood.</li> </ul>
2	<ul style="list-style-type: none"> <li>Would like to be more residential with row houses - Bryant Park in NYC or North Pier</li> </ul>

- 3 • Density is a concern as well as height. It will dramatically change the character of the neighborhood.
- 3 • Several residents moved out of the city to get away from the density. Keep the quiet, “suburban” neighborhood
- 3 • There is a benefit to senior housing. They “don’t do rush hour”. They will shop during off-peak hours. Minimal parking is needed.
- 3 • Concern about senior housing in this area will not be able to access hospital quick enough.
- 3 • There is a growing demographic of healthy, active seniors who need housing and would like to stay in their neighborhood.
- 3 • Senior Home Sharing currently has one site on Eagle Street and would like to see Ryan donate some land to help build shared living for seniors that would include light support. There is 49% of the county’s population that need affordable housing but isn’t classified as low income that need housing options.
  
- 3 • 104 East 11th avenue are a good example of condos
- 3 • The demand for development comes from outside the area. Residents are looking to move to the area.
  
- 3 • Senior housing cannot flourish without the right interior plan and proper amenities. This could be an opportunity for the city to subsidize the cost of living for seniors.
- 3 • Could be a good site for housing for adults with disabilities as well as seniors.
- 3 • Schools are already packed.
- 3 • Density can cause more traffic issues, overcrowding in schools, and more commuter issues, Ellsworth School is already overcrowded.
  
- 4 • Seniors, affordable housing
- 4 • Schools are crowded; can’t imagine having more housing – where are the kids going to go? Where to put the schools?
- 4 • Don’t want high density – don’t think the schools as they are currently set up could handle
- 4 • Opportunity for some housing, i.e. senior or low housing
  
- 5 • Empty nesters have limited housing options. Need non-single-family options that are central to Naperville.
  
- 5 • Resident expects high demand for millennial housing; but an active luxury/high-end 55+ age-restricted independent housing project would be well received while limiting impacts on schools and Metra. Several residents agreed.
- 5 • Allows residents who have spent decades in town remain in town when a single-family home is no longer needed.
- 5 • 2 BR condos; Main Place condo development referenced as a failed project.
- 5 • Adding housing on 5th avenue will add to the traffic issues.
- 5 • Aurora river complex as an example of an integrated 55+ community.
- 5 • Need young professional affordable housing otherwise they’ll leave the community. They like the cultural of Chicago. The cost of living is cheaper in the city versus Naperville
- 5 • City to clarify attainable housing versus affordable.
- 5 • May be room for both attainable and affordable housing in the development
- 5 • Affordable housing has been a goal of Naperville for the last 15 years. The city needs to work it into this development.
- 5 • \$300-400k homes are not affordable to millennials nor many 55+; there is plenty of housing stock at \$500k+
- 5 • Resident looks at west side and north side as two different developments. He would like to see something that would interest families such as high-end houses or townhouses and a park on the north side
  
- 5 • Young families, veterans, disabled community do not have an affordable place currently for Naperville
- 5 • Concern about bringing in young families will overcrowd at Ellsworth and Washington Junior High; family-friendly housing may not be a benefit to the school system

- 5 • Housing will give the city the biggest bang for the buck in property taxes – townhomes & condos in particular
- 5 • Housing should be included for both 55+ and young professionals to avoid both demographics leaving Naperville
- 5 • Adding housing on 5<sup>th</sup> avenue will add to the traffic issues.

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- 6 • The city might feel that there could be more senior housing but the current residents don't feel that there is that need.
- 6 • There is a need for affordable senior housing. Any one on a fixed income cannot afford to stay
- 6 • There was a senior place on Washington and the market crashed so all of the seniors had to move out
  
- 6 • There is an underserved community- older people who aren't ready to move into a nursing home who want to stay in Naperville. They want to stay in Naperville, not interested in moving to Florida or a warmer climate. They would love to have a place in the area to stay. Mature living, less cars, would love to be able to walk downtown, use the train to Chicago, enjoy the local environment. Walk to North Central and the cultural things they offer. A community like that, people would be wanting to move there. You wouldn't need to create another school or impact the school system. Would like to be able to continue to afford to still live in Naperville
- 6 • If you consider adding residences City needs to look at how it will affect the schools. Residents don't want their kids bused to the south side schools
- 6 • Active seniors are underserved in the community. Resident wants to stay in Naperville and would like a small-place in a 55+ community. Will not contribute to parking or traffic and allows them to enjoy access to downtown, take the train, and amenities of North Central. Also won't contribute to school overcrowding
  
- 6 • Senior community on Main St. failed. (another resident clarified there were other issues involved)
- 6 • Thinking about the size of residential in regards to affordability. Build smaller residences – 2 bedrooms
  
- 6 • Take into consideration the size of any residential added. Affordability can be impacted by being near downtown.
- 6 • Paul Ehrlic's theory about Zero Population Growth. Every human problem is either created or aggravated by too many humans. Land is what drives parking and traffic. If you make a bad decision on land use it effects the other categories. The idea of putting a 6-story condo building is crazy.
- 6 • **No new residents**
- 6 • Maybe keep residential to 2 bedrooms max

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- 7 • Add attainable senior housing (55+) complex
- 7 • Single family homes, possibly two-story townhomes at Kroehler park
- 7 • Attracting families will cause Ellsworth to be severely overcrowding and will cause the school district to redistrict. All families with young children will be affected by this.
- 7 • Add residential

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- 8 • If there is a residential component to the development it may help to support any new commercial development unlike previous stores.
- 8 • The new residential units coming online
- 8 • There is a lack of quality multi-family housing for people to age in place near the downtown area.
- 8 • Resident says there aren't any affordable housing options for 55+. She would like to see some in this area.
  
- 8 • Something would need to be affordable for people, price point for Naperville Station is fine for this area and that is even over in price (\$500,000 to \$700,000).
- 8 • If you are 55+ and you want to downsize but stay in Naperville there are no opportunities closer to the center of town. Need a place to enjoy the amenities of Naperville and be Able to walk to the train.
- 8 • Do we really need more housing?

- 8 • Don't want housing that is so affordable that the North Central College students move in and cause noise issues.
- 8 • Downers Grove has row homes that could fit into the neighborhood.

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- 9 • Multit-family
- 9 • Maybe condos would be better. People who buy care more.
- 9 • Not sure senior housing would sell
- 9 • Have an ownership model versus a rental model
- 9 • Building on Benton has a 5 year wait for people to get into that building. It's one-floor living for seniors. There is none of that in the city. Very few elevator buildings in the city. Could work for both young professionals and seniors.
- 9 • Dedicated senior living is all over Naperville.
- 9 • Would get pushback on putting townhomes near the neighborhood. They don't fit with the single family homes.
- 9 • Break up Kroehler lot into spaces for single family homes

**Input Session      Retail Opportunity**

- 1 • Include space for Harry's café & coffee and space to work before the train arrives
- 1 • Retail
- 1 • We'd rather see things we could use rather than parking – neighborhood friendly store.
- 1 • More neighborhood friendly options – Specialty shops, coffee, gym
- 1 • **No retail**
- 1 • Overall, retail is better placed in the empty storefronts on Ogden. Some exceptions would be understandable.
- 1 • Commuters are not going to stop and shop. They want to get home to their family.
- 1 • If doing it for Senior Housing just need to service that audience.
- 1 • Put 3-story residential on north side of any parking deck by train station to blend it into neighborhood better.
- 1 • Residents also value the convenience of have some retail service businesses situated in the subject development. The following types of businesses have been mentioned.
- 1 • Smaller format retail space is preferred. The residents are not interested in bars, nightclubs, "big-box" format, or anything that would place a high load on area roadways, particularly during peak commuter hours. Adequate access for deliveries to these businesses should be provided and not encroach on the neighborhood.
- 1 • Small grocery / specialty food
- 1 • Coffee shop / diner
- 1 • Movie theater
- 1 • Dry cleaner
- 1 • Hair Salon / barber shop
- 1 • Family restaurant
- 1 • Boutiques
- 1 • Art Galleries / interior design
- 1 • Smaller performance space
- 1 • Book shop / News stand
- 1 • Gym / Dance studio
- 1 • Medical / Dental / pharmacy

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- 2 • Would like to see a small market or grocery store (may not be sustainable per history)
- 2 • Cafés and restaurants that look out onto a park
- 2 • Tough area for retail - The market is usually smaller than people think it is. Naperville is already saturated and there are many vacant spaces
- 2 • Retail options for commuters is not viable. Commuters just want to go home.

- 2 • Don't need storefronts but maybe some coffee shops, cafes and restaurants.

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- 3 • Concerned about the uses for the space. There will be an economic downturn at some point and retail spaces will go vacant. Do not include shopping.
- 3 • One resident felt they don't need more restaurants and bars. Other residents would like a nice family restaurant.
- 3 • 5th avenue has been a retail revolving door
- 3 • Small, independent stores and restaurants with a neighborhood feel
- 3 • Resident would welcome Mom and Pop stores and restaurants. Needs to be developed responsibly.
- 3 • Look at current vacant stores downtown.
- 3 • Long term viability of retail is not good due to online shopping.
- 3 • Dry cleaner, coffee, shop, wine store, small restaurant would be OK
- 3 • All small business near the train have come and gone over time.
- 3 • Use of buildings is a concern. Kroehler building has retail that faces inward and not towards the street. This allows residents to not have to see any vacant units. Putting in additional shopping and more business is not an appropriate use of this area.
- 3 • One resident not interested in more restaurants and bars, but some disagreed and suggested that it just needs to be appropriate for the area. An entertainment district would not work here and would be too large. Kroehler's is a good example of something that would be the right size for this neighborhood.

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- 4 • Would like a couple restaurants in 5th avenue – coffee, place to pick up snacks, etc
- 4 • Boutique retail or a small place to grab a glass of wine while waiting for the train would be nice
- 4 • Most retail needs are met, but winter farmers market is missing.
- 4 • No big box retail
- 4 • Resident loves the idea of shops like Downers Grove – specialty grocery shop with small dining area. Scale the retail appropriately. Need better connectivity to these shops for longevity
- 4 • Would love an amazing restaurant or coffee shop; six shops in downtown alone but I have to walk there.
- 4 • Liked the lemon tree in the café – Downers Grove – total use for shops; should be scaled appropriately
- 4 • On the subject of past failed restaurants and/or empty retail space meaning we shouldn't add that to this development, I think that thinking is unfair. The last restaurant was an old concept in a dated non restaurant friendly space (no outside windows, lobby entrance, old building, etc.) this is a unique location (train access) and will be a custom new build. It probably can't and shouldn't support a host of stores and restaurants but it would be a great desirable successful location for one restaurant

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- 5 • Small restaurants, specialty shops would be a benefit. Kroehler building as a reference, but noted they did fail. Amenities to keep commuters in the area longer. A small market or grocer would also be beneficial.
- 5 • Resident noted Trader Joe's or similar walkable to the train, to capture commuters before they leave in their vehicles. Boutique shops would also help; a rent point lower than downtown Naperville to assist mom and pop shops

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- 6 • Coffee shop near the station, or near the station ticket window especially in the winter time
- 6 • A small, family run place would be appealing, done properly with the neighborhood feel. Not a chain restaurant.
- 6 • Outside eating spaces are prized
- 6 • For people who don't have to leave the area they would like to have somewhere to grab a bite to eat, or a dry cleaner, or coffee shop.
- 6 • There used to be some restaurants on 5th Ave that were nice to visit but they are no longer there.
- 6 • There was a brewery that actually did well but they moved.
- 6 • Would like to have a restaurant and/or a bar

- 6 • If resident is going to be impacted he would like to benefit from it. Would like shops he can walk to and use
  - 6 • A higher-end bar would be nice
  - 6 • A restaurant with bar would be great for the area
  - 6 • If done properly, with a neighborhood feel, a restaurant could thrive
  - 6 • Group prospective: restaurants vs. bars-there are already bars near the neighborhoods. Maybe a nicer bar would be nice. A restaurant that has a bar would be best
  - 6 • There was a family restaurant, They were successful when the neighborhood used them, now people go downtown
  - 6 • Maybe Small Retail
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- 7 • Businesses thrived 30 years ago but tanked in 5-7 years.
  - 7 • Keep restaurants and bars closer to Washington and not neighborhood-facing.
  - 7 • Consider renderings for 41 W. Jefferson (combo retail)
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- 8 • Provided parking and traffic is resolved, resident would like to see commerce that benefits the overall community. Examples might include coffee, ice cream, breakfast place, upscale sports bar, space for kids, dry cleaner, boutique retail, small grocery, quick service family restaurant
  - 8 • Commuter said he would only use retail that was very quick in and out – not a restaurant.
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- 9 • A lot of retail is not going to work in this area (such as clothing shops)
  - 9 • Small businesses seem to work well in the Kroehler building
  - 9 • Probably won't have sole proprietorships or boutiques wanting to rent in Kroehler.
  - 9 • Retail should be more mindful lifestyle organic, exterior based retail experience
  - 9 • Outside stores thrive vs. a mall atmosphere
  - 9 • Geneva commons is a good example of an outside retail space.
  - 9 • Amenities that support the residents in the area – one or two restaurants.
  - 9 • It's a walkable community and people enjoy the urban feel. It would be nice to have a few things to walk to. A small grocery with prepared food, coffee shop and a restaurant would be good.
  - 9 • Kroehler building may not be as successful as it could be if it had exterior entrances to restaurants and retail.

Input Session	Office Opportunity
1	• No office
1	• A co-working space, commuter space, community space, gym with a better business model than YMCA.
1	• Office
1	• Institutional
2	• Naperville thrived previously because we had jobs here. The reason there are more commuters is because the jobs have gone to the city. Find a large company to be a part of the plan to bring jobs.
3, 6 & 8	• NA
4	• Ability for office share
5	• A wide variety of uses are required. Office, gym, grocer, daycare. Provide uses that meet the needs of the neighbors and commuters. Could alleviate some of traffic issues during rush hour.
5	• Shared work space for telecommuting, hot desk concept
5	• Graduate classes in the office space for commuters. Provide satellite campus space for multiple colleges.
7	• Office space would be good and encourage a reverse commute

- 7 • Office space would do very well in this area given in the access to the train and the walkability to downtown.
- 9 • If you put in an office building it will impact the school walkers and office workers
- 9 • Maybe work spaces
- 9 • Shared workspace (co-working space). The college may support this as well.

**Input Session Greenspace**

- 1 • Underutilizing east end of Kendall Park - prime area along Washington. Suggests greenspace not utilized on south.
- 1 • Green-space
- 1 • East end of Kendall Park is not used.
- 1 • Incorporate park atmosphere
- 1 • Greenspace is a need
- 1 • Care should be taken with respect to preserving a streetscape that is pleasing and provides a smooth visual transition between the neighborhood and the subject property
- 2 • Maintain existing green spaces
- 2 • Monitor occupancy of development on the east side of Burlington Square. That development lacks green space for residents. Any re-development should not place depend on existing parks outside of the
- 2 • Kendall and Kroehler parks are the only area the North side has for recreation.
- 2 • Increase green space on the parcels for both reflective and recreational use
- 2 • Add greenspaces to limit density and traffic
- 2 • Park with stations to work out (free)
- 2 • Green spaces should not be next to the tracks, no one will want to walk their dog there
- 2 • There's no soccer field or baseball diamond near those neighborhoods. Kids are going way too far to get to those. Kids are currently playing in the parking lots because they don't have a park near them.
- 2 • Need a safer way for kids to get there.
- 2 • The permeable area should be increased rather than reduced. The parcels now have extremely little green space. The increase in open space should be a general community asset, not merely another local neighborhood park. Look at what made the Riverwalk so successful and develop in a similar manner a portion of the area that will attract residents and visitors. This will help relieve some of the pressure from various special interests over loading the Riverwalk. Sustainable native landscaping should be deployed. High quality trees should be preserved and ample open space allowed to provide for large high quality trees to grow. More than just parkway trees and container trees are highly desirable - consult with the Morton Arboretum, the Conservation Foundation and the Pizzo Group.
- 2 • Trees are missing from the area.
- 2 • Would like to see some of the parking lots made into a park
- 3 • Ellsworth resident concerned about "downtown" moving into front yard. Looking for greenspace for kids to play.
- 3 • Consult greenspace plan for the development, this area has insufficient green space.
- 3 • Love green grass view from homes. Maggie Daley Park. Would like to see more greenspace with grass, fire pits and pergolas.
- 4 • Do not build parking lot in Kendall park
- 4 • Kendall park is too far. Residents on the east side of Washington will not send their kids there.
- 4 • Park: because of the trees, there is not enough space for the kids to play.
- 4 • Would like more open grass space for games.



- 4 • Rooftop gardens
  - 4 • Not a lot of greenspace there now; it's getting it jettisoned to the lot. Affected by traffic, hoping we don't start funneling everyone through the neighborhoods; open up more through streets.
  - 4 • Consider green space use for all seasons
  - 4 • No official sporting fields. Practice times are the same as the high-traffic commuter times generally.
  - 4 • Need bigger park with more amenities for middle schoolers (i.e. basketball or volleyball). See Nike Park.
  - 4 • Using wonderful landscaping within a concrete environment; native plantings; pay attention to Prairie State – maintenance is easier; absorb storm water.
  - 4 • Streetscape in general could use improvement
  - 4 • This is not the place for anything but parking or greenspace.
  - 4 • Green space should be at Kroehler lot.
  - 4 • Kroehler lot needs to be greenspace or single family homes.
  - 4 • The little park that is available around Ogden, Washington and Columbia is not big enough.
  - 4 • Who will pay for the greenspace? Concerned about cost of the project to the citizens.
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- 5 • Encourage outdoor active uses during all months; ice rink, dog parks, green roofs with tennis courts
  - 5 • See outdoor activity of all ages
  - 5 • Half of Kroehler Park is unused as currently designed
  - 5 • Beaver Creek, Colorado as a positive example. Skating rink as part of a community area, and town center. Can get hot chocolate, etc. around it. Multi-purpose community space
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- 6 • Keep Kendall park intact and other park by the water tower intact
  - 6 • Keep Kendall Park intact
  - 6 • Would like to see more greenspace closer to the neighborhood and parking closer to the tracks. No greenspace next to the tracks.
  - 6 • Shepard Crooks lights are bright, light saturation
  - 6 • Movies in the Park
  - 6 • Dog park
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- 7 • Intersperse greenspace throughout the area to make it feel more open.
  - 7 • Build greenspace and parking decks and swap this space with another space the park district owns for Ryan to develop
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- 8 • Include a place to sit in greenspace.
  - 8 • In downtown Wheaton the high rise buildings have no green space, for every new building here there should be a certain percentage of green space set aside.
  - 8 • Change park south of the tracks to something the community could use and draws people in. See Maggie Daley Park.
  - 8 • Modern park for children that satisfies multiple age groups.
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- 9 • Cherish the limited greenspace we already have in Naperville.
  - 9 • Do not pave over Kendell Park. Kendall Park is used often by sports teams, by children, by dogs, by residents
  - 9 • Parts of each lot should be dedicated to greenspace
  - 9 • Need to provide a greenspace buffer to the neighborhood
  - 9 • Make the entire area child focused. Include greenspace, splash pad or large playground. See Alexandria, VA.
  - 9 • Greenspaces maybe need a child friendly area,
  - 9 • Combine all of that into greenspace, or a destination.
  - 9 • Lee Park District has a great example. Scavenger Hunt Park is amazing. Lots of people go there.



- 9 • Things like that would bring families and provide use
- 9 • Kid friendly greenspace, multi-seasonal (maybe an ice rink)
- 9 • Maggie Daley is a good example of getting value out of the our space in the climate we live in. Do not pave over Kendell Park. Kendall Park is used often by sports teams, by children, by dogs, by residents
- 9 • Could put greenspace/park closer to the neighborhood
- 9 • Kroehler lot should be dedicated to greenspace.
- 9 • Kroehler lot could be used for a retention space
- 9 • The greenspace buffer

Input Session	Community
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|---|---|
| 1 | <ul style="list-style-type: none"> <li>• Still have space for farmers markets and other events during off-hours</li> </ul>  |
| 1 | <ul style="list-style-type: none"> <li>• YMCA</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• Build something of use to the community, such as YMCA</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• East Bank Club is missing (community club), rooftop pool, place for people to gather</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• More gathering spaces for community events such as the farmers market</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• Provide for community space such as can be used for the farmer's market. Currently, the farmer's market exists by closing off a parking lot on Saturdays. It would be great if the area including some sort of community space that could support not only the farmers market, but other such open air venues.</li> </ul>  |
| 3 | <ul style="list-style-type: none"> <li>• Would like to see the land used for all age groups. Would like to see the YMCA moved to area near the water tower with indoor and outdoor pools.</li> </ul>  |
| 3 | <ul style="list-style-type: none"> <li>• Do not build an "entertainment district"</li> </ul>  |
| 3 | <ul style="list-style-type: none"> <li>• YMCA facility is outdated but resident is not sure it should be in the water tower location.</li> </ul>  |
| 3 | <ul style="list-style-type: none"> <li>• Would like to see something like the crystal garden at Navy Pier including half indoor- half outdoor event space, perhaps a part of the children's museum.</li> </ul>  |
| 3 | <ul style="list-style-type: none"> <li>• Resident does not want large scale performing art center. There are more critical needs for this space. 10-12 residents agreed by a show of hands.</li> </ul>  |
| 4 | <ul style="list-style-type: none"> <li>• Need a theater - not a movie theatre. Not massive theater like the United Center but a small community theatre like in Joliet</li> </ul>   |
| 4 | <ul style="list-style-type: none"> <li>• Could be an opportunity for a constructive partnership with Nichols library</li> </ul>   |
| 4 | <ul style="list-style-type: none"> <li>• This community needs cultural amenities. Resident believes they are 100's of families who would support a theater.</li> </ul>  |
| 5 | <ul style="list-style-type: none"> <li>• Resident would like to see a daycare. Could work with schools for before-school or after-school care.</li> </ul>   |
| 5 | <ul style="list-style-type: none"> <li>• World-class Performing Arts Center would be a good use. Without natural amenities (mountains, etc.) the arts can be a draw for Naperville &amp; DuPage County. Caramel, Indiana is a good example of a downtown performing arts center. 2400-2700 seats for Broadway shows, etc. Add a secondary theater, and also use as event space such as weddings, etc. Would require approximately 3 acres, such as the DCM land. Wentz is a concert stage; Pfeiffer is old and not ADA accessible.</li> </ul> |
| 5 | <ul style="list-style-type: none"> <li>• Neighborhood is a great place to raise kids; the "feel" of Parkview and DCM lots are very different than the Kroehler lot. Kroehler should be redeveloped into the interest and benefit of families</li> </ul>   |
| 6 | <ul style="list-style-type: none"> <li>• Move the YMCA to the area</li> </ul>   |
| 6 | <ul style="list-style-type: none"> <li>• Do not move the farmer's market</li> </ul>   |
| 6 | <ul style="list-style-type: none"> <li>• Some sort of gathering area</li> </ul>   |
| 6 | <ul style="list-style-type: none"> <li>• The YMCA could be relocated to this development or add a health club. Brings in more people on the non-peak hours</li> </ul>   |

- 6 • The YMCA is in a really odd location right now. It might be an opportunity to locate it near the 5th Ave neighborhood. Might help to bring people in on off peak hours.
- 6 • The area can be improved but it would be good to minimize the impact to not only the neighboring community but the entire community
- 7 • Would like to see a gym or daycare.
- 7 • Gathering area that encourages people to be outdoors all year
- 7 • Resident does not want a theater. It will only exacerbate the traffic and parking issues Many other participants agreed
- 8 • Would like to see a dog park, more people are out walking then kids outside playing.
- 8 • Would like public plaza gathering place; could be between buildings
- 9 • Why doesn't the city have a general fitness area in downtown, might be beneficial to the residents? This could also be a selling point for any residents looking to move into the space.
- 9 • A smart, safe, solution to a daycare option is desirable in the downtown area
- 9 • A gym might break up the use of the cars congestion from commuters
- 9 • Young professionals and/or seniors might want to live there if there's an option for a gym facility

Input Session	Miscellaneous Comments
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|---|---|
| 1 | <ul style="list-style-type: none"> <li>• Market conditions also bear greatly on the allocation on terms of categories. The demand for residential, office, and retail space in particular, have a significant bearing on value and weight in the mix. Sub categories within each category also factor in. The demand for high-end luxury condos maybe low due to the supply on the market but the demand for low priced units may be high due to scarcity of that price point offering. There is currently a glut of vacant retail space on the market, and a history of retail failing at 5th Ave. Station which advises against the construction of additional retail space in this project.</li> </ul> |
| 1 | <ul style="list-style-type: none"> <li>• Resident questioned: Do you know which problem(s) the Naperville City Council was trying to solve by initiating this Project? What motivated the Council to decide that certain properties, identified as "5th Ave. Development Project" properties, needed to be changed?</li> </ul>  |
| 1 | <ul style="list-style-type: none"> <li>• Reprioritize all Naperville projects</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• There has been a lot of larger development in Naperville in the last year (Water Street). Balance land use other than the current retail options.</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• National Geographic happiness article – lower density, more green spaces, a place where visitors like to come influences happiness</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• Maintain integrity of the neighborhood, not negatively impact the quality of life for everyone</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• “If we wanted to live in a high-density area, we’d live in the city”</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• This needs to part of the entire Naperville master plan</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• Look into Nashville as good example for urban neighborhood developments</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• Use this opportunity to amend some of the current issues and strengthen the neighborhoods</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• Currently the neighborhood is very quiet at night, would like to not lose that.</li> </ul>   |
| 2 | <ul style="list-style-type: none"> <li>• Development on Ogden is/will impact the area as throughways. Stop trying to pack in density in the neighborhood.</li> </ul>  |
| 2 | <ul style="list-style-type: none"> <li>• Last time there was a 5th development, it failed as a retail area. Understand why it failed before and conduct studies to ensure that whatever the future plan will encompass it will not suffer the same fate.</li> </ul>   |

- 2 • Be extremely cognizant of the existing residential areas and their needs/desires. Be extremely cognizant of existing commuter needs/desires. Be extremely cognizant of all existing Naperville residents needs/desires. Be extremely cognizant existing Naperville business owners needs/desires. All of these parties concerns should have a higher priority than other outside interests. Use this opportunity to amend some of the current issues and strengthen the neighborhoods, commuters, Naperville residents, and Naperville business owners in general.
- 2 • Complements, but does not compete with downtown Naperville or Ogden Ave.
- 3 • Resident/commuter who lives two blocks from train station is concerned about the appropriate land use. Does not want a large scale development in the neighborhood – needs to be respectful to the history of the neighborhood.
- 3 • The Naperville station is the only stop on the Burlington line that stops in a neighborhood, not a downtown. Is there another town that was built after 1800's that has a good transportation center that can be used as a good example for this town?
- 3 • Consider the needs of adults with disabilities when developing the area. Work with adult service agencies. Little Friends and Turning Point should be a stakeholder.
- 3 • Resident concerned about construction noise as well as noise from restaurants and bars in the area once it's developed.
- 3 • Concern was expressed about finding an appropriate size land use for this area, and that whatever is built is respectful of the current neighborhood characteristic. Naperville should be pushing for a third Metra station, with more parking and to help ease the hardship for commuters. The closed lumber warehouse, at Ogden and North Aurora, would be a good location for a new Metra station.
- 3 • Resident asked city representative where did the demand for this project come from?
- 3 • City gets final say to move forward with development. Concerned that council members are elected at large. Residents don't have a specific council member to go to.
- 3 • Consider hosting WebEx for upcoming Working Group meetings.
- 4 • We don't want another downtown
- 4 • Support commuters, seniors, affordable housing & the environment
- 4 • Not enough of a market to support business in 5th Ave
- 4 • River square near Bar Louis is 50% empty due to high rent. Worried this development will have a similar fate
- 4 • The current land has an industrial zoning. The people who lived in Kroehler worked there.
- 4 • Freshwater question – will the water tower stay? Yes was the answer per Jim M.; has to stay in the general area but has to be rehabbed
- 5 • Public Works building is empty, something needs to be done
- 5 • Fire Station in downtown is now a pizza place. As the city considered moving the library? Perhaps we move the library to the 5<sup>th</sup> avenue area and redevelop the current site of the library
- 5 • Many buildings east of Parkview lot are currently vacant
- 5 • Glen Ellyn and Downers Grove are great examples of nice downtowns on the BNSF line
- 5 • City should look at redevelopment beyond the 5th avenue parcel to include additional lands to the north and south
- 6 • Would a senior want to be near a vibrant crowd/bar market
- 6 • Don't need another downtown Naperville
- 6 • There is a crime element on Ogden Ave that may come in from the train
- 7 • Do not want a "big business" commercial area.
- 7 • Residents chose to live in Park Addition because they didn't want to live in downtown Naperville.

- 7 • Make 5th Avenue area a destination.
  - 7 • Downtown is empty during the day but bustling at night. Residents don't want this at 5th avenue. No nightlife.
  - 7 • Be cognizant of anything we add that may entice crime.
  - 7 • How do we make the Kroehler building more attractive to someone looking to lease office space?
  - 7 • Control future development of buildings
  - 7 • We need to look at how other Naperville projects are going to compound and what the effects are.
  - 7 • Prefer something that would be used versus sitting empty.
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- 8 • There are lessons to be learned from the Kroehler building. Commuters want to get out of the area and don't use the businesses in Kroehler. Some people felt that Kroehler Building wasn't used because it was closed off and not visible.
  - 8 • Resident says if it's done right the development will add to the neighborhood.
  - 8 • Commuters help the neighborhood because when they leave in the evening it is quite and dark, not like a downtown.
  - 8 • Don't make this the second downtown.
  - 8 • Development needs to complement downtown Naperville.
  - 8 • What is the strategic vision for downtown and what is missing?
  - 8 • Ellsworth School is at capacity and anything built cannot add to that.
  - 8 • Resident expressed concerns with overcrowding at schools. Need to engage district 203. An enrollment study was just completed in the last month (naperville203.org)
  - 8 • We live where we live because the kids can walk to elementary, junior high and high school. We don't want that to change.
  - 8 • If there was a burning desire for something the neighborhood would be speaking up. Parking seems to be the only great desire. Look at actually neighborhood needs – don't just fill the space.
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- 9 • In favor of a mix of uses. Too much of one type of thing would be too much.
  - 9 • Could be supported by the neighbors, not a destination
  - 9 • This area is for young professionals.
  - 9 • Don't want apartment buildings, like Route 59.
  - 9 • North Center of Chicago is a good example of an urban community
  - 9 • Objections to putting anything in the Kroehler lot
  - 9 • Should be close enough to downtown to be a draw
  - 9 • Hard to know what's currently in the Kroehler
  - 9 • Increased residential or commercial will make the situation worse.