

**WATER ST. PROJECT BEFORE CITY COUNCIL – AGENDA ITEM L.3.
THIS MONDAY, NOVEMBER 5, 2012
 YOUR VOICE IS IMPORTANT!**

**EXCESSIVE HEIGHTS AND DENSITIES WILL CHANGE OUR
 RIVERWALK AND DOWNTOWN FOREVER
 Proposal**



View from North Side of Riverwalk

- Loggia/Theatre Buildings from 66' – 72.3' on Riverwalk
 - Includes 62 apartment units
 - Retail units will have signage on the Riverwalk
- Hotel building at 82.8' – 88.5' on north side of Water St.
 - 131 hotel rooms and rooftop restaurant
 - Main tower of 88.5'
- Office building along Webster to Aurora at 38.8'
- 5 restaurants with potential liquor licenses represent 58% of retail space
- Parking garage at 82.7' immediately behind the hotel
- Riverwalk, street and plaza improvements



Building Layouts



Building Heights

Tell Council How You Feel and Consider Speaking at the Meeting

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Naperville Area Homeowners Confederation Concerns

- Density and building heights along and adjacent to the Riverwalk are inconsistent with the expected minimal impact to surrounding areas set forth in the Water Street Vision Statement
- Sidewalk and parking stall widths are significantly narrower than other downtown developments and include balcony overhangs in the right of way
- Traffic will increase, with additional Aurora Ave. stop light at Webster in an already congested area
- Parking, accessed via a 20' wide alley posing safety concerns, is an insufficient tradeoff for TIF funding
- The Riverwalk is commercialized and in significant shadow during portions of the year