



# October 2006 Newsletter

P.O. Box 5245, Naperville, Illinois 60657-5245

[www.napervillehomeowners.org](http://www.napervillehomeowners.org)

In this issue we preview our October 21st General Membership joint meeting with the City Council, discuss the NAHC position (developed jointly with the Naperville Area Chamber of Commerce) on home based businesses, and provide updates on other things happening around the City including at Nichols Library and in School District 203.

This newsletter is an information conduit to our Member Associations, providing information you can use when managing your associations and to help you keep your members informed. Moving forward, we'd like to use the newsletter to share information between associations and help all of us become better leaders in the community. Please provide your feedback to our External Communications Director, Bob Fischer, at [rafischer1@aol.com](mailto:rafischer1@aol.com)

## President's Letter from Chuck Schlabach

The first Joint City/NAHC meeting for our Confederation's 140 member Homeowner Associations for 2006-2007 will occur on Saturday, October 21st, at the City Municipal Center in Rooms A, B, C on the lower level. We will start with **Networking** at 8 AM, sharing coffee and doughnuts with the Mayor and Council people, city staff and association members. This will allow us to get to know everyone and then we will start the meeting at 8:30AM with formal introductions by all.

The Mayor and City Council will introduce themselves with brief comments about our new year and their goals and objectives with the NAHC and how these relate to the **City Strategic Plan Initiatives**. Then we will proceed to our usual informative **Open Forum**, where you can ask any questions you feel appropriate to the City Council and Staff including but not limited to Smoke Free Naperville, the Curbside Appeal Program, PODS, Firealarms, Street repairs, etc. The Confederation hopes this will help you get answers to questions pertinent to your HOA or the City in general. This is why we ask each HOA to be personally represented and get informed!

We have planned several interesting updates and presentations followed by Q&A. Since October is Vision month for the City's 175<sup>th</sup> Celebration, the City Staff and Council will comment on their **VISION** of the Strategic Plan for the **Downtown and Riverwalk** areas. We have in depth discussions on future citywide **WiFi**, the new **Nichols Library Parking Garage**, and the proposed **Home Business Ordinances**.

Please remember that October is an exciting month in Naperville and nationally with many activities going on for all ages. I want to make a special note that it is **Crime Prevention Month** in Naperville with many events and activities for all ages. October 14 is the 175<sup>th</sup> Anniversary VISION event at Frontier Park from 9am to 6pm. (See Bridges, the City website or the calendar on the NAHC website at [www.napervillehomeowners.org](http://www.napervillehomeowners.org) for more details on all of the above events.)

Please get involved in your local HOA and have your President or delegate attend all our monthly informative meetings. The Confederation will have another interesting program at our **November 18<sup>th</sup>** General Membership meeting with presentations and Q&A from the RTA, City, Wind Power, and other Groups you will not want to miss. Think NAHC!!

Thank You.

Chuck Schlabach  
President, Naperville Area Homeowners Confederation  
[Chuckschla@aol.com](mailto:Chuckschla@aol.com)

## Home Based Business Ordinance Update

Since May of this year a subcommittee of the NAHC Board of Directors (Vice President Dr. Bob Buckman and Directors Mike Reilly and Bob Fischer) have been working with City Staff, the Plan Commission, and the Naperville Area Chamber of Commerce to review the existing City Zoning ordinances related to home-based businesses and craft language for the new ordinances. A great deal of progress has been made as we have been able to bring the perspective of homeowners citywide to the table in these discussions. Right now the issue is in the hands of the City Council. The proposed Ordinances were reviewed at the Council meeting on October 3<sup>rd</sup> and after considerable discussion, including comments on behalf of the Confederation by Mike Reilly, Bob Fischer, and Chuck Schlabach, Council tabled the discussion until their second meeting in November (November 21) to allow City Staff more time to work on the ordinance language.

From the perspective of the Naperville Area Homeowners Confederation, there are three main areas of concern with the proposed ordinances and we communicated these concerns to the Council prior to their meeting (this memorandum is posted on the NAHC website under "News & Info, Home Business"). These are Employee Headcount; Daily Trip Counts to and from the residence housing the business; and restrictions on the size of trucks parked in the driveways and the types of equipment that can be on these trucks.

Our perspective on each of these issues is as follows:

### *Employee Limitations*

It is not the number of employees active in a home based business which may create problems for neighbors, but rather it is the consequences of these employees being housed within a residential neighborhood during the working day. By limiting a business to only one "outside" employee at a time, normal business activities including meetings will be curtailed. Rather than creating unintended consequences including possible voiding of homeowners insurance or triggering inadvertent violations of Homeowners' Association covenants, we prefer to restrict not the number of employees, but rather the activities that would impact the neighbors.

We believe that proposed ordinance language addressing "behavior" that requires that all business activities be performed indoors, restricts types of deliveries, prohibits outside assembly of employees, and the staging of equipment and materials removes the bulk of the issues/complaints associated with employee headcount. Further, the Confederation supports the approach recommended by the Plan Commission to require that employee parking be off-street (i.e. in the subject property garage or driveway) which will reduce the number of employees.

### *Trip Counts*

The Chamber and the Confederation opposed trip count limits as we felt that establishment of standards which would exceed 30 trips per day at a given address did little or nothing to address the problem of business generated traffic while establishing unintended consequences for households housing a number of active drivers (i.e. a house with teenagers).

Our reasons for opposing trip counts are several. Among these are:

1. There is no differentiation for trips by location. For example, 30 trips generated on a cul de sac of 8 homes far exceeds the traffic and related impacts on neighbors from a similar residential land use (i.e. single family home or duplex) on a through street (collector or arterial) where the added number of cars may effectively be invisible to the neighbors.
2. There is no time of day consideration. The impact of 30 trips over a 24 hour period is much different than 30 or more trips when children are boarding school buses.

3. Different types of businesses have different trip generation patterns, and this should not be a “one size fits all” ordinance.
4. There is no distinction between residence and business generated trips.
5. Trip counts can serve to “legitimize” an untenable situation in a neighborhood.

The preference of the NAHC is that traffic should be addressed by the same standards language that limits noise, vibration, glare, fumes, odors, or electrical interference beyond that which normally occurs in the zoning district. Adding “traffic” to this standards language should provide an enforceable mechanism for regulating vehicles without introducing unintended consequences associated with hard trip counts.

### *Motor Vehicles*

We believe that overly restrictive language on parked motor vehicles will be detrimental to trades people who require their vehicles and equipment to earn a living. The NAHC prefers an 8,000 pound limitation on vehicle curb weight. We do not endorse broadbrush restrictions on attached or overhanging equipment (such as ladders or snow removal equipment) as we feel that this language is onerous and will have dramatically negative impacts on people who count on their business vehicle to perform their job. While we would support specific limitations on certain types of equipment (e.g. asphalt tanks), we do not believe restricting snow plows or ladders is within the best interests of the community and look forward to working on specific language in this section to facilitate our preferences. Finally, we are amenable to discussions on restricting the number of commercial vehicles parked overnight on the driveway.

*Your continued comments and input to the Confederation Board and Subcommittee are welcomed. In accordance with our by-laws, a ratification vote of the position paper the NAHC board presented to the City Council prior to their October 3<sup>rd</sup> meeting will be held at the November 18<sup>th</sup> NAHC General Membership Meeting. This position paper is on the NAHC Website under “News and Info/Home Based Business.”*

## **Trade Show Update**

The 7th Annual NAHC Trade Show, **January Thaw**, will be held on Saturday, January 27, 2007. Please mark this date on your calendar as it is going to be the best ever. Again this year we will have the Vendor Fair, fabulous food from Naperville restaurants and our fantastic exhibitors as we use the entire first floor of the Naperville Holiday Inn Select.

The Trade Show is a great place to see your neighbors and talk to vendors that you may have already used or will need in the future. It is for Board members and homeowners alike because at some point we will all need a roofer, landscaper, tree specialist or a painter. Banks will also be represented for Association and Homeowner finance questions.

Throughout the day there will be seminars that are of interest to everyone. The seminars will be at 9:30, 11:00, and 12:30 with a panel discussion at 2:00. By next month, the speakers will be set so we will let you know what and who they are so you can plan ahead to allow the time to see the show and attend the seminar(s) of your choice.

We’re looking forward to seeing you in January. Thanks for helping us make this the best each year.

June Edlund  
Chairperson

## Has your Association paid its NAHC Dues?

With 140 plus member associations, the Naperville Area Homeowners Confederation is a critical link representing Naperville residents in many ways. Reviewing our records, we noted that several associations have not paid their dues for the current year. To help ensure we have the right contact information and that there haven't been any communication breakdowns, members of the NAHC Board of Directors will be contacting these associations over the next several weeks. If you can help us with updated contact information, or send us a check, it will be greatly appreciated.

## NAHC Meetings: *Your Forum!*

Remember, our future meetings (especially those with the City) will be tied in to the City's Strategic Plan, with specific reports on initiative progress and direction. NAHC Meetings provide you, the homeowner, with an opportunity to speak directly *with* (not to or at) Councilmen, senior City Staff, and representatives of other "taxing bodies" including school districts, the Park District, Townships, etc. in a relaxed, informal environment. If you have questions or comments on our meetings, their structure, future topics, or speakers, please contact one of the members of the NAHC Board of Directors.

## Input sought at District 203 Facilities Community Forum on 10/30

You are invited to attend a Community Forum, at which the District 203 Facilities Task Force will present results of the work it has completed to date. Scheduled for Monday, October 30, from 7:30-9:30 PM, there will be optional tours offered beginning at 6:45 PM (see details below). The Forum will be held in Naperville Central High School's Little Theater, located at the east end of NCHS facing the Naper Settlement. Parking is available in the adjacent lot or next to the stadium, off Porter Street.

The focus of the meeting will be the educational, security and space needs of District 203 facilities. Possible funding options will also be presented. The Task Force was charged by the Board of Education with studying the following areas-

- District-wide facilities issues, including: traffic flow at certain buildings, safety and security at certain buildings, the need for a centralized Early Childhood Center and the Naperville North High School pool.
- Facilities issues related to Mill Street Elementary School
- Facilities issues related to Naperville Central High School

Attendees at the Community Forum will:

- Receive information on the process which led to the formation of the Task Force (comprised of parents, students, community members and school staff, as well as architectural consultants)
- Have the opportunity to present written questions, which will be answered in the time available
- Have the opportunity to complete a form providing the Task Force with input, prior to recommendations being made to the Board of Education.

Just prior to the Community Forum, those interested in touring Naperville Central High School should meet at 6:45 PM at the main entrance, #1 off Aurora Avenue, for tours conducted by students.

For more information on the work of the Task Force, please visit the District 203 website at:

<http://www.naperville203.org/departments/buildings/FacilitiesTaskForce.asp>

## NAHC Liaison Committee Needs Volunteers

The NAHC continues to look for volunteers to be our eyes and ears with various units and groups within local governments. These include City departments, Counties, Townships, School Districts, Park District, Forest Preserve Districts, and the Library. Effectively we would like to identify people willing to meet on a regular and recurring basis with the appropriate representatives of local government, the frequency of which will vary based on particular circumstances, in order to provide two-way channels of communications about affairs of interest to homeowners. From the perspective of “top-down” (government to us), that means our representatives will be expected to learn about and report, in a manner timely enough to allow Confederation action where needed, future events or actions these governmental bodies propose, plan or expect to take. From the perspective of “bottom up,” that means our representatives will convey to governmental officials the concerns, comments or other views expressed to the Confederation by its Members. A further function and expectation of these Committees is that, by virtue of their relationships with local governmental bodies, those committees will be in a position to advise our Members who are concerned about a specific matter as to who within the local government they should contact, and as to how that contact should be established (e.g., see someone and talk, file a petition, speak up at a meeting, etc., etc.)

Given the sheer number of governmental units, this task is too large for your NAHC Board of Directors to do on our own and we are reaching out to our member associations to provide volunteers willing to work in this manner and represent the Confederation and the needs and interests of Naperville area homeowners.

If you are interested in participating as a Liaison, please contact NAHC Director Rick Strawbridge at [rstrawbridge@clausen.com](mailto:rstrawbridge@clausen.com) or any other NAHC BOD member. In addition, there is also an open Associate Director position on the NAHC Board and persons interested in applying for that position should contact President Chuck Schlabach.

## How are we doing????

The NAHC would like to hear how we are doing!

Member Associations should download our 2006-2007 membership survey, complete it, and return it to us! Your input will help us do a better job of planning our programming for the upcoming year.

You can find the survey on the next page of this newsletter or on the Confederation website ([www.napervillehomeowners.org](http://www.napervillehomeowners.org)) under **News & Info**

Just go to News & Info, click on NAHC Information, select the 2006-2007 membership survey, complete your copy, and drop it in the mail to the Confederation. Also, if your Association has not paid their 2006-2007 dues, a check can be returned to us along with your completed survey. If your Association is not currently a Confederation member, the Membership Application (which also includes the survey) is also found under **News & Info/NAHC Information**.

Thanks for your help!!!

# Naperville Area Homeowners Confederation (NAHC) 2006-2007 Survey and Membership Application

Please complete both sides

Please return this survey (and a check for your \$30 annual dues payment if you haven't paid yet) to:

**NAHC, P.O. Box 5245, Naperville, IL 60567-5245**

Your NAHC Board would like to identify ways to better serve Naperville's homeowners and the Homeowners Associations. We appreciate your membership and participation, and want to make sure that your highest expectations and needs are met. Please take a few minutes to tell us about your association and how we can further support you and your residents. Feedback will be used to fine tune NAHC's 2006/2007 programs.

Thank you for your time!

Date: \_\_\_\_\_

Association Name: \_\_\_\_\_

Association Address (P.O. Box): \_\_\_\_\_

How many NAHC meetings has your Association attended in the past year? \_\_\_\_\_

**Please circle the appropriate response to the following questions:**

Overall, how would you rate the value and quality of each of the activities provided by NAHC?

Newsletter: Poor Fair Good Very Good Excellent

Trade Show: Poor Fair Good Very Good Excellent

Monthly Meetings: Poor Fair Good Very Good Excellent

What kinds of activities, speakers, topics, would you like NAHC to schedule during the monthly meetings?

\_\_\_\_\_  
\_\_\_\_\_

Overall, how satisfied have you been with the services/activities provided by NAHC?

Very Dissatisfied Somewhat Dissatisfied Neutral Somewhat Satisfied Totally Satisfied

What suggestions do you have for the NAHC Board that, if implemented, would increase your satisfaction rate?

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

This Association is  voluntary  mandatory

Dues are \$ \_\_\_\_\_  monthly  quarterly  annually

What Type of Association is this?  Single Family  Duplex  Town Home  Condominium

Number of homes/units within your Association boundaries? \_\_\_\_\_

Number of homes/units that are *members* of your Association? \_\_\_\_\_

Does your Association have any of the following?  Clubhouse  Pool  Tennis Courts

Is there a separate membership fee for the pool?  Yes  No  N/A

Is the pool membership open to residents outside of your Association?  Yes  No  N/A

Are there retention/detention ponds in your subdivision?  Yes  No

Who maintains any retention/detention ponds?  Association  Park District  Other

Does your Association have a website?  Yes  No

If so, what is the internet address?

\_\_\_\_\_  
Would you like a link to your website from [www.NapervilleHomeowners.org](http://www.NapervilleHomeowners.org)?  Yes  No

Name of Property Management Company \_\_\_\_\_ or  
Self-Managed?

Name of Landscape Maintenance Company \_\_\_\_\_

Name of Insurance Carrier: \_\_\_\_\_  
\_\_\_\_\_

**Contact Information:**

Association President:

Name: \_\_\_\_\_

Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\_\_\_\_\_  
Alternate Contact 1:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

\_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\_\_\_\_\_  
Alternate Contact 2:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

\_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

\_\_\_\_\_  
Alternate Contact 3:

Name: \_\_\_\_\_ Title: \_\_\_\_\_

\_\_\_\_\_  
Address: \_\_\_\_\_  
\_\_\_\_\_

\_\_\_\_\_  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_  
\_\_\_\_\_

**Please return this survey (and your \$30 annual dues payment if you haven't paid yet) to:  
NAHC, P.O. Box 5245, Naperville, IL 60567-5245**

## Nichols Library Parking Deck Update

On October 3, Council discussed City staff's recommendation for a 5 story parking deck located at the current Nichols Library surface lot. The 5 story lot would result in 1 story below ground, and 4 stories above ground along Jefferson Avenue. NAHC Associate Directors on the City's parking deck stakeholder group were surprised to see a recommendation for 5 stories, when all stakeholder meetings discussed 4 stories, rather than 5.

There is no question that there is a need for additional downtown parking, and Council has prioritized the construction of a parking deck at Nichols Library because of its location, but also because it would be available to provide parking relief during the subsequent planned expansion of the Chicago Avenue deck.

Also at issue in the parking deck design, is a request by the Library Board for the ability to expand Nichols Library in tandem with or subsequent to the construction of the parking deck. Council members have mixed views on the appropriateness of expanding Nichols Library, with a straw vote among the Councilmen present at the meeting split evenly on expanding Nichols versus building a fourth library somewhere on the north side of town. The Library Board doesn't believe it is fiscally responsible to build a fourth library, when a Nichols expansion enables them to consolidate administrative space, thereby freeing up space at all existing locations for additional community use (book storage, meeting and programming space, etc.).

At the NAHC Board meeting on October 7, your Board officially took the following unanimous position with respect to any Nichols Library parking deck design. "To ensure an appropriate transition to the downtown area and to reflect resident comments in stakeholder groups, the NAHC board strongly endorses a structure of no more than 3 stories above ground along Jefferson Avenue, with design features that would provide an attractive transition from the neighboring residential neighborhood to the downtown commercial area." *A ratification vote on this motion will be held at the November 18<sup>th</sup> NAHC General Membership Meeting.*

The Nichols parking deck and potential expansion is scheduled to go back before Council on October 17th. Board members encourage you to express your views on the parking deck height as well as the need for a Nichols expansion or a fourth library to Council members. Your opinions are heard and can make a difference. In addition to delivering public comments at the October 17th meeting, comments can be provided to Council by email to: [council@naperville.il.us](mailto:council@naperville.il.us). Additional information on the parking deck proposal can be found at [http://www.naperville.il.us/dynamic\\_content.aspx?id=2251](http://www.naperville.il.us/dynamic_content.aspx?id=2251).

## Naperville City Notes

Are you wondering what is happening in Naperville this week? Naperville City Notes, a regular update from the City Community Relations Department is posted on the NAHC website at [www.napervillehomeowners.org](http://www.napervillehomeowners.org) under "News & Info" in the left hand navigation menu. This is a great source for updated information on what is happening in Naperville and is generally updated on our website by Thursday of each week.

***Watch for the November newsletter during the week of November 6th!!!!***

***Bob Fischer  
Director - NAHC***