

POINTS REGARDING PLAN ADJUSTMENTS
TO REFLECT NEIGHBOR'S CONCERNS

Initial Neighborhood Meeting June 7, 2010

Applications introduced June 24, 2010

Since then, numerous communications from Alderman Bauman and neighbors, resulting in numerous revisions in response, including:

1. Specific definition of Light Assembly:

As used in this application, "light assembly" is a subset of "Light Manufacturing" as that term is defined in Sec. 295-201-365 of the City zoning code, and is further defined as follows: "An establishment engaged in the indoor assembly of finished parts or products, primarily from previously prepared materials, where there are few external effects across property lines." (GPD, p. 6)

2. Reduction in floor to floor height for new buildings (16'/14'/14') (GPD pp. 4 & 5) This will eliminate high-bay uses. New buildings will be no more than 3 stories.

3. Adoption of specific residential noise level standards:

Any activities likely to cause significant noise audible beyond property lines will be limited generally to the hours of 7:00 am to 7:00 pm. All new transformers, substations, power driven rotating equipment, and HVAC equipment should be screened, sound proofed and located in such a manner that the noise from this equipment is limited to Noise Rating Numbers of 55 during

the day (7 am-9 pm) and 45 during the night (9 pm-7 am), as measured at any existing residential property line adjacent to or across the street from the site. (GPD, pp. 6 & 7)

4. Requiring low-mounted outdoor lighting with cut-off type fixtures to eliminate light spill to neighbors and color temperature restrictions consistent with natural color appearance. (GPD, p 9)
5. Reducing total number of surface parking spaces by 175. This included creating 84 underground spaces at substantial additional cost. (GPD Exhibit A) Parking lots will not be constructed ahead of buildings they are intended to serve. (GPD p. 6)
6. Increasing new building setbacks significantly over what would be otherwise required. They will now be equal to setbacks of the historic campus buildings. (GPD p. 8)
7. Adopting limitations on truck size and the number of loading docks to be constructed. Semi-trailer trucks are excluded. (GPD pp. 4 & 5)
8. Adopting extensive design guidelines and requirements for use of high-quality, attractive building materials on building exteriors so as to assure that design of new structures is sensitive to and compatible with the existing historic buildings on the campus and the surrounding residential neighborhood. (GPD pp. 5 – 10)

9. Adopting site layout and landscaping plans that will assure substantial green space with attractive plantings and walkways, even after full development of the site. (GPD Sheets 5 & 6)

I understand that a few neighbors have expressed a concern that some possible uses within the definitions of light assembly or research and development might prove to be damaging to the neighborhood. The concern is perhaps understandable, but, I believe, not well justified in the present circumstances. We simply cannot list exactly what will be done in future buildings because we do not know at this time. The approach we have taken, as reflected in the plans we have submitted, is to regulate strictly the possible external effects on neighbors of what takes place on the site—matters such as noise, light spillover, truck usage, and appearance of the buildings and grounds. I respectfully suggest that, with the limits and requirements we have included, a use that is consistent with the plan yet obnoxious and destructive to the neighborhood is not reasonably possible.