



Planned Development Overlay District Application Narrative –

The Campana Redevelopment – 901 North Batavia Avenue, Batavia, Illinois

Proposed Use

Evergreen Real Estate Group (Evergreen) proposes to bring a major economic development project to Batavia by breathing new life in the Campana Factory and restoring the building to its former glory following the Federal Standards for the Rehabilitation of Historic Properties.

The Campana Factory will be rehabilitated as mixed-income (market rate and affordable) multi-family residential and retain some of the existing commercial uses currently in the building. The development will include eighty (80) one-, two- and three-bedroom apartment units located in the 1936 block and northern 1960s wing. It is proposed that commercial spaces in the southern 1960s wing and in the 1990s warehouse will be retained. As part of its redevelopment of the site Evergreen will restore the major historic components of the building.

Background

The Campana Factory at 901 North Batavia Avenue in Batavia, Illinois, first completed in 1936, was designed by architect Frank D. Chase (1887-1937) in association with Childs & Smith. The building was purpose-built as a factory for the Campana Company, a popular manufacturer of beauty products best known for their Italian Balm hand lotion. The building's Bauhaus- and Art Deco-inspired design was both functional and beautiful and served as a powerful marketing tool for the Campana Company until it left the building in the 1960s.

The original three-story building and the center tower were completed in 1936. Two one-story north and south wings were completed in the 1960s and a large rear (west) warehouse and loading addition was completed in the 1990s.

The Campana Factory's original 1936 block is three stories tall with flat roofs and a prominent 100-foot tall tower centered along its east façade. The 1st and 2nd floors occupy the full building footprint while the 3rd floor occupies only approximately half of the footprint, creating stepped terraces at the north and south ends of the 3rd floor.

All four of the original facades display alternating strata of glass block ribbon windows and alternating buff and teal-colored tile/brick spandrels, giving the building a "streamline" character typical of 1930s Bauhaus, Art Deco, and Moderne style architecture.

The center east tower is the factory's most significant character-defining feature. The building's primary public entrance, located at the tower's base, displays a black granite surround, aluminum "Campana" lettering, and a shallow metal canopy over the original aluminum and glass doors and transom. Vertical glass block windows extend upward to the tower's flat top.

The Campana Factory Building is the only building in the City of Batavia to be listed in the National Register of Historic Places. However, in 2006, the building was added to Landmark Illinois' ten most

endangered places list as the building was at risk of either deterioration or development that did not preserve the historic character and nature of the building.

Today the Campana Factory is a commercial tenant building with the building's interior divided into several commercial spaces, many of which are vacant.

Rehab work will include restoration of the main entrance tower (both interior and exterior) and ribbon of glass block windows flowing around the entire building.

The only change to the east exterior of the building will be to punch new window openings on the ground floor below the glass block windows in order to provide operable windows. The windows will be small in size and mostly hidden from view. The Illinois Historic Preservation Agency (IHPA) has visited the site and reviewed the site plans and believe these windows will not affect the historic nature of the building. Additionally, clear windows will be added on the building's north and west sides allowing for large sun-filled units.

Planned Development Overlay Request

The building is currently zoned MU (Mixed Use). However, it is requested that the City of Batavia review and approve an application to overlay a planned development (PD) to the existing MU zoning classification.

The Campana redevelopment requests the planned development classification based on review of the City of Batavia zoning code chapter 3.1 Planned Development. Chapter 3.1 indicates a PD may be adopted for one or more of the following:

1. To modify development regulations of this Title to implement policies in the Comprehensive Plan.
2. To permit unique or mixed-use development.
3. To permit development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.
4. To permit a concurrent review of structures and neighborhood design, including lot pattern.

The Campana redevelopment qualifies for the PD based on numbers one, two and three above.

The redevelopment requests modification to the development regulations in order to implement policies in the City of Batavia's Comprehensive Plan.

The Campana Factory redevelopment will implement and aligns with many of the policies and goals outlined in the city's Comprehensive Plan (noted below), will redevelop a building into a multi-use space with a range of uses and activities, will establish high quality design by preserving an important landmark building, and will create an inviting, coherent, and consistent street space.

The Campana is a historic building requiring an extensive amount of preservation which requires a substantial investment making this a truly unique redevelopment. This extensive rehabilitation of an important landmark is not financially feasible without a significant investment. The developers of the Campana are able to bring this level of investment through the use of Low Income Housing Tax Credits (LIHTCs) and Federal Historic Tax Credits (HTCs). Without this extensive amount of equity, the redevelopment of the Campana would not be financially feasible.

The Campana redevelopment also fits within the framework of Planned Development Overlay criteria number three above, to permit development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities.

The development is furthering the number of quality, safe, and needed affordable/workforce housing units to the City of Batavia.

The following information is provided below to demonstrate how the Campana redevelopment qualifies for a PD overlay as it is aligned / implementing goals under the City of Batavia Comprehensive Plan.

Implementation/Alignment with goals under the Comprehensive Plan:

Land Use Element

Goal 1. Maintain Batavia as an attractive place to live, work, shop and play, with a balance of land uses through Policy C: Encourage mixed uses of land where they are compatible and integrated with the neighborhood. The location of the Campana building is currently zoned mixed use identifying the site as a prime location for mixed use activities including commercial and residential uses. The mixed uses proposed as part of the Campana redevelopment will keep commercial spaces in their current south and west wing locations (closest to Fabyan Parkway, the closest public street) while providing residential units in the quieter portions of the building furthest away from Route 31 and Fabyan Parkway. Evergreen will restore, clean, and repair the exterior brick and windows as well as provide historically accurate landscaping, greatly improving the attractiveness of the building.

Goal 2. Protect and enhance environmentally sensitive and historically significant places through Policy B: Seek landmark designation for key historic properties. While already a landmark building, the redevelopment will historically preserve and restore this important endangered building for future generations to enjoy.

Goal 4. Maintain a diversity of housing types, prices and styles for all segments of the community would be met by Policy D: Effectively use information from studies of the Batavia housing market to better address City-wide housing needs as cited in Homes for a Region Changing Policy Plan. Page 38 of the Policy Plan identifies a projected demand for 629 townhomes and 1,085 multifamily units, demonstrating the increasing demand for denser unit types driven by the increasing number of low- and middle-income seniors along with the working-age rental population. The uniqueness of the historic character of the Campana building and its substantial grounds (12 acres) will contribute to the diversity of housing options in the area.

Goal 7. Redevelop obsolete industrial areas as mixed-use developments compatible with neighborhood character through Policy A: Plan for adaptive reuse and redevelopment of older industrial areas and Policy C: Integrate viable historic structures into new developments. The Campana redevelopment is an adaptive reuse of an old historic factory building into a mixed-use mixed-income community.

Transportation and Circulation Element

Goal 6. Ensure that land use and transportation decisions are compatible through Policy B: Ensure that both land use and transportation issues are considered concurrently for all projects. The Campana building is located on Pace Bus Route 802 which travels along Batavia Avenue to the Aurora

Transportation and the Geneva Station. The development team is coordinating site development traffic and parking concerns with City of Batavia engineering staff and the Kane County Department of Transportation.

Goal 7. Ensure that the community is accessible to persons of all levels of mobility through Policy A: Ensure that persons with disabilities are provided with equal access to homes, employment areas, shopping, recreational activities, and other community destinations. The Campana redevelopment will include ten percent accessible units and will incorporate universal design elements in the design in the unit buildout and common space providing an exceptional level of accessibility.

Public Facilities and Services Element

Goal 2. Consider services provided by other agencies in City decision-making through Policy A: Evaluate student population impacts in new residential developments. The Campana building falls within the Geneva Public School District. As such, Evergreen has met with the Superintendent, Director of Business Services, and Coordinator of Business Services with the Geneva School District to discuss the development, student impacts, and required bus radii for pick-ups and drop-offs at the building. The team will continue to work with the school district to ensure the development and school districts needs are met as the project moves forward.

The Campana building is located across the street from ample open space located within the Fabyan Forest Preserve allowing residents and their children a fantastic outdoor park to enjoy. Additionally, the Campana redevelopment will consider adding a pedestrian crosswalk south across Fabyan Parkway connecting residents to a bike path along Fabyan Parkway west and providing access south along Batavia Avenue to the City of Batavia.

All required utilities are currently provided at the site. The existing services will be reused or modified per requirements of the city and code. However, preliminary review of water, sewer, and electric indicates that utilities currently serving the site should be adequate for the redevelopment.

Economic Development and Redevelopment Element

Goal 3. Improve the quality of land development to make Batavia an attractive place for new investment through Policy E. Preserve significant historic buildings and features. The ninth issue in the Comprehensive Plan's Economic Development and Redevelopment Element specifically identifies the Campana redevelopment. "The presence of the historic Campana building is an important part of the City's architectural heritage. The building and campus is underutilized and in need of maintenance. Opportunities exist to increase the economic usefulness of the building and site while maintaining its historic character. The historic nature of the building and site does create extraordinary logistical and financial challenges in increasing economic usefulness." The redevelopment project proposed by Evergreen will extend the economic life of the Campana building for at least an additional 40-50 years while preserving its historic character and heritage.

Goal 5. Form effective partnerships with the private sector to stimulate redevelopment through Policy B: Search for alternative project financing opportunities and Policy F: Engage real estate professionals with proven success in redevelopment. Evergreen has extensive experience in adaptive re-use and redevelopment as can be seen in part through the recent redevelopment of the Aurora/St. Charles hospital in Aurora following Federal Standards for the Rehabilitation of Historic Properties. Evergreen

principals have additional historic preservation experience. Evergreen finances these projects by leveraging a combination of private and public financing sources. The Total Development Cost of the project is more than \$30m and includes approximately 65% of private investment through loans and equity.

Environment Element

Goal 1. Protect and enhance the City's and the region's air, land, and water resources through Policy C: Encourage the use of native plants and landscape materials in all developments. The Campana redevelopment will incorporate an attractive historically appropriate landscape plan that will add native plantings onto the property.

Goal 3. Encourage the responsible use of environmental resources and energy through Policy A: Encourage sustainable building practices in construction activities and Policy D: Educate residents, businesses, and visitors to increase awareness of environmental issues and programs. The proposed project will be certified as meeting or exceeding national Enterprise Green Standards and will provide information to residents upon move in about the use of green products and sustainable practices.

Parks and Open Space Element

Goal 2. Balance active and passive open spaces through Policy B: Apply effective development standards to provide reasonable transitions from active and passive use parks and open spaces to differing land uses, especially residential. The Campana is located across the street from Fabyan Forest Reserve allowing residents of the Campana building access to ample recreational activities. Its landscaped acres will make an attractive transition to this treasured open community space. Additionally, the Campana redevelopment is located on 12 acres of open space and a portion of this space on the sheltered north west side of the building will include a soccer area and tot lot. The soccer area will not include field markings and will include movable lockable goal structures. The tot lot will be gated and include a sign that indicates hours of operation from dawn to dusk and only open to residents.

Housing, Neighborhood Conservation and Historic Preservation Element

Goal 1. Provide a wide range of housing opportunities for people in all life circumstances through numerous policies including Policy A: Provide a diversity of quality rental and owner occupied housing; Policy C: Provide community workforce housing; Policy E: Seek opportunities to supply quality affordable housing; Policy G: Accommodate housing needs for persons with disabilities; Policy H: Stress the importance to financial and lending institutions of remaining committed to meet all housing needs of the City; Policy I: Maintain opportunities to provide higher density housing in conjunction with mixed-use developments; and Policy J: Coordinate with faith-based community and social service providers to address the issue of homelessness in the community.

The Campana redevelopment and preservation effort specifically meets all of these community articulated goals in the following ways:

The Campana redevelopment is a mixed-income development, which means the development will be mix affordable units up to 60% AMI along with market rate apartments. The development will provide quality and attractive housing for Batavia's workforce.

The development will incorporate Universal Design elements and ten percent of the units will be accessible.

Additionally, the mixed-use nature of the development encourages higher density housing in conjunction with commercial uses.

Evergreen is able to finance this endeavor through a mix of public and private sources including financing from local financial institutions.

The development team has also met with staff and board members from the Association for Individual Development, a Fox River Valley-based nonprofit organization dedicating to supporting independence for individuals with disabilities. We have presented information about the Campana project to a local consortium of churches and individuals with an interest in supporting housing affordability in Batavia, Geneva and St. Charles. And we have also engaged both local representatives and the site's neighbors in Geneva; representatives from Evergreen gave a tour of its nearby properties to two members of Geneva's City Council, and Evergreen staff are meeting with neighbors from the Allendale neighborhood in Geneva on June 7 to address concerns about the project.

Goal 3. Conserve historical and cultural resources through Policy F: Support organizations that actively promote Batavia's cultural heritage and history. Evergreen is conserving/preserving the Campana Factory building itself, and will ensure that the architectural restoration maintains key building elements. The redeveloped site will also feature numerous historic photos of the original factory building, and site staff will be available to host tours of the building for local historic preservation organizations if requested.

Goal 4. Create diverse neighborhoods as met through Policy C: Consider development and redevelopment at greater density where appropriate. The gross density of the Campana redevelopment will be 6.5 units per acre which minimizes utility impacts while still creating a diverse mixed-use development.

Urban Design Element

Goal 1. Improve the quality of the built environment through Policy C: Continue the commitment to quality design in City construction projects, and work with other public entities to reinforce that objective in their projects. The Campana redevelopment will insure the long term sustainability of a building on the National Registry of Historic Places. It will also provide quality design by engaging experienced architectural firm Weese Langley Weese to preserve the historic elements of the building and design attractive residential units.

Weese Langley Weese has extensive historic rehabilitation and preservation experience as may be noted by their long list of awards including, but not limited to the 2014 Preservation Award for Adaptive Reuse by the Oak Park Historic Preservation Commission for Grove Apartments, 2012 City of Evanston Preservation and Design Award for 1856 Orrington, Northwestern University, and National Trust for Historic Preservation 2002 Distinguished Building Award for the Wabash YMCA renovation.

Additionally, the redevelopment is partnering with multiple public agencies for instance, Kane County and the Illinois Housing Development Authority.

Goal 2. Integrate the preservation of natural and historic features into new developments as committed to meeting Policy A: Retain and reuse viable historic buildings and architectural elements as a part of

redevelopment projects. The Campana will preserve an important local landmark building and retain the building's historical features.

Goal 9. Improve the image of the City as viewed from public streets as will be found through Policy A: Require design review for all new development in the City except for individual single-family homes. The Campana development team will work through the City of Batavia processes including design review. Additionally, the front lawn of the Campana property will be maintained to ensure an unobstructed view of the rehabbed building – a key component of the building's historic character.

Regional and Interjurisdictional Issues Element

Goal 1. Increase awareness of the regional context in which local government decisions are made to increase efficiency of infrastructure improvements, manage traffic and protect the environment through Policy A: Be a leader in fostering effective intergovernmental cooperation within the Fox Valley area and Policy B: Consult comprehensive plans and recommendations of other jurisdictions and agencies when Batavia land use and capital investment decisions are made. The redevelopment of the Campana building will depend on Fox Valley area agencies working together as the development includes financing from Kane County and Project Based Vouchers (rental assistance) from the Aurora Housing Authority. Additionally, the development team is working with Kane County Department of Transportation on roadway and sidewalk issues.

The development also aligns well with the City of Batavia's Comprehensive Plan and garners the support of various historic preservation and housing agencies.

The Campana redevelopment also qualifies for a PD overlay based on Chapter 3.102B, number two.

To permit unique or mixed-use development.

The redevelopment of the Campana factory is both unquestionably unique and a mixed-use redevelopment. It is the only local and national landmark in the City of Batavia, and it is unlike any building in the Chicago area. It requires a very particular and carefully-designed preservation plan to bring new investment to a building purpose-built only as an industrial building for a specific user. The redevelopment plan is also unquestionably a mixed-use plan, keeping some of the existing commercial tenants and inserting new residential units into the remaining spaces of the building.

The Campana redevelopment also qualifies for a PD overlay based on Chapter 3.102B, number three.

To permit development intensity greater than permitted by base district regulations for affordable housing, senior housing, and congregate living facilities:

The Campana redevelopment will provide quality, safe, and affordable housing option for the city's workforce. In fact, US census data suggests that twenty six percent (26%) of City of Batavia residents would qualify to reside in the Campana redevelopment.

Income levels	Est. number of households
Less than \$10,000	393
\$10,000 to \$14,999	326
\$15,000 to \$24,999	461
\$25,000 to \$34,999	547
\$35,000 to \$49,999	796
\$50,000 to \$74,999	1,295
\$75,000 to \$99,999	1,314
\$100,000 and up	4,459

2,522 households / total of 9,591 households = 26% of all households in Batavia (City of Batavia 2015 census estimates)

The redevelopment would also provide housing options for persons with special needs/disabilities who are living off of social security and/or a fixed income. The development team is working with the Fox River Valley-based Association for Individual Development (AID) to refer people with disabilities to live in the Campana, and to provide ongoing services to support their independence as needed.

It is anticipated that the intensity is greater than the current Campana building provides as there will be children, families, and singles residing in the building. This means residents in the building 24 hours a day versus a more day time population as the existing commercial use currently provides. However, our traffic analysis indicates that trip generation will decrease to the complex as a whole, as residential uses have much lower trip generation factors than commercial uses.

Requested Modifications from the Underlying Zoning Code:

While the Campana redevelopment is applying for a PD overlay, there are certain modifications from the City of Batavia’s zoning code that the developer is applying for. These are as follows:

- The site is currently zoned Mixed Use. Therefore, a minimum of 25 percent, or 20,500 square feet, of the first floor square footage adjacent to a public street will be used for retail, entertainment or eating and drinking use. The existing tenants located on Fabyan contribute to this requirements as follows:

123 Mattress – 301 W Fabyan Parkway – 14,707 square feet

Total Square Feet of retail is 14,707 square feet divided by total first floor square footage of 83,506 square feet = 18 percent of the square footage on the first floor.

The developer requests a relief from the requirement to provide 25 percent of the first floor square footage adjacent to a public street as retail space.

It should be noted, however, that an additional 17,627 square feet of the first floor will be used as commercial space.

Club Fusion (Volleyball) – 501 W Fabyan Parkway - 11,508 square feet

Proforce (personal training) - 501 W Fabyan Parkway - 2,998 square feet
Innovative Sports Medicine- 501 W Fabyan Parkway - 3,121 square feet

These establishments are located on Fabyan Parkway with a Fabyan Parkway address, but located behind a privately owned parcel and City of Batavia staff have indicated that this does not allow those spaces to count towards the 25 percent requirement.

This modification is requested as the only other location for retail space would be along Batavia Avenue. It is difficult to attract retail space where a direct entry is not located and where clear windows are not located. Based on the historic requirements for this building, the development is also unable to provide retail, restaurant, or entertainment spaces (which is defined differently than commercial space) along Batavia.

- Based on the zoning code, the development is required to provide 301 parking spaces. However, according to a parking study conducted by Eriksson Engineering Associates, Ltd. (enclosed), the recommendation is to provide fewer parking spaces than the code suggests. The study concludes a total of 95 commercial spaces and 111 residential spaces are more than sufficient for the site. As such, the development team is requesting parking modification in the amount of 95 parking spaces.

While relief is requested, it is requested that a section of the site be set aside or land banked for future parking if it is needed. The site plan (enclosed) includes the area for land bank parking. The area would allow for 96 additional parking spaces in two phases, meeting the full parking requirements as prescribed under the zoning code.

The developers propose that the city enter into a land bank covenant with the project owner-entirety. The land bank agreement and restrictive covenant will provide the City of Batavia with the ability to require additional parking to be built without requiring the developer to provide a letter of credit or other financial mechanism that would make an already stretched project infeasible.

The modification is requested in order to mitigate the amount of paving on the site. The site is large and includes ample paving. Additional, unnecessary paving would be detrimental to the attractiveness of the site, and would also provide negative environmental impacts.

- The State Historic Preservation Office has specific requirements around the design on the parking on the east side of the Campana redevelopment. The existing driveway's race track character must be maintained. As such, the parking was designed to re-create the race track and to have minimum impact to the racetrack while still maintaining parking spaces to accommodate the redevelopment. It is requested that the City of Batavia allow parking fields in excess of twenty spaces to not be separated by twenty feet of landscaping.
- Additionally, the Campana building is on the National Registry list of Historic Places and will receive historic tax credits to assist in financing the development. Based on the State Historic Preservation Office review, the development team is requesting a landscape modification to

allow for the front of the building to remain as free of landscaping as possible to maintain an unobstructed view of the Campana building.

The relief is requested for the entire of the east side of the building and also includes requested relief to landscape requirements around the entry signage on Batavia Avenue. The relief would include the signage to be built without landscaping and a free standing ornamental tree planted nearby.

- The development anticipates two signs one along Batavia Avenue and one along Fabyan (see landscape relief for the Batavia sign above). These signs must be set back ten feet from the property lines and street/driveway/curves. However, due to the county's Right of Way requirements, it is requested the development receive relief on this ten feet requirement.
- The Campana building currently houses a number of cellular antennas and equipment. The antennas are located on the tower of the building and the equipment is located on the fourth floor of the tower and in the basement of the building. The height of the Campana tower allows it to provide vital cell phone service for Batavia and Geneva residents and workers. Per Zoning Code Section 4.704.C.1 wireless communication facilities are prohibited in residential buildings. We are requesting a waiver of this prohibition as an existing condition, and as an important public safety service for the Batavia/Geneva area. The development team is also proposing a screening device designed to look like an extension of the historic building at the top of the tower that will allow us to remove all the unsightly cell antennas from the exterior of the tower and cluster them behind the screen. This is a concept that was actually proposed by the State Historic Preservation Office and it has been accepted as a technically acceptable design approach by the cell phone companies with equipment now on the tower. In the new tower installation, the new residences at the Campana building will be shielded from any radio frequency radiation from the cell antennas by layers of concrete and masonry. At the top of the tower, the antennas will be oriented to provide service out from the tower, with maximum power directed to a radius beyond the Campana building itself.
- Section 2.505.B details the transparency requirements for developments. The transparency calculations are as follows:

Length of south wall facing Fabyan Parkway - 101'-11"

Overall length of existing windows - 70'-6"

Percent of length dedicated to existing windows = 69%

Sill height = 2'-0" above the finished floor and window head height= 9'-6" a.f.f.

100% of length of wall facing east is glazed with glass block. Sill height is 5'6" above grade or 4' above finished floor. Top of glazing is 15'-5" above grade. New operable and fixed transparent glazed windows will be added within the glass block pending approval of SHPO. No other alterations to the existing glazing will be made to the east façade.

100% of the length of all walls at the second and third floors are glazed with glass block.

The 2 existing building entrances are to remain. One at south façade and one on the east (the historic tower entrance). Two new, code required exit doors are to be added along the east façade. No additional entrances are to be added.

The LaSalle Factors:

As part of this application, the developer thought it prudent to discuss the LaSalle Factors as identified in City of Batavia Zoning Code 5.704 subsection D. Review of Conditions.

The following factors shall be considered in the Plan Commission's deliberation and the City Council's determination of a Zoning Map Amendment:

1. Is the proposed zoning district and the development it allows compatible with the existing uses and zoning of nearby property?

The Campana redevelopment is compatible with surrounding uses. The use directly to the south is the Holmstad, a multi-unit retirement community. While the development houses senior residents, it is a multi-unit use directly across the street from the Campana building. Additionally, the uses to the west include single family residences. The residential area is compatible with a multi-family development. The Campana redevelopment provides a graceful transition from senior multi-unit to mixed-use residential and commercial to lower density single family.

2. Is there evidence to suggest that property values will be diminished by the particular zoning restriction changes?

No, the Campana redevelopment will not be detrimental to property values. In fact, a recent study conducted by Trulia (<https://www.trulia.com/blog/trends/low-income-housing/>) indicates property values do not diminish when affordable housing developments are introduced into a neighborhood. In fact it is expected that this multi-million dollar investment will enhance the attractiveness of the building and grounds and thus work to sustain surrounding property values.

3. If any property values are diminished, does the diminishment promote the health, safety, morals, or general welfare of the public?

There will not be a diminishment of property values, however, the Campana redevelopment will promote the health, safety, morals and general welfare of the public. The Campana redevelopment will provides mixed-income housing options which helps maintain a diversity of housing types, prices and styles for all segments of the Batavia community. The Campana redevelopment will help to ensure Batavia's working population stays in the community where families can grow and thrive in a quality residential development. With the city's workforce staying in the community they become a fabric of the community, creating stability, community, and engagement.

The Campana redevelopment also helps meet housing demand as identified in the *Homes for a Changing Region Policy Plan*. Page 38 identifies a projected demand for 629 townhomes and 1,085 multifamily units, demonstrating the increasing demand for denser unit types driven by

the increasing number of low- and middle-income working-age singles, seniors, couples, and family rental population.

Additionally, the Campana building is an important landmark that was put on Landmark Illinois' most endangered building list in 2006. Without investment, the Campana building will eventually fall into disrepair and will no longer be a beacon for the City of Batavia. The Campana is an important architectural symbol of Batavia and this redevelopment will ensure it is a flagship building into the future.

4. Does the proposed zoning change provide a greater relative gain to the public as compared to the hardship imposed on the individual property owner?

The Campana redevelopment provides a substantial gain to the public at large for both Batavia and the broader surrounding community. The project's \$30 million investment will provide greater housing opportunities for families and individuals at the lower end of the income spectrum in the Tri-Cities area, allowing more workers in local retail, healthcare, and manufacturing businesses to live close to their jobs. The development also provides market-rate units to ensure the apartment community at the Campana includes a mix of individuals and families at various income levels. It is anticipated that the project will pay higher property taxes than the complex currently pays, supporting all the local taxing districts in the area. Finally, the project will provide a comprehensive revitalization of an important historic landmark building, ensuring that the building as a symbol of Batavia will continue to be a source of community pride for years to come.

5. Is the subject property is suitable for the zoned purpose?

Mixed-income housing and a mixed-use development is clearly suitable for the subject property. Similar to adaptive re-use projects throughout the United States (and similar to their award-winning redevelopment of the former St. Charles Hospital in Aurora), the developers will complete a quality rehabilitation for an aging building. There are many factories throughout Illinois that are being repurposed into housing.

Additionally, the building is located in a great location on a bus line and near regional transportation hubs in Geneva and Batavia. The location is near jobs on Randall Road, near jobs as care givers in retirement communities, nursing aides, pre-school teachers, and others. Goods and services are within biking distance (on the Fabyan Parkway bike path) or driving distance. Finally, the location is across from ample green space in the forest preserve and is located in a stellar school district.

6. Has the length of time the property has been vacant as zoned been excessive, considering the context of land development in the area in the vicinity of the subject property?

The building has been partially vacant for an excessive amount of time. It is underutilized and without significant investment will not receive the required rehabilitation needed to maintain this important landmark into the future. The building has been underutilized to at least some extent since its original industrial users vacated the property more than 30 years ago. The

proposed redevelopment plan will fully utilize the building with minimal negative community impacts and significant community benefits.

7. Is there a community need for the proposed zoning or use?

The Campana redevelopment provides much needed mixed-income housing as indicated in census information showing 26 percent of City of Batavia households would qualify for the affordable units and as indicated by *Homes for a Changing Region* Policy Plan showing the need for additional affordable housing options in the community.

Additional Items for Discussion:

The development team has met with the City of Batavia elected officials (via Initial Land Use Plan review) and staff, Geneva city officials, the Geneva Superintendent of Schools, and Geneva and Batavia residents. There have been a few requests that have come out of these meetings that the developer would like to address in this zoning application as follows.

The completed Campana redevelopment will house children. As such, questions have been asked about the safety of these children in the development in terms of access to Western Elementary and these children’s ability to play on the site.

To ensure safe access for these children to Western Elementary School, the new owners of the Campana building will purchase a passenger van, and will provide morning and afternoon transportation for children to Western Avenue School. By providing pick-up and drop-off, the development will not impact the school district bussing costs and will allow safe passage to children residing in the development.

Additionally, the development team will provide a tot lot and soccer field in the northwestern section of the site. This area is sheltered by the building and away from traffic allowing for safe play and outdoor activity. The soccer area will not include field markings and will include movable lockable goal structures. The tot lot will be gated and include a sign that indicates hours of operation from dawn to dusk and only open to residents.

Based on the City of Batavia student impact calculation, the number of students anticipated would be a minimal ten students.

City of Batavia Calculation

Unit Type	# of Apartments	School Table	Total Kids
1 Bedroom	36	0.004	0
2 Bedroom	38	0.174	7
3 Bedroom	6	0.475	3
Total	80		10

However, the developer’s internal data suggests that the number of school age children residing in the Campana redevelopment would be approximately 26 students. Of those 26 students, not all will attend the elementary school and it is anticipated the school district will bus for the middle and high school students as it would for any other property. Safe turning radii and pick-up/drop-off locations have been incorporated into the site plan.

City staff requested that a cross walk and signals be added south of the site to allow safe pedestrian passage across Fabyan Parkway. This cross walk will allow residents access to the bike trail that goes west along Fabyan Parkway and access to the forest preserve by crossing Fabyan Parkway south and then crossing Batavia Avenue east (at the Holmstad corner). The development team is working with KDOT and IDOT to determine cost and plans to provide this amenity as access to the City of Batavia from the site.

A traffic study prepared by Eriksson Engineering Associates, Ltd. was conducted on May 8, 2017. While this study indicates a connection between the west and east parking lots would encourage cut through traffic, the developer understands the city would like this connector road to be installed to help mitigate the traffic waiting at the south entrance to instead use Batavia Avenue. The developer has created a plan to provide this access as may be viewed in enclosed site plans.

Please refer to the corresponding plans, Design Review application, and Subdivision Application.