

Caroline Martin Mitchell ***

MASTER CAMPUS PLAN



August 2008

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APPENDIX MATERIALS

1. Caroline Martin Mitchell Last Will & Testament – Jul 31, 1935.
Deed File #56
2. Caroline Martin Mitchell Agreement – Oct 10, 1938
3. Deed for Caroline Martin Mitchell Property – Feb 10, 1939.
Deed File #56
4. Ordinance A-210 – Feb 20, 1950
5. Emma Von Oven Deed to City of Naperville – Feb 20, 1950
6. 2006 Stakeholder Questionnaire Responses
7. *2007 Preliminary Opportunities Assessment Report* prepared by
Houseal Lavigne
8. 2007 Concept Plan Comments Received from
Landowners and Lease Tenants
9. Comments from November 10, 2007 Workshop
10. Comments from June 19, 2008 Public Workshop

Background

In 1936, Caroline Martin Mitchell, through her Last Will and Testament left over 200 acres of property to the City of Naperville for park, municipal or public purposes. Since taking ownership of the land in 1938, the City has allowed many uses to develop in the area. These uses include: Naper Settlement, Central High School, Von Oven Scout Reservation, Sportsman's Park, Community Garden Plots, Knoch Park and portions of the Edward Hospital Campus. Today, the properties left to the City through the Will of Caroline Martin Mitchell are owned by Edward Hospital, the Naperville Park District, School District 203, and the City of Naperville. A few parcels along Martin Avenue that were part of the original estate are privately owned.

Planning Process

The Caroline Martin Mitchell Master Campus Planning Process was initiated in late 2006 with a questionnaire distributed to landowners, lease tenants and area stakeholders. During 2007, landowners and lease tenants met to consider a number of concept plans for the area and discuss common goals and needs. In 2008, public input was solicited about the area. As a result of the Caroline Martin Mitchell Master Campus Planning Process facilitated by the City of Naperville, Naperville Park District and School District 203:

- Lines of communication have opened between property owners and lease tenants.
- The public was provided an opportunity to share ideas and concerns for the area as a whole.
- Ownership and lease agreements have been clarified.
- Property owners and lease tenants are working together to address common needs for parking, stormwater management and recreation fields in order to improve site efficiencies and minimize costs.

Recommendations

In the future, the area should become more recognizable as the Caroline Martin Mitchell Campus through landowner efforts to provide definition through coordinated signage and fencing, the development of additional trails and walkways to improve public access and education about the area, and the creation of gathering spaces/plazas to display artwork and historical info.

To encourage communication and project coordination between property owners, this plan provides a central policy recommendation:

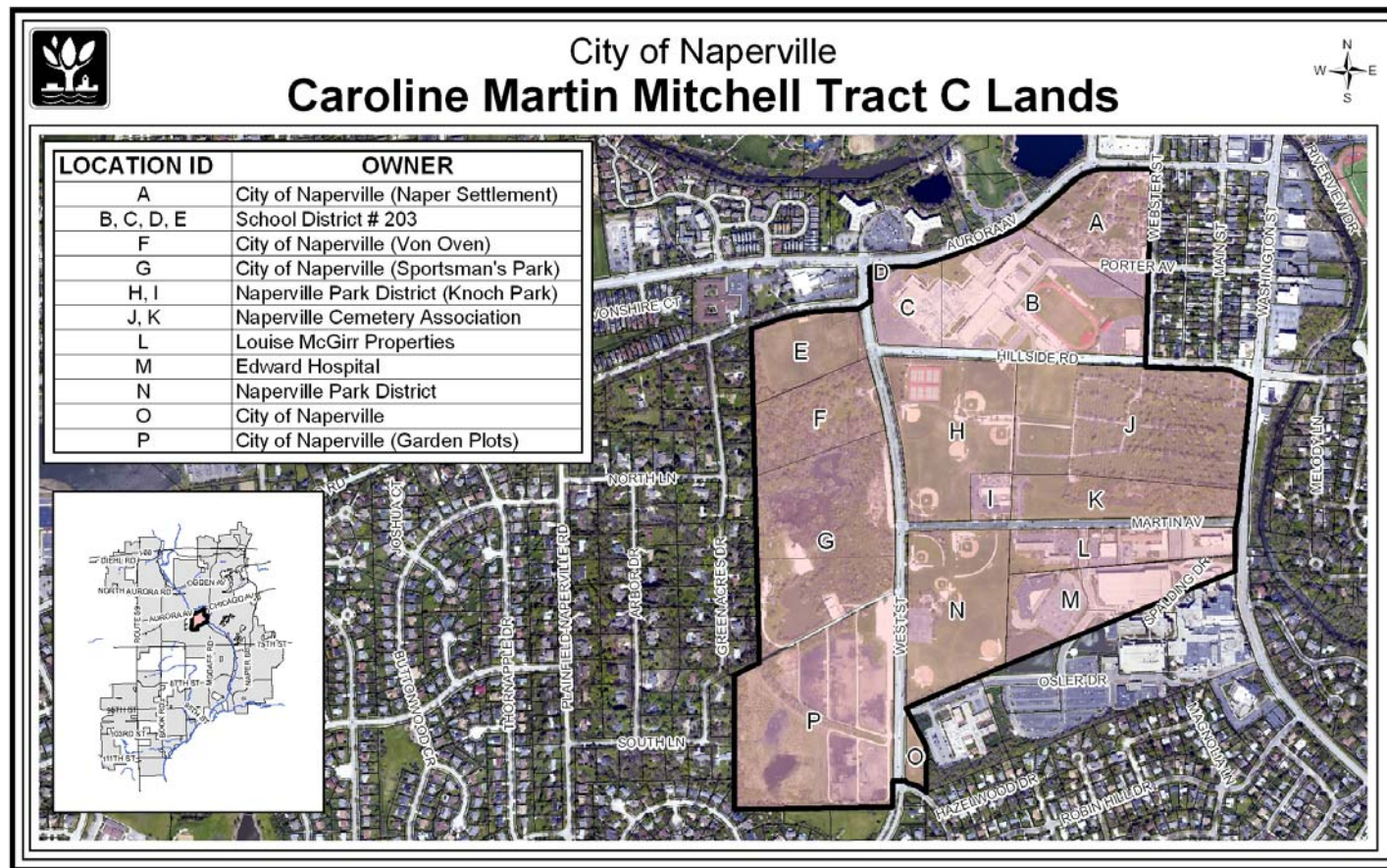
***Whenever a change in land use is considered in this area,
it should be evaluated in the context of all Caroline Martin Mitchell properties
to understand the implications of the change in the context of the Caroline Martin Mitchell Will, and also,
consider opportunities for coordination between property owners to minimize costs and improve efficiencies.***

To support this policy, the plan recommends that the Naperville Heritage Society, as the guardians of Naperville's history and public stewards of Caroline Martin Mitchell's home - facilitate an annual meeting of area property owners and lease tenants, including the City of Naperville, to discuss projects on the horizon. Property owners may also approach the Heritage Society to set-up additional meetings when projects arise for which coordination should occur.

SECTION 1: Introduction & Overview

Study Area

The “Caroline Martin Mitchell Properties”, as they have been referred to during the planning process, include over 200 acres of land in the City of Naperville, Illinois described in the Last Will and Testament of Caroline Martin Mitchell dated July 31, 1935 as Tract C (See Appendix). This report focuses on those properties located south of Aurora Avenue including properties on both sides of West Street. Today, these properties are home to Naper Settlement, Central High School, the Emma Von Oven Scout Reservation, Sportsman’s Park, Knoch Park, Edward Hospital, and the Community Garden Plots. The map below illustrates the location of the study area within the City of Naperville and mix of land uses that exist in the area.



Caroline Martin Mitchell's Gift

In 1935, Caroline Martin Mitchell was approached by Judge Win Knoch. Knoch was a third generation Napervillean who was instrumental in Naperville's early development. Judge Knoch sought to convince Caroline Martin Mitchell to bequest her property to the City of Naperville for the untold benefit of future generations. Today this gift remains the largest single gift ever given to the City of Naperville.

She agreed, but in leaving this generous gift thru her Last Will and Testament, she had two stipulations: that her home would remain a museum in perpetuity and that the land would be used for park or municipal or public purposes by the City of Naperville or some other governmental agency.

The Last Will and Testament of Caroline Martin Mitchell describes four separate tracks of Land.

Tract A was comprised of 11.73 acres and includes the home of Caroline Martin Mitchell, along with several other buildings, now known as Naper Settlement.

Tract B was comprised of 5.63 acres located on the north side of Aurora Avenue, north of her home. A granite marker on this property commemorates the location of the historical buildings previously existing on this site as per the Will. The property has since been incorporated into the Naperville Riverwalk.

Tract C was comprised of 176.90 acres, portions of which have been conveyed by the City of Naperville to Community School District 203, Edward Hospital, Naperville Park District, and Louise McGirr. Other portions have been leased by the city to the Naperville Park District for the Community Garden Plots and the Sportsman's Club.

Tract D was comprised of 10 acres for which the city received an undivided half interest. This site is known as the Von Oven Scout Reservation.



Photo courtesy of the Naperville Heritage Society

WHO WAS CAROLINE MARTIN MITCHELL?

Caroline Martin Mitchell was the youngest daughter of George and Sibelia Martin, who were both Scottish immigrants. George Martin, one of Naperville's founding settlers, became wealthy crafting bricks, blocks and tiles needed to rebuild Chicago after the great fire of 1871. All the Martin children, including George Jr., Caroline, Elizabeth and Catherine were well-educated. After their father died in 1889, the three daughters and their mother continued the brick and tile manufacturing business George Martin had founded with Ernst Von Oven.

The last survivor of the Martin family, having had no children of her own, Caroline Martin Mitchell bequeathed her family home and surrounding 212 acres to the City of Naperville in her Last Will and Testament dated July 31, 1935. Caroline Martin Mitchell died on October 12, 1936. Today, the elegant Victorian family home, built in 1883, is an integral part of Naper Settlement, a 13-acre historic museum village. The lands surrounding it are home to a great variety of park and public uses.

Purpose of the Plan - Why a Planning Process?

Over the course of 70 years, many wonderful facilities and public amenities have been established on the land left by Caroline Martin Mitchell. Each of these are valued by the many visitors who use these facilities today. In 2006, the City of Naperville began to appreciate that many potential changes were on the horizon for the properties that were once part of the Caroline Martin Mitchell Estate. Specifically:

- 1) Community School District 203 was considering either renovating or building a new Central High School.
- 2) The Naperville Park District was contemplating changes at Knoch Park to reorganize facilities on the site to improve efficiencies and address field needs.
- 3) Lease agreements between the Naperville Park District and School District 203 with the Naperville Cemetery Association were approaching the end of their terms. Expiration of these leases had the potential to impact area field space provisions and space used for community events like Ribfest.
- 4) Naper Settlement was considering long-term expansion needs and initiating development of a master plan for its future.
- 5) Edward Hospital was considering expansion opportunities and improvement needs.

At the time, each of these projects was being managed separately. There was minimal communication occurring among the landowners in this area. Given the great potential for change and the history of these properties tied to the legacy left behind by Caroline Martin Mitchell's Last Will and Testament, the City of Naperville prepared and distributed a questionnaire to the landowners, lease tenants, and other stakeholders with an interest in these properties. The purpose of this questionnaire was to understand landowner needs and desires for the future. It was hoped that common interests and projects might be identified that could be coordinated between landowners to minimize expenses for all parties involved. Moreover, the City was hoping to appreciate the impact landowner decisions could potentially have on available municipal infrastructure (e.g. water, sewer, stormwater, and roadways) serving this area.

On February 15, 2007, the City of Naperville hosted a historic intergovernmental Workshop on the Caroline Martin Mitchell Properties. The workshop was considered "historic" in that it was the first time the Naperville Park District Board, Community School District 203 Board and the Naperville City Council met together to discuss future planning objectives. The purpose of this workshop was to share the responses received from the questionnaire and determine if a planning process was warranted. Participants at this meeting, including representatives from each property in the vicinity, expressed a general interest in more discussions/planning to consider opportunities for shared efficiencies. No commitment to specific changes was made by any group at this meeting, just a willingness to participate in a dialog and a planning process.

SECTION 2: Current Land Uses & Ownership Information

Current Land Uses



NAPER SETTLEMENT

Naper Settlement is an outdoor history museum that serves as a unique educational and cultural resource. Naper Settlement tells the story of how life has changed since the 19th century for the people of northern Illinois in towns such as Naperville. Through its costumed interpreters and 30 historic buildings located on the 13-acre grounds, history is brought to life with educational and hands-on activities for over 140,000 visitors each year.

CENTRAL HIGH SCHOOL



In the 1950's, Naperville Central High School was relocated from its location on Washington Street to its current location at the intersection of Aurora Road and West Street. Since that time, the school has experienced considerable expansion. The last of five major additions was in 1992 and included the auditorium, pool, science labs and the guidance counseling/student services office.

In February 2005, Naperville Community Unit School District 203 initiated a comprehensive evaluation of the physical condition of all of the educational facilities in the district. Based on the observations of architects, engineers, specialists and professional staff, along with input from school district officials, numerous deficiencies and shortcomings were identified at Naperville Central High School that impact the ability to teach and learn and compromise the school's safety and life expectancy.

According to the school district, the core academics are located in different wings of the school, thus requiring students to continuously move back and forth throughout the day. Outdated science labs in need of modernization, a music program that has outgrown its current space, roof leaks, and heating circulation were also cited as some of the reasons to renovate and expand. District officials also reported that parts of the building do not comply with the Americans with Disabilities Act and some student lockers and teaching facilities are below grade. Additionally, a number of classrooms have no exterior walls and thus no windows to provide light and air. The child development program, drivers' education, a classroom and fitness facilities are all completely below grade in an area referred to as "the Pit." Also problematic is the kitchen facility, which is located across a hallway from the cafeteria. This requires cooks to carry food across a busy hallway during lunch hour.

The safety of the building was also cited as a concern. Currently, there are 47 entry points into the school, making it extremely difficult to monitor who is entering or exiting the building. There is also no way to lock down parts of the school. This is an area of concern for the district during events held after school hours, such as Naperville Park District programs, sporting events, or adult education classes as they are unable to secure parts of the building that are not in use.

In February of 2008, voters passed a \$115 million referendum to allow for the renovation of Central High School and other district improvements. The project is currently in its planning phases with construction anticipated to begin in 2009.

KNOCH PARK



Knoch Park, divided by Martin Avenue, boasts 11 ball fields and 8 lighted tennis courts for use by youth and adult athletic leagues, Naperville Central High School athletics and physical education classes, and Park District Programs. The Barn, a small indoor recreation center, is located at Knoch Park as well. This facility is programmed primarily for children's recreation programs. Attached to the Barn is the Naperville Park District's garage and park maintenance facility. In addition to programmed facilities, a playground, parking area and restroom facility are located at Knoch Park South.

Several use agreements provide for the intensive programming of most of the recreation facilities in Knoch Park. Youth athletic groups, such as the Naperville Youth Football League, Naperville Baseball Association, Naperville Diamonds and Naperville Little League use and schedule park fields and facilities. An intergovernmental agreement with School District 203 allows the School District to use Knoch Park facilities for athletics and physical education classes.

In 2006, it was estimated that nearly 10,000 participants utilized recreational facilities within Knoch Park. Specifically, 5,000 participants used Knoch Park through Naperville Park District programs and 4,000 participants used the Barn. These figures do not reflect drop in use, rental use, school use, and athletic affiliate programming.

COMMUNITY GARDEN PLOT PROPERTY



This property includes approximately 575 rentable plots for community gardening on the west side of West Street, south of Sportsman's Park. While there is room for additional plots, Naperville Park District officials indicate that the demand is currently being met by the existing plot spaces. Gardeners are from all areas of the City of Naperville and areas beyond. In addition to individual garden plot rental, a "Plant a Row for the Hungry" produce donation program is also operated each year on the site. Development of the garden plots was the result of a management agreement between the Naperville Park District and City of Naperville signed on March 20, 1980. Based on the language in this agreement, it appears that gardening of the site began in 1980 or 1981.

Beyond the actual garden plots, the site also includes a wetland area along the southwestern section of the property. Moreover, there are also several stands of trees that exist around the perimeter of the property. A gravel parking lot is also provided along the eastern edge of this property which is used by gardeners and as overflow parking for athletic uses at Knoch Park.

SPORTSMAN'S PARK

Sportsman's Park is located on the west side of West Street between the Emma Von Oven Scout Reservation and the Community Garden Plot property. Proximity to these adjacent uses is important because, together, these properties offer a compatible synergy of uses accommodating nature enthusiasts of all ages.



The Naperville Sportsman's Club, a shooting sports club dating back to the 1880s, assists the Naperville Park District with the operation of the site. The Club's direct area of responsibility is limited to the Sportsman's Clubhouse and the area within the fenced-in perimeter. This accounts for about 15 of the 27 total acres of property within the park. The remaining 12 acres are maintained by the Naperville Park District and include features such as a walking trail, nature habitat/woods, picnic area, prairie restoration area and parking.

The Sportsman's Club sport shooting range operates two days a week (Sunday and Thursday) accounting for 95 or more shooting days per year, depending upon holidays, July 4th fireworks and Naperville Central High School graduation ceremonies. Additionally, the Club meets monthly in the Community Clubhouse for Club meetings. In addition to shooting, the Sportsman's Club site and Community Clubhouse host several programs and events including an annual Open House, hunters education classes, shooting lessons, Western DuPage Special Recreation Association programs, dog training programs, facility rentals, and other recreational activities.

In 1998, Sportsman's Park ceased shooting for what became a 30-month interruption in operation. Although the Illinois Environmental Protection Agency (IEPA) claimed that the shooting range would not require a permit to conduct trap shooting (National Pollutant Discharge Elimination System or NPDES), the courts however disagreed, and were of the opinion that a permit was necessary for continued operation of Sportsman's Club. Today, the range is required to use steel shot ammunition and have a valid NPDES permit. Furthermore, by court order, if operation is discontinued environmental cleanup is required. Estimates for the cleanup vary. It *could* cost upwards of several million dollars and *may* require destroying most of the site's vegetation. In addition, they have developed "best practices" for shooting.

The operation of Sportsman's Club is through an operating agreement that runs on a year-to-year basis in perpetuity. Cancellation of the agreement requires a one-year notice from either party. Each year the facility accommodates approximately 1,000 unique users, with almost 8,000 rounds shot. Membership in the Club has fully rebounded from the park's closure in 1998 to surpass pre-closure levels.

VON OVEN SCOUT RESERVATION



The Von Oven Scout Reservation is a certified National Wildlife Conservation Area that operates strictly for the use of the Boy and Girl Scouts of America. Approximately 6,000 scouts, scout leaders, and family members are served by the facility each year.

The rustic site is less than 10 acres in size and enclosed with a chain link fence. The property is home to abundant wildlife. Site features include:

- A cabin (sleeps 20-22 people)
- Approximately 10 secluded campsites in the wooded area
- Areas for field camping
- A pavilion
- An ADA accessible latrine with a self-contained vault
- An amphitheatre
- A storage shed for maintenance equipment
- Several trails that meander through the woods
- Five footbridges
- Bird houses and bat houses

The property lends itself to every age level of scouting. The scout reservation is used year round in a variety of ways, including, but not limited to:

- Day camps (both Cub Scout and Girl Scout) as council activities and by individual units
- Training sessions for both adult leaders and youth on various scout program levels
- Family camping by Cub Scout groups
- District functions (for example roundtables, scout oriented open houses, scout craft demonstrations)
- Conservation projects
- Community service projects (e.g. Boy Scout Eagle Projects and Girl Scout Gold Projects)
- Weekly and/or monthly regular unit meetings
- Brownie and Cub Scout overnights in the cabin
- Blue & Gold banquets
- Troop family nights
- New scout functions
- Orienteering

According to camp officials, the Von Oven Scout Reservation can accommodate up to 350 people. Parking facilities are limited, but, again according to Von Oven Scout Reservation officials, parking is adequate to meet the needs of the scout camp. The camp is connected to the City's water supply. The Von Oven Scout Reservation is licensed by the State of Illinois as a youth camp and approved by both the Boy Scout and Girl Scout organizations. The Von Oven Scout Reservation organization is registered as an Illinois not-for-profit corporation. There is no formal operating agreement between the City of Naperville and the Von Oven Scout Reservation. The Camp collects fees (which are kept to a minimum) to pay the site's maintenance and operating expenses. The committee handles all operations concerning the camp. They keep a schedule for those using the camp, pay all costs connected with operation, such as utilities, state licensing fees, facility repairs, upgrades, general maintenance, and various administrative needs. The City of Naperville Forestry Department is available to cut downed tree limbs or damaged trees that pose a safety hazard. The City of Naperville Forestry Department also provides mulch from the chipping of downed trees on-site for use on the trails at the Von Oven Scout Reservation.

LOUISE MCGIRR PROPERTIES

Today, six properties exist on the south side of Martin Avenue, east of Knoch Park, which were once part of the Caroline Martin Mitchell Estate. These properties were sold to Louise McGirr by the City of Naperville on November 24, 1941. Current land uses on these properties include: medical offices, the Manor Care Nursing Home and Martin Apartments.

**EDWARD HOSPITAL**

Only a portion of the Edward Hospital Campus is located on part of the Caroline Martin Mitchell Estate. Facilities in this area include the Edward Health and Fitness Center, Education Center and the north parking deck which supports the inpatient hospital and the medical office buildings which are located on the adjacent parcels. Other facilities on the adjacent parcels include inpatient acute care, outpatient medical services, and psychiatric inpatient and outpatient services.

NAPERVILLE CEMETERY ASSOCIATION

The Naperville Cemetery was originally located at the southeast corner of Washington Street and Benton Avenue, across the street from the current Post Office near Central Park. In 1842 the Martin Family and the Mitchell Family donated land for a Cemetery at its current location, south of Hillside Road, to the City of Naperville. In 1946, the City turned the property over to a group of incorporated individuals to manage. The property was not included as a part of Caroline Martin Mitchell's Last Will and Testament as this property was deeded prior to the Will. However, information about the Cemetery is included in this report since its use and operation ties closely to adjacent land uses, which are part of the Caroline Martin Mitchell estate.

The Naperville Cemetery Association leases 5 acres of land (Broeker Parkway) to the Naperville Park District. The lease to the Park District will expire in 2008, but will automatically renew for 5 years if no action is taken by either party. Currently the Cemetery Association does not know if they will continue leasing land to the Naperville Park District; however they did state that most of the land is not conducive to active cemetery use due to a high water table.

Several years ago, the Naperville Cemetery Association leased a heavily wooded site to the School District as a potential solution to the District's parking problems. Instead the School District cleaned up the site and used the area for outdoor education/recreation. The Cemetery Association has indicated that this land will soon be needed for grave sites, so the Cemetery Association is not expected to renew the lease agreement with the School District when it expires in 2009.

Ownership Information

NAPER SETTLEMENT

Naper Settlement is owned by the City of Naperville.

CENTRAL HIGH SCHOOL

Central High School is owned by Community School District 203.

KNOCH PARK

Knoch Park is owned by the Naperville Park District. The property was conveyed via deed transfer by the City of Naperville to the Naperville Park District on October 17, 1969 with the stipulation that it be used only for park and recreational uses.

COMMUNITY GARDEN PLOT PROPERTY AND SPORTSMAN'S PARK

The Community Garden Plot property and Sportsman's Park are owned by the City of Naperville. These properties are included in a 99-year lease between the City of Naperville and the Naperville Park District. This lease agreement was approved by the City of Naperville by Ordinance 88-252 on December 19, 1988. This lease agreement supersedes a previous lease agreement between the City of Naperville and the Naperville Park District pertaining specifically to the Garden Plots approved by Ordinance 82-71. Under the terms of the existing lease agreement any changes to the uses at the Community Garden Plots or Sportsman's Park proposed by the Naperville Park District must be approved by the Naperville City Council.

VON OVEN SCOUT RESERVATION

The Von Oven Scout Reservation is owned by the City of Naperville. The city acquired ownership in two phases. First, an undivided half interest as provided in the Caroline Martin Mitchell Last Will and Testament, which was included in the October 10, 1938 agreement with Trustees for the Caroline Martin Mitchell Estate as, was deeded to the City in February 1939 pursuant to the Will, pursuant to the agreement. Acceptance of this interest was with the stipulation that the land be available for municipal, park or public purposes. A copy of the Last Will and Testament and the October 10, 1938 agreement are included in the Appendix to this plan.

The City obtained the remaining one-half undivided interest in the scout reservation property from Emma Von Oven per Ordinance A-210 approved February 20, 1950. The ordinance provides that the land shall be available for use by all local Naperville units of the Boy Scouts of America and the Girl Scouts of America at all reasonable times without charge. A copy of the deed conveying the property to the City of Naperville is included in the Appendix. The property has been used exclusively by the scouts since the City acquired the second half undivided interest in 1950. No other public uses occur at this site. However, since the language of the ordinance does state that first, not exclusive use of the property be given to the scouts, other organizations could potentially reserve the camp for a non-scouting event.

Through the planning process, some have raised questions about the "public" nature of the uses at the Von Oven Scout Reservation as they relate to the initial half undivided interest from Caroline Martin Mitchell. The city recognizes that the scouts have been using this property for the last 57

years and appreciates their stewardship of the property. This use is permitted by the provisions of A-210 which clearly makes provisions for scout use and enjoyment at reasonable times. Again, as noted on the previous page, it is interesting to note that A-210 provides for preferred use of the property by the scouts, but not exclusive rights to the use of the property. At the time this report was prepared, the City of Naperville, as the owner of the property, has no intention to alter the use of the property by the Von Oven Scout Reservation. Should a change be desired, the City looks forward to the opportunity to work with officials at the Von Oven Scout Reservation.

LOUISE MCGIRR PROPERTIES

The Naperville City Council passed a resolution on November 24, 1941 allowing for the sale of the properties, on the south side of Martin Avenue, east of Knoch Park, to Louise McGirr. The deed was finalized on February 2, 1942 for \$2,500. Any subsequent sales or transfers of the property did not involve the City of Naperville as a direct party in the sale.

EDWARD HOSPITAL

That portion of the Edward Hospital Campus that is included within the original Caroline Martin Mitchell estate was conveyed by the City of Naperville to Edward Hospital on November 22, 1982 per Ordinance 82-114. This sale was in accordance with the provisions of the Caroline Martin-Mitchell Last Will and Testament provisions for Tract C, which states that any or all of said Tract C may be sold or otherwise disposed of by the City of Naperville if it sees fit. In making this conveyance, Ordinance 82-114 indicated that the City Council determined that the conveyance was for a public purpose of the City of Naperville.

SECTION 3: Caroline Martin Mitchell Master Campus Planning Process

This section of the report offers a description of the overall planning process used to prepare this plan. This information is organized chronologically to provide an appreciation for the overall planning effort.

2006 Planning Activities

INITIAL CITY-SPONSORED QUESTIONNAIRE

On November 8, 2006 the City of Naperville initiated the Caroline Martin Mitchell Master Campus Planning Process by distributing a letter and questionnaire to landowners, lease tenants, and other stakeholders with interest in the area. Specifically, the questionnaire was sent to representatives of the:

- Naper Settlement
- Community School District 203
- Naperville Park District
- Naperville Homeowners Confederation
- Emma Von Oven Scout Reservation
- Edward Hospital
- Naperville Cemetery Association
- Naperville Exchange Club
- Green Acres Homeowners Association
- Naperville Sportsman's Club
- West Side Greenspace Coalition

The cover letter distributed with the questionnaire indicated that with long-term facility planning for several organizations, including School District 203, Naper Settlement and the Naperville Park District underway, a unique opportunity for all stakeholders in this area to step back and review the vision and long-term planning for these properties was at hand.

The purpose of the questionnaire was to identify current activities and use of the property by each organization, both now and in the future. In addition, input was sought about future infrastructure needs. The questionnaire included 11 open-ended questions:

1. Describe your current use of the property. Also indicate any adjacent parcels you use and what activities and programs occur on the land under your control.
2. Please describe the underlying ownership of the properties that you use (lease, own, etc.)
3. Describe how your desired service level or activity for this area is limited based on restrictions such as not enough land, access, parking, impact on neighborhoods, etc.
4. Standing in the future, from your perspective, what service levels of your organization need to change (grow or reduce) to meet anticipated demand?
5. What additional land (purchased, reconfigured, swapped, etc.) in this area do you anticipate needing in order to meet your desired service levels?

6. To what extent could your organization move any current services or facilities away from this geographic area, potentially putting the additional land into a pool for consideration?
7. What future infrastructure needs (parking, stormwater, etc.) of your organization could be consolidated with other users? Please quantify any of those needs currently known.
8. Which of your activities and services cannot be moved away from this geographic area?
9. In an effort to understand the number and scale of all special events held on these properties that could be impacted by any changes, please list any special events held on your properties. Describe the scale of the events, typical dates, and area impacts (parking, traffic, etc.)
10. With the information gathered from these responses, we [The City of Naperville] are considering various public forums or community vision meetings. What processes or ideas does your group support that will help gain public input?
11. What else should the other stakeholders know about your needs or concerns?

Response to this initial questionnaire was requested by December 15, 2006. The City of Naperville Transportation, Engineering and Development Services Business Group compiled the responses. Results were made available to all stakeholders and discussed at the Intergovernmental Workshop held on February 15, 2007. A copy of the responses received is provided in the Appendix.

2007 Planning Activities

INTERGOVERNMENTAL WORKSHOP ON THE CAROLINE MARTIN MITCHELL PROPERTIES– FEBRUARY 15, 2007

At this special public event, the Naperville City Council, District 203 School Board, and Naperville Board District Board met together for the first time as a group to discuss a single planning effort. In this respect the meeting was historic. The purpose of this meeting was to present the “State of the Caroline Martin Mitchell Properties” through a presentation on the history of the properties and response to the questionnaire submitted by current landowners and users of the property. The intended outcome of the workshop was to hold discussions amongst the elected officials to identify if there was consensus to undertake a public planning process to discuss the future of these properties.

During the meeting, Craig Blomquist, Assistant Manager for Special Projects for the City of Naperville, presented an overview of the Last Will and Testament of Caroline Martin Mitchell, as well as, several leases and agreements between parties which govern the uses of the parcels today. Dr. Alan Leis, Superintendent of School District 203 and Brad Wilson, Director of Recreation for the Naperville Park District discussed current planning efforts underway with respect to Central High School and Knoch Park.

Finally, John Houseal, a Principal Planner with Houseal Lavigne Associates, provided a few remarks about possible opportunities to engage in a planning process. Mr. Houseal volunteered his firm’s services to conduct a series of in-depth interviews with property owners and lease tenants to help determine if a planning process was desirable.

At the conclusion of this meeting, the elected officials decided that it was desirable to move forward with a planning effort. A commitment was made to participate in a series of interviews with Houseal Lavigne to determine if any common needs, goals and opportunities could be reached. No commitment was made to a formal planning process beyond the interviews.

LANDOWNER/LEASE TENANT INTERVIEWS

Interviews were conducted by Houseal Lavigne on April 16, 2007, April 18, 2007 and June 12, 2007. Each interview lasted between 60 and 90 minutes. Prior to the interviews, each group was given a set of questions that would be asked in order to allow them to prepare. However, as each interview unfolded, scripted questions quickly gave way to free and open discussion. The resulting dialogue allowed for an open exchange of ideas and opinions that ultimately addressed the questions that were initially provided. The stakeholder groups and their representatives who were interviewed are listed below. In addition to these interviews, individual interviews were conducted by Houseal Lavigne Staff with members of the Naperville City Council on August 16, 2007 and August 20, 2007.

Naper Settlement

Peggy Frank, Executive Director
Chris Birck, President
Dave Kelsh, Immediate Past President and Naperville Heritage Society Board Member
Debbie Grinnell, Director of Preservation Services

Von Oven Scout Reservation Incorporated

Diane Charles, President
Jean Evans, Director and Board Member

Sportsman's Club

Jay Spitz, Marketing Manager/Range Officer
Fred Turek, Secretary

Edward Hospital

Dick Rouse, Administrative Director of Construction
Dennise Vaughn, Director of Planning & Business Development
Mary Lou Mastro, Vice President Edward Hospital, President of Linden Oaks Hospital

Naperville Park District

Brad Wilson, Director of Recreation
Eric Shutes, Director of Planning
Marie Todd, Commissioner
Charlie Brown, Commissioner

School District 203

Tom Paulsen, Associate Superintendent for Operations, K-12
Ron Gibson, Director of Special Projects
Susan Crotty, Board Member
Dave Zager, Superintendent of Finance
Doug Wilson, Facilities Task Force Chairman

Naperville Cemetery

Cliff Preston, Vice President of the Naperville Cemetery Association

City of Naperville

Bill Novack, Engineer
Amy Emery, Community Planner
Ron Ritter, Electric Department
Joe Renn, Public Utilities
J. Craig Blomquist, Assistant Manager Special Projects, and
Alex Clegg, Engineering Technician

The stakeholders selected for the interviews included only property owners and lease tenants. This focus was intentional as any change to the properties would require participation from these parties.

PRELIMINARY OPPORTUNITIES REPORT

Based on the information obtained during the stakeholder interviews, Houseal Lavigne prepared a *Preliminary Opportunities Report*. This report was made available to all interview participants to be sure that all comments and ideas were captured as intended.

As noted in the summary section of the *Preliminary Opportunities Report*, based on the results of the stakeholder interviews there was strong support for developing a master plan for the Caroline Martin Mitchell properties that would better serve each organization and, more importantly, the Naperville Community as a whole. The Naperville Park District, School District 203, Edward Hospital, Sportsman's Club and Naper Settlement all stated interest in possible creative alternatives, including land swaps, cooperative buildings, shared parking, shared stormwater, coordinated circulation and access, and numerous other ideas for the Caroline Martin Mitchell properties. However, in making these observations about possible opportunities, the report noted three important challenges: **timing, financing, and communication between stakeholders.**

The *Preliminary Opportunities Report* recognized that the timing for developing a plan for the Caroline Martin Mitchell properties was a critical issue for School District 203. At the time this report was being developed, the District was contemplating a referendum. Should the school district decide to pursue a referendum to construct or renovate Naperville Central High School, a plan that contradicts the District's efforts would severely compromise the District's referendum efforts. In response to this concern, the Naperville City Council, on October 16, 2007 indicated that the School District should move forward with its referendum efforts and any planning activities for the Caroline Martin Mitchell Properties would continue after the referendum and reflect the outcome of that election process.

Financing for any final recommendations was also noted as an important consideration within the *Preliminary Opportunities Report*. The City of Naperville, Naperville Park District and School District 203 are all tax collecting bodies with limited financial capacity. As such, the *Preliminary Opportunities Report* relayed that any plan for the Caroline Martin Mitchell properties should be forward thinking and provide the community with a creative approach to achieving numerous community objectives in the most cost effective manner possible. Developing a plan that generates community excitement, but is not achievable would create unrealistic expectations and place pressure on the various stakeholders to implement a plan beyond their financial means.

Finally, the *Preliminary Opportunities Report* brought to light the fact that almost every stakeholder had developed, or was developing, a plan for their property. These plans were being prepared with minimal coordination between neighboring stakeholders. A unified plan for the entire Caroline Martin Mitchell Estate would provide the planners, architects, and engineers from each organization with a "blue print" on how to best achieve the coordination and relationships that will result in the desired civic campus.

The graphic on the next page provides an overview of the findings of the *Preliminary Opportunities Assessment*. A complete copy of the report is provided in the Appendix.

Caroline Martin Mitchell Properties

Preliminary Opportunities Assessment

The Garden Plots could be considered underutilized given its location and that they are only used by approximately 575 people. Any changes to the site would likely face criticism from the West Street Green Space Coalition, however relocation of the gardening program to multiple sites in the community could provide an excellent site for redevelopment.

The anticipated clean-up of Sportsman's Park has deterred most people from considering alternative uses for the site. It is reasonable to expect that shooting will one day cease at the park, and a few million dollars to recapture 15 acres of land in Downtown Naperville will seem like a bargain. In the meantime, representatives of Sportsman's Park feel the site is underutilized and believe a plan for the area and Sportsman's Park would be positive for the community.

The Von Oven Scout Reservation was uncertain about what is the best answer for the future of the Caroline Martin Mitchell properties. They like the mix of uses that exist today and do not want to see anything lost. Camp officials feel the Von Oven Scout Reservation, is part of a wooded oasis that benefits from its location adjacent to the Sportsman's Club and Garden Plots.

The Redhawk Soccer Fields are situated on property acquired by the School District and are not limited by any of the Martin Mitchell restrictions.

Accommodating Ribfest will be an important consideration for any future planning and expansion efforts. The 4-5 day festival, along with its damage to the athletic fields, disrupts scheduling so much in peak season that the Naperville Park District feels that illuminating the fields is not financially practical.

School District 203 is considering two options to address the aging highschool. Constructed in the 1940s, Naperville Central High School has undergone multiple expansions/ renovations, each with little consideration for their limitations on future improvements. School District officials are now faced with a \$70 Million referendum question. However, if desired, a larger plan for the Caroline Martin Mitchell properties could provide for a third option - a new high school as part of a larger civic campus consisting of better coordinated and integrated public uses that share amenities and facilities. School District officials have kept all options open and are supportive of any creative planning efforts.

Although the Riverwalk and Downtown are within close proximity, none of the sites and uses on the Caroline Martin Mitchell Estate strongly relate, or are connected to, two of Naperville's best community assets.

Naper Settlement has developed plans to expand the historical museum into their shared parking lot with School District 203. However, their plans do not yet address stormwater and parking. A creative campus plan could assist the Naper Settlement in providing these requirements and could better integrate the museum into the Downtown and surrounding areas. Naper Settlement is supportive of a creative solution and plan for the Martin Mitchell Estate.

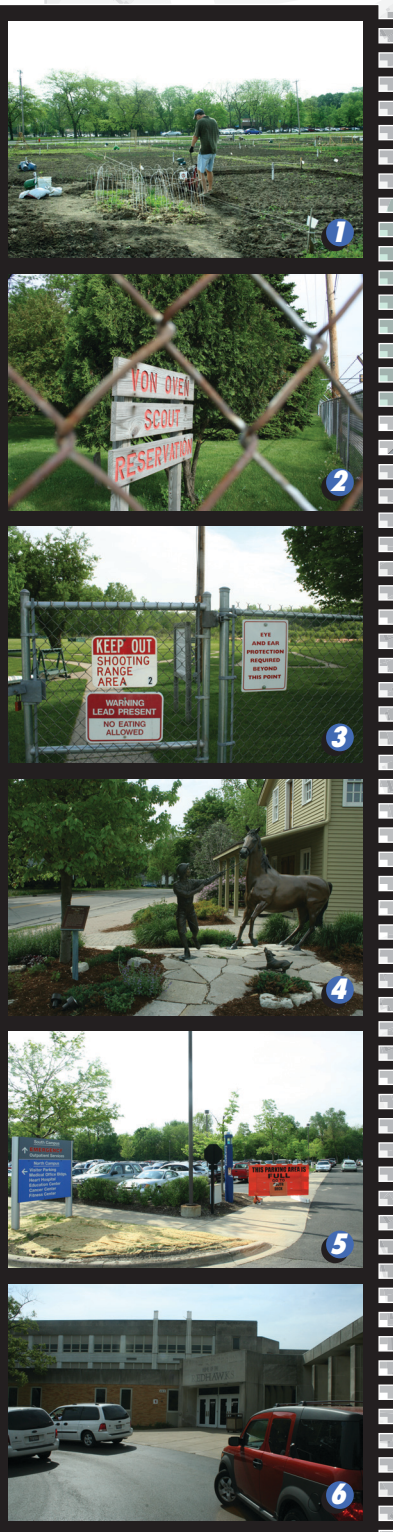
The Barn, one of the Park District's only indoor recreation facilities is adjacent to, and shares parking lot with, a Park District garage and maintenance facility.

The Naperville Cemetery Association voiced opposition to closing Hillside Avenue. Other than that, they were very supportive of pursuing a plan that could result in a more exciting civic campus that would become a community amenity.

Brocker Parkway could revert back to the Naperville Cemetery Association as soon as next year, however the site is not conducive to cemetery use.

Plans to intensify Knoch Park were stymied by stricter County stormwater requirements that would force the entire site to come into compliance. Any creative plan and/or land and facility trade that would result in a net gain of fields and park amenities would be supported by the Naperville Park District.

Edward officials see a tremendous benefit in sharing parking, stormwater, access and other facilities and are supportive of a creative campus planning approach that could assist them with future expansion plans.



On June 14, 2007, each interviewed stakeholder group was invited to a meeting to discuss the *Preliminary Opportunities Report*. The purpose of this meeting was to discuss the report findings and consider what, if any, next steps should be taken in a planning process. The majority of stakeholders present, including the public agency representatives from the City of Naperville, Naperville Park District and School District 203, agreed that the planning process should move forward. Specifically, it was agreed that Houseal Lavigne should prepare some initial concepts for the landowners and lease tenants to discuss and consider. No commitment was made to implementation of any plans, only to continue the dialogue and planning process. The costs associated with the development of these initial concepts would be financed jointly by the City of Naperville, School District 203 and the Naperville Park District.

INITIAL CONCEPTS

In the fall of 2007, Houseal Lavigne presented a series of five initial concepts for discussion among the landowners and lease tenants, including the School District 203 Board, Naperville City Council and Naperville Park Board. These concept plans served primarily as a conversation tool between landowners and lease tenants about common issues, concerns, and opportunities. In many ways, the concepts helped the parties involved to brainstorm how the area could function and land uses that could be supported. In addition to the initial concepts prepared by Houseal Lavigne, the Naperville Park District and School District 203 prepared two additional concepts for discussion. What follows is a description of each concept plan.

How Did the Landowners and Lease Tenants React to the Concept Plans?

No single plan was identified as a preferred plan option. Specific comments from landowner and lease tenants on each plan are provided in the Appendix.

Concept A

In this concept, all land uses on the west side of West Street (e.g. Von Oven Scout Reservation, Sportsman's Club, and Community Garden Plots) remained unchanged. On the east side of West Street changes were focused on the Central High School, Knoch Park and Edward Hospital properties. Specifically, the concept included:

- Renovation of Central High School at its current location, construction of a shared parking deck between Naper Settlement and Central High School, and reconfiguration of the parking on the Central High School site to include a Riverwalk extension.
- Expanded tennis courts, field reconfiguration, new parking facilities south of Martin Avenue and demolition of the Barn facility at Knoch Park.
- Building additions to Linden Oaks, the Fitness Facility, as well as, some new medical office buildings on the Edward Hospital Campus. The plan also noted that the expanded fitness facility could potentially accommodate the needs of Edward Hospital and the Naperville Park District.

Caroline Martin Mitchell Properties

Preliminary Concept Plans

A



Concept B

This concept plan showed significant changes to the land uses in the area. On the west side of West Street, the Garden Plot property is reconfigured to include significant areas of parking, a new playground, and three new athletic fields. Sportsman's Park is also significantly redeveloped to include additional trails, a nature center and a petting zoo. With these changes, sport shooting would be displaced from the site. In addition, the Von Oven Scout Reservation property is opened to the general public with the addition of interpretive trails.

On the east side of West Street, Central High School is relocated south of Martin Avenue - adjacent to the Edward Hospital Campus. A new parking deck is shown in this area to accommodate parking needs of the high school and Edward Hospital facilities. Central High School's stadium is also relocated south of Martin Avenue in this concept. This relocation leaves behind an open space for a community festival use or informal practice fields north of Hillside Avenue. The existing Central High School facility is converted into a recreation facility which could be operated jointly by Edward Hospital and the Naperville Park District. With the relocation of Central High School shown in this concept, the area of Knoch Park is nearly cut in half. The field spaces that remain on the east side of West Street are reconfigured and the tennis courts are expanded. The final significant idea illustrated on this concept is the addition of a new north-side roadway to connect Aurora Avenue to Osler Drive.

Concept C

With this concept, the existing Central High School facility is demolished and a new facility is constructed to the immediate east - where the stadium is presently located. The stadium would be relocated to the corner of Aurora Avenue and West Street. Knoch Park would be reconfigured to include additional tennis court spaces, surface parking, and field spaces. Linden Oaks is relocated east of its current location to make space for a new early childhood center. Also of note is the fact that with this concept plan, Edward Hospital's fitness facility would be converted to a conference center and the intersection of Emerald and Brom is realigned.

On the west side of West Street, a new recreation facility with associated parking is provided on the Community Garden Plot property. Sportsman's Park is reorganized to include a petting zoo and nature center, but the Sportsman's Club sport shooting range would remain. Similarly, the Emma Von Oven Scout Reservation is reconfigured to accommodate additional parking and trail access to the new nature center.

Caroline Marin Mitchell Properties

Preliminary Concept Plans



prepared by **Houssell Lavigne Associates**

Concept D

On the west side of West Street, the Sportsman's Club and Emma Von Oven Scout Reservation uses remain unchanged. Between these two properties a nature center and associated parking lot is provided. The Community Garden Plot property is completely reorganized, such that, no garden plot uses remain. Instead, the site accommodates surface parking and new athletic fields.

On the east side of West Street, a new Central High School facility is constructed south of its current location and Hillside Avenue is realigned to exist on Aurora Avenue. Similar to the idea shown on Concept B, a portion of the current high school facility is renovated into a community recreation center. A shared parking facility is also shown between Naper Settlement and the Central High School Stadium to accommodate uses in this area. This deck location is similar to the deck noted on Concept A. A new baseball field is provided across Hillside Avenue from the stadium, on property that is currently owned by the Naperville Cemetery Association. With this concept, the only change on the Edward Hospital property is the addition of a new parking deck. This parking deck location could help to accommodate parking needs at Knoch Park as well.

September 20, 2007 Concept

This concept is very similar to Concept A. Differences from Concept A include:

- A new shared parking facility on the south side of Hillside Avenue (the property for which would be acquired from the Naperville Cemetery Association); and
- Two new medical office buildings and an expanded fitness facility on the Edward Hospital Campus which are significantly larger than those shown on Concept A. A new parking deck is also shown to accommodate the parking demand of these larger facilities.

October 5, 2007 Concept

This is the first of two concepts prepared by Community School District 203 and the Naperville Park District. With this concept, significant changes are proposed on the west side of West Street, including:

- Realignment of Oswego Road to connect with Hillside Drive; and
- Conversion of the Emma Von Oven Scout Reservation and Sportsman's Park into a Community Festival Ground.

On the east side of West Street, a new Central High School facility is shown south of Hillside Avenue. Portions of the existing high school space would then be converted into a Naperville Park District Recreation Center. In addition, new tennis courts are provided adjacent to the Central High School Stadium and a new drive is provided to connect Martin Avenue with Hillside Avenue.

October 12, 2007 Concept

The primary differences between this concept and the October 5, 2007 concept are:

- The Sportsman's Park and Emma Von Oven Scout Reservation properties remain unchanged; and
- The existing Central High School facility is demolished and the space is converted into a community festival ground.

Caroline Marin Mitchell Properties

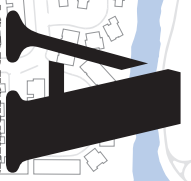
Preliminary Concept Plans



prepared by **Housel Lavigne Associates**

Caroline Martin Mitchell Properties
Preliminary Concept Plans Presented to Stakeholders
September 20, 2007

AS PRESENTED
SEPTEMBER 20



prepared by Houseal Lavigne Associates

Caroline Marin Mitchell Properties

Preliminary Concept Plans

OCTOBER 5TH PLAN



prepared by *Houesael Lavigne Associates*

Caroline Martin Mitchell Properties

Preliminary Concept Plans

OCTOBER 12TH PLAN



prepared by Houseal Lavigne Associates

LANDOWNER / LEASE TENANT MEETINGS

During the fall of 2007, Houseal Lavigne and City of Naperville staff facilitated several meetings with landowners and lease tenants about the future of their properties. The purpose of these meetings was to look at opportunities to collectively plan for the future of the entire Caroline Martin Mitchell estate, common goals, facility needs, and services. The discussions focused on the concept plans developed by Houseal Lavigne and the additional concepts prepared by the Naperville Park District and School District 203. The concepts proved to be a useful discussion tool to explore different opportunities for the properties, but no single concept was recommended. Each landowner and lease tenant group prepared a letter summarizing their opinion of each of the concept plans. A copy of each letter received is provided in the Appendix.

While landowners and lease tenants were unable to reach consensus about a single concept plan, the parties did see the value of the planning process in that it offered an opportunity to consider alternative ideas for their properties and opened lines of communication between neighboring land owners and lease tenants. It also provided all parties with a better understanding of existing and anticipated future land uses in the area. At the final landowner and lease tenant meeting held on November 7, 2007, participants¹ agreed that the planning process should continue to:

- Provide the public with an opportunity to learn more about the discussions held among landowners and lease tenants;
- Consider potential for roadway improvements to support area land uses (e.g. Osler Road Realignment, on-street parking on Hillside);
- Consider opportunities to share parking facilities (surface lots and potentially decks) between land uses (e.g. Central High School and Naper Settlement, etc.);
- Consider changes, through separate future public processes, to the site amenities provided on the Community Garden Plot Property, Knoch Park and Sportsman's Park;
- Evaluate opportunities to share field and court facilities between School District 203 and Naperville Park District;
- Understand special event space needs and plans (e.g. Ribfest, Fall Fling/Nature Festival on Garden Plots, Scout Fair, Naper Days, etc.); and
- Consider opportunities to improve connections between the Caroline Martin Mitchell Estate and Downtown Naperville.

¹ The following landowner and lease tenant representatives were in attendance at the November 7, 2007 meeting: Amy Emery and Steve Cope (City of Naperville), Fred Turek (Naperville Sportsman's Club), Diane Charles (Von Oven Scout Reservation), Cliff Preston (Naperville Cemetery), Dennise Vaughn (Edward Hospital), Brad Wilson (Naperville Park District), Dr. Alan Leis and Craig Williams (School District 203) and Peggy Frank (Naper Settlement).

VISION WORKSHOP SPONSORED BY THE NAPERVILLE AREA HOMEOWNERS CONFEDERATION & LEAGUE OF WOMEN VOTERS

On Saturday, November 10, 2007, the Naperville Area Homeowners Confederation and League of Women Voters co-sponsored a public workshop to provide interested stakeholders with an opportunity to share their thoughts and values about the Caroline Martin Mitchell property in the context of the whole city. Participants were asked to participate in a visioning exercise designed to solicit ideas about what exists and what could occur in the area. While this meeting seemed to be scheduled in response to the many different concept plans for the area that had been released to the media, but had not been formally presented to the public for feedback, none of these concepts were specifically discussed during the meeting. Rather, participants were asked to share general overall “issues and concerns” and “hopes and dreams” for the area. Comments came from many different perspectives. Some repeated ideas included:

- Maintaining open space, natural land, mature native trees, wildlife / preserving natural areas / minimizing loss of green space;
- Honor the expectations of existing landowners/users;
- Minimizing traffic impacts and taxpayer costs; and
- Providing improved pedestrian access.

A complete list of all comments received is provided in the Appendix.

2008 Planning Activities

FEBRUARY PUBLIC WORKSHOP

The City of Naperville hosted a public workshop regarding the Caroline-Martin Mitchell properties on Tuesday, February 26, 2008 at 7 p.m. in Meeting Rooms B&C of the Naperville Municipal Center, located at 400 S. Eagle Street. This meeting was the first city-sponsored general public event for the area. This meeting was held after a February 5, 2008 referendum by the Naperville School District was approved to allow for the renovation of Central High School on its existing property.

Approximately 100 people attended the event to learn more about the planning process, previous concept plans discussed by landowners and lease tenants and participate in small group discussions. During the workshop, after an introductory presentation, attendees were able to engage in a series of smaller group sessions organized by topic. Specifically, sessions were organized around the following:

- Knoch Park and the Community Garden Plots;
- Sportsman’s Park and the Emma Von Oven Scout Reservation;
- Naper Settlement and Central High School; and
- A General Overview Group to capture ideas and comments related to the entire area or supporting infrastructure.

Within these small groups participants were able to talk with representatives from the City of Naperville, Naperville Park District, School District 203 and Naper Settlement about opportunities being considered for these properties.

A summary of all comments received is provided in Section 4 of this Plan. Overall, those in attendance appreciated the opportunity to hear more about the planning process and share their ideas and concerns about concepts being considered by the landowners and lease tenants. In general, most participants expressed:

- A desire to see the Von Oven Scout Reservation continue as a place for scouting activities;
- Community awareness about the public trails and natural areas within Sportsman's Park improved;
- Continued coordination between Central High School and Naper Settlement to share stormwater and parking facilities in order to minimize taxpayer costs;
- Little interest in changes to the alignment of Osler Road; and
- A willingness to consider additional field development and potential relocation of some, but not all, garden plots to other locations around the community.

JUNE 19 PUBLIC INFORMATION MEETING

The City of Naperville hosted a follow-up public meeting regarding the Caroline-Martin Mitchell properties on Thursday, June 19, 2008 at 7 p.m. in Meeting Rooms B&C of the Naperville Municipal Center, located at 400 S. Eagle Street. At this meeting, an overview of this report was presented and members of the public had the opportunity to ask questions of a panel including representatives from the City of Naperville, Naperville Park District, Naper Settlement and Community School District 203.

Future Opportunities For Public Input

The City of Naperville views the public workshop held on February 26, 2008 as an initial public input opportunity. While additional general public meetings about the Caroline Martin Mitchell properties as a whole are not anticipated, public input opportunities will be facilitated as individual landowners consider changes and modifications to their properties. For example:

- Community School District 203 has held numerous public meetings to discuss planned renovations of Central High School. Moreover, as their final development plans move forward, any requests for zoning actions that require City of Naperville review and approval will include a public hearing for additional public review and comment.
- As the Naperville Park District considers changes to Knoch Park and the Community Garden Plot Property, many opportunities for public input will be provided. Some of these will be facilitated by the Naperville Park District and others will be before the Naperville City Council given that any change to these properties requires City Council approval per existing lease agreements.
- Naper Settlement began presenting its long range vision to various groups and organizations throughout 2007 and 2008. As the Settlement works to prepare an update to its Planned Unit Development, opportunities for public review and comment will be facilitated through the Naperville Plan Commission and City Council.

SECTION 4: Issues & Concerns

Introduction

From the on-set, the Caroline Martin Mitchell Master Campus Planning effort has focused on trying to find opportunities to meet common goals and improve efficiencies while addressing landowner, lease tenant and community needs.

Through the planning process, landowners and lease tenants have had the opportunity to express their individual property needs and plans for the future. Moreover, they have had the chance to consider opportunities, through a series of concept plans, for shared facilities, services, and alternative land uses. Likewise, residents have had the opportunity to share their thoughts about the future of the area through an interactive project web page and a series of public meetings.

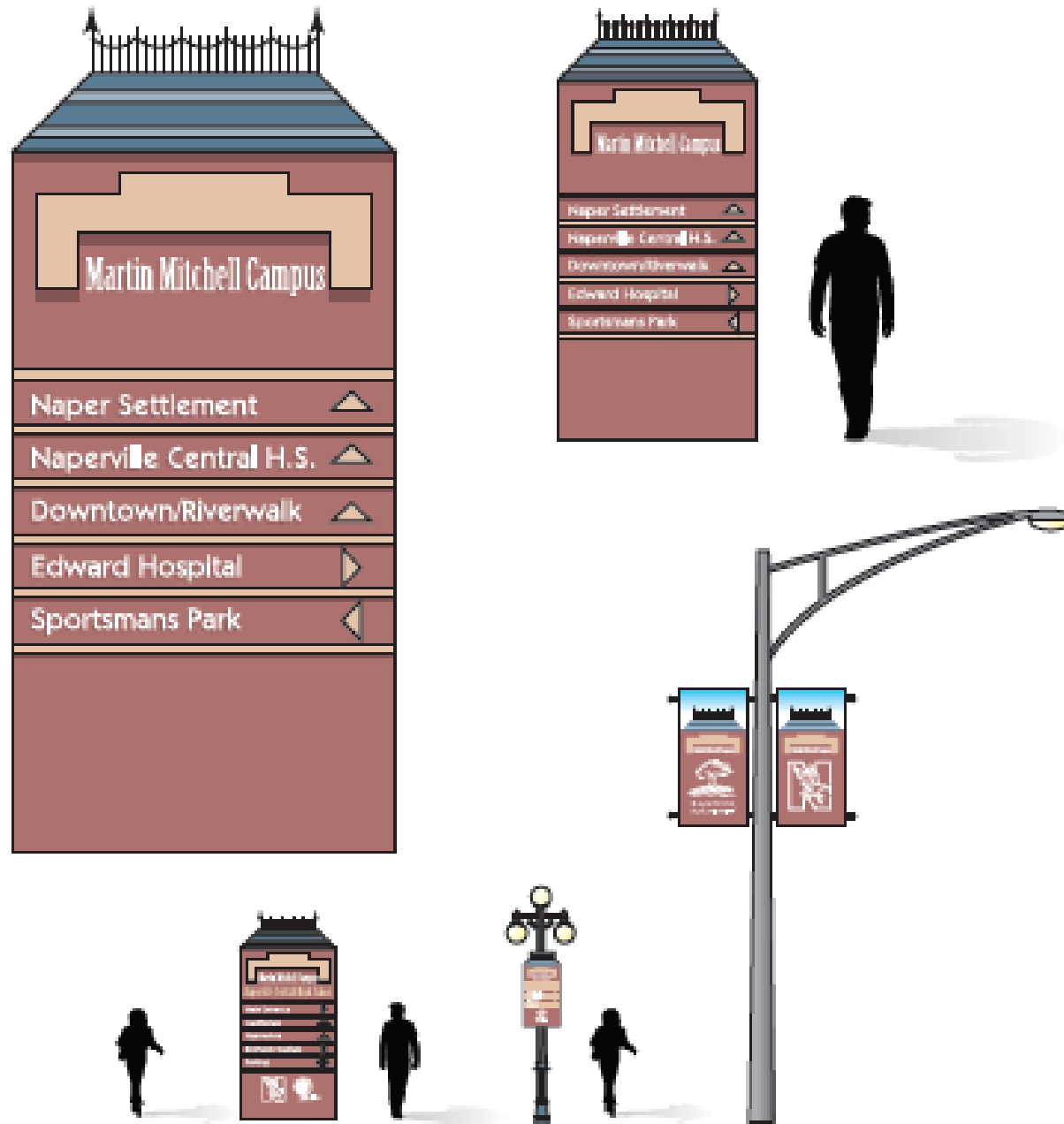
This section of the plan summarizes the opinions expressed by the property landowners and lease tenants, and the perspectives offered by the general public.

Landowner And Lease Tenant Perspectives

After spending much of 2007 considering ideas for the Caroline Martin Mitchell properties, collectively, the landowners and lease tenants decided:

- There is no need to swap properties. While different land swaps were considered an intriguing idea, there was no commitment among any of the landowners to pursue this action.
- There is no significant interest in changing the current mix of land uses. Existing land uses provide a great variety of community amenities.
- None of the concept plans should be endorsed as an official plan for the area.

Through the planning process the landowners and lease tenants expressed a willingness to work together to communicate future plans and continue to consider common improvements to minimize costs (e.g. stormwater/parking/fields). Landowners and lease tenants also indicated there is an opportunity to improve the campus feel and connection to Downtown Naperville – to improve the identity of the area – through consistent signage, fencing and other site amenities. This approach is consistent with the recommendation originally presented by Houseal Lavigne for wayfinding and directional signage oriented for both motorists and pedestrians at key areas within the Martin-Mitchell property. A wayfinding signage system of this type could tie together all of the components of the Martin Mitchell Campus. Designed around a common theme – perhaps taking cues from the Martin Mitchell-Mansion (as shown in the concept illustrations on the next page) – a wayfinding signage system could direct pedestrians and motorists to all destinations within the campus. It is important that similar architectural and design elements be used throughout to provide consistency and reinforce a sense of place that is special and unique for the area.



Resident And Other Interested Stakeholder Perspectives

Stakeholders (without direct property ownership interest) were first able to offer their ideas and comments about the area through the visioning workshop hosted by the Naperville Area Homeowners Confederation and League of Women Voters. As was noted in Section 3 of this report, common ideas expressed at that event included the desire to:

- Maintain open space, natural land, mature native trees, wildlife / preserving natural areas / minimizing loss of green space;
- Honor the expectations of existing landowners/users;
- Minimize traffic impacts and taxpayer costs; and
- Provide improved pedestrian access.

The second opportunity for public feedback was via the February 5, 2008 referendum. When asked directly about whether to renovate Central High School in its current location or built a new high school, voters decided the best course of action was to renovate. This decision was consistent with the landowner and lease tenant perspective that land swaps were not needed or desirable. Moreover, this decision impacted the viability of many of the earlier concepts (refer to Section 3) discussed by the landowners and lease tenants.

Finally, the public was able to provide additional feedback about the planning area through a public workshop held on February 26, 2008 at the Naperville Municipal Center. At this meeting, representatives from Community School District 203, Naper Settlement, Naperville Park District and the City of Naperville facilitated a series of small group discussions to share current planning ideas, including efforts by:

- School District 203 and Naperville Park District to coordinate field uses;
- School District 203 and Naper Settlement to coordinate parking and stormwater facilities;
- Naper Settlement to update its long-term vision for site improvements and facilities;
- The Naperville Park District's preliminary plans for reorganization at Knoch Park and the relocation of some garden plots to address field needs.

In response to these specific project proposals, and with the opportunity to share their own ideas and concerns for the area, participants within the small groups at the February 26, 2008 offered the following comments.

High School / Naper Settlement Small Group Discussion

CONCERNS RAISED BY STAKEHOLDERS

- Did Naperville Central High School or Naper Settlement experience flooding during 1996 (100-year flood)? A: Not badly
- Student/pedestrian safety – address how students can safely cross West Street.
- More green space is needed
- Long-term – can we slow down students at the end of the school day as they exit the parking lots?
- Buses – in/out – if onto Webster, will impact to a greater degree residential uses along Webster

NEEDS IDENTIFIED BY STAKEHOLDERS

- There is a synergy among the existing uses – keep the same
- Staging for trailers/trucks/materials for high school during construction
- Space allocations in high school after renovations – i.e. indoor track? New field house?
- Stormwater – where and how being addressed?
- Porter – clarify how used now? Doesn't need to “go away” right now, but long-term probably will
- Parking
 - Where will students who get displaced during construction go if their sports are temporarily lost?
 - More parking needed for students. Do they carpool? Can we encourage this to happen?
 - Was a deck considered for the high school? A: Not feasible now, but are designing stormwater vaults so that it isn't impossible in the future

GENERAL COMMENTS

- High School Fields for Athletics – 2 points of view –
 - Need turf areas for 7-day / year round needs for all sports
 - Not the best use of this gift given to the City of Naperville
- Keep as much green space as possible
- Thought around community festival area?
- Strong interest in “green” solutions

Emma Von Oven Scout Reservation/ Sportsman's Park Group Small Group Discussion

CONCERNS RAISED BY STAKEHOLDERS

- Cost of clean-up at the Sportsman's Club
- Von Oven is only place just for the scouts;
- About fact that Von Oven property is restricted to only Scout Members – is this consistent with a “public space”?
- Look into the legalities if both sites are available for public uses – besides gun club members and scout club members
- How do these two sites contribute to the city / community?
- Concern about noise from gun club.
- Stormwater –Loss of trees and impact on stormwater
- Sportsman's should be available to other uses – What is the highest and best use of this property? Is a gun range appropriate?
- Wildlife – These two properties offer shelter for wildlife. Wildlife is a benefit to the scouts and trail users at Sportsman's Park. Wildlife should be protected.
- The Scout Reservation is a Certified Wildlife Area. This is valuable and should be protected.
- Costs – The current uses are cost effective and should not be changed.

NEEDS IDENTIFIED BY STAKEHOLDERS

- | | |
|--|---|
| <ul style="list-style-type: none"> ○ Von Oven fence is ugly. New fence is needed. Improve fence. ○ Aesthetic considerations for both properties ○ Trails should be provided to connect this area to downtown. More trails for public use. More trail connections. ○ More formal arrangement between Von Oven and the City of Naperville. | <ul style="list-style-type: none"> ○ Multi-use trails at Sportsman's Park – More people need to know about these as public spaces during non-shooting times ○ More public use of the Von Oven and Sportsman's properties ○ Respect synergy of uses in area. Sportsman's use compliments scout use. |
|--|---|

GENERAL COMMENTS

- | | |
|--|--|
| <ul style="list-style-type: none"> ○ Consider other locations for Von Oven and Sportsman's ○ Consider Springbrook and Whazon Lake as alternative locations for Sportsman's Range ○ Von Oven is a family area and no drinking. It is a safe area for kids in the downtown. ○ Preserve and protect trees ○ Scout camp is a unique amenity downtown and should be preserved. | <ul style="list-style-type: none"> ○ Scouts should have priority when using Von Oven property as they have in the past ○ Both Von Oven and Sportsman's should stay the same. They are an asset to the City as is – pristine. ○ Future use of these properties should preserve and reflect current uses ○ Could we move things (overall all, not just Sportsman's and Von Oven)? ○ Consider opportunities to partner with Naperville Park District |
|--|--|

Community Garden Plots / Knoch Park Group Small Group Discussion

CONCERNS RAISED BY STAKEHOLDERS

- Parking
- Traffic on West Street
- Circulation in and out of the Garden Plot Area
- Protection of Prairie Plants
- Wetlands
- More use of Knoch Park by the High School is a concern. School might tie up field use by general public.
- Green Space Utilization – Park District is very tight. Naperville Central High School is also losing Green Space
- Plans for the Barn?
- Ribfest accommodations? Last Fling?
- Will fields be lighted?
- Pedestrian Crossing of West Street (Over? Under?)
- Cost of concepts considered by landowners and lease tenants

NEEDS IDENTIFIED BY STAKEHOLDERS

- Walking / Hiking Trails was the #1 need in Park District Survey; Nature Trails were # 4.
- Shortage of Soccer Fields/Practice Fields North of 95th Street
- No Lacrosse space is available today
- More non-sport uses for youth over age 14 is needed
- Bikeways?
- Additional parking? A study is needed to determine need.
- Provide some parking on the east side of West Street. More parking in the barn area.
- Improve parking along West Street at Sportsman's Park
- Bathroom facilities on west side of West Street
- More trees should be provided
- More trails and shade (Pavilion)

GENERAL COMMENTS

- Garden Plot use is multi-generational. That is a plus.
- Campus Identity needs to be improved
- Has thought been given to Nike or Seager Park for Garden Plots?
- Consider moving garden plots completely
- Use of turf, does it meet practice needs?
- Structures? None are shown.
- Can Park District purchase land?
- Suggest flip garden plots and fields
- Support for distribution of garden plots
- Positive feedback to DuPage River Park location for garden plots
- Add a fourth field by reconfiguring parking at north end of garden plot site. This approach will provide adequate proximity to Knoch Park and better aesthetic.
- More tilling of the garden plots is desirable
- Consider parking in the barn location for Central High School and Knoch Park users

Overall Campus Group Small Group Discussion

CONCERNS RAISED BY STAKEHOLDERS

- Concerned about increased traffic – like current mix of uses
- Bicycle safety - how do you get through downtown?
- No to Osler Road connection to Emerald
- No link of Osler Road to West Highlands
- Concern about Oswego Road traffic increasing if link is provided to Hillside
- No new street east of Naperville Central High School with alignment to Webster. Link to Hillside. Provide a traffic signal for school traffic.
- No net loss of green space.
- Signals – sight size (amount), limit
- Pedestrian mobility at West and Aurora

NEEDS IDENTIFIED BY STAKEHOLDERS

- Overpass/underpass should be considered at Aurora Avenue
- Pedestrian bridge is needed across West
- Pedestrian grade-separated crossing at Aurora and Hillside
- More bike / walkways are needed
- Drop-Off Point
- Provide more parking. Consider a deck.
- Naperville Central High School parking deck
- North South Road between Hillside and Martin
- Parking - Need a people mover to remote parking
- Preserve green space – It has value. Enhance green space.
- More trees east of West Street
- On-street bike lanes
- Move sidewalks off-road
- Spread out parking
- Keep the area “kid-friendly”
- Viable bus service that students will use
- Oswego and West intersection solutions are needed
- Secure Youth Center is needed

OTHER COMMENTS

- Consider additional parking above existing Naperville Municipal Center parking deck.
- Relocate Ribfest due to impacts on surrounding land uses and overall congestion concerns
- Right size Ribfest (less than 60K attend)
- High density civic uses should be at another location
- Consider needs of adjacent neighborhoods
- Brand – “Naper Green / Recreational Center” with an emphasis on green space.

In addition to the comments shared by participants in small groups, several individuals provided separate written comments about the area. These comments are provided in the table below.

| OVERALL COMMENTS | | | |
|--|---|---|---|
| Green Space above all other issues. | I think that moderate, careful modifications to this entire area, can most effectively accommodate all interest. Taking over whole areas like taking over all the garden plots or making drastic changes, removes the multi-use intentions of the area. | Get rid of Sportsman's. Move festivals out of Knoch Park. Move garden plots & turn into ball fields | Consider transfer of ownership to tenant rather than have tenant create a sub-lease. |
| Keep as it is! | We have a lack of green space/nature areas in central/north Naperville. I'm opposed to converting more land to sports fields, <u>especially artificial turf</u> . The garden plots, Sportsman's Club & Scout Camp offer a unique multi-purpose green space and nature area – irreplaceable assets in attracting diverse people to Naperville-not just those who enjoying organized sports. Another concern-keeping Park District land available for public use-too much is occupied by the high school now. | Naperville needs more green space. Any of the proposed changes to the existing green space will result in more congestion and less use for the Naperville residents. I would <u>not</u> like to see any changes to the green space. I would like to see the city preserve green space <u>for a change</u> . And even purchase more green space. | Move Ribfest out of Knoch Park to allow the park district to conduct its programs throughout the summer. Not interested in providing additional playing fields for sports leagues & displaying a family activity such as gardening. Utilize/enhance the trail system by the garden plots property (i.e., <u>tennis courts</u> , football/baseball fields) not interested in providing additional space. |
| Leave some garden plots. Leave Von Oven as is. These sessions demonstrate to me that Naperville needs a big green space. The area (CMM Parcels) should be left as green spaces & not turned into [other uses]. The park district should be investing in more green space. Clearly Nike Park is not enough. | The Park District is emphasizing provision of Sports fields for school activities. Nature trails, hiking trails, are suited to property west of West Street. This should be a priority for a green campus rather than a use of the land that requires lights, mowing, and possibly artificial turf. Trails for hiking or nature study was #1 and #4 on the 2005 Park Dist. Survey. | More park district synthetic turf. Open Von Oven to public use [Not just private scout groups]. Keep focused on campus & community benefits. Have a small "out of the box" creative brainstorm session. Offer drawings that show big pictures all over Naperville solutions. Take Sportsman's remediation \$ and build parking deck. | |

| FESTIVALS | | | |
|--|--|--|--|
| <p>Maintain a suitable green space for festivals that raise needed funds for our community – such as Ribfest.</p> | <p>Suggest relocating festivals, e.g. Ribfest, to reduce noise & congestion in adjacent residential areas. Already significant ballpark noise in Hobson West & West Highlands. Additional night time softball play north of Linden Oaks can be heard plainly until 10:00 PM weekdays & weekends.</p> | <p>Maintain a continuous green space in Knoch Park for festivals (such as Ribfest) that raise much needed funds for the community.</p> | |
| VON OVEN SCOUT RESERVATION / SPORTSMAN'S PARK | | | |
| <p>Sportsman Park/Von Oven – I think it is important to recognize that this area is unique in terms of the nature of the tree'd area – This environmental characteristic is very important to maintain. Do not cut down trees!</p> | <p>[Sportsman's Park & Emma Von Oven] Keep this the same on both. Let us be who we are. People in our area love both of these land use as present. Scouts need this area. Sportsman need their area for their sport.</p> | <p>Sportsman's Park/Von Oven This area is unique to Naperville and serves several groups. I support maintaining the area as it is. Community Festival grounds will increase traffic in an already congested area. Those festivals should be held in a less dense area.</p> | <p>Don't harm Von Oven or trapshooting</p> |
| NAPERVILLE CENTRAL HIGH SCHOOL / NAPER SETTLEMENT | | | |
| <p>Bus Lane – At one time was going to exit on Aurora. Now ingress/egress only on Webster. This is unfair & excess traffic to residences on Webster. You need to find a way to get to access off Hillside.</p> | <p>Don't have Bus Lane access off Webster and use Porter as long as possible.</p> | <p>Naper Settlement – This property/museum is unique. Please be very careful about “modernizing” or losing any of the green space or modifying (and losing the historical integrity) the structures. By hosting many of the festivals that you already do, you are being a “good neighbor” and integrating other city uses. Maintain its integrity <u>100%</u> please.</p> | |
| <p>I am so glad that Central [HS] will be renovated the way it is going to be. I have gone to meeting on it and at the end it seemed to be the best to. What is going on with the wetlands?</p> | | | |

Few individuals who attended the workshop on February 26, 2008 expressed support for dramatic changes to the area. Most stakeholders had little interest in any change to these properties beyond the improvements being planned by the individual landowners and lease tenants. Specifically, there was:

- Support for the Central High School renovation, which was consistent with the referendum decision made by voters in February 2008;
- General support for long-term improvements and plans of Naper Settlement, subject to additional review opportunities. [Additional public review will be facilitated through the Planned Unit Development process.];
- Support for changes at Knoch Park and the Community Garden Plot Property, to provide additional athletic fields, but still retain garden plot uses in the area, subject to additional public review and comment;
- Support for improved access to public trails at Sportsman's Park; and
- Desire to retain scouting activities at Von Oven Scout Reservation and trapshooting activities at Sportsman's Park.

Conclusion

If there was a common theme among the comments of the landowners, lease tenants and a majority of the stakeholder participants from the general public, it would be: minimize costs, maximize efficiencies, keep open space, and maintain existing community amenities.

SECTION 5: Outcomes, Recommendations and Implementation

Introduction

In the summary section of the *Preliminary Opportunities Report* Houseal Lavigne indicated that the concentration of public uses on the Caroline Martin Mitchell properties present a tremendous opportunity for the creation of a civic campus. They described a possible vision for the area as a setting where the property lines are not evident, and paths and walkways connect area amenities. Visitors would be able to park in any available spot and stroll along an interconnected pathway system, to any destination in a campus-like setting. A true civic campus of interrelated and connected uses that have a strong relation to Downtown Naperville, the Riverwalk, and the adjacent neighborhoods.

This vision may be a bit far-reaching in comparison to the final outcomes presented in this section, but is not without merit. Efforts to enhance the overall identify of the area and connect uses via trails, a Riverwalk extension, and sidewalk improvements are recommended.

Benefits of the Caroline Martin Mitchell Master Campus Planning Process

- Opened lines of communication between property owners and lease tenants. Before this process was initiated in 2006, property owners and lease tenants were working independently in their efforts to consider their long-term needs. Improved communication has created opportunities for cost reductions through plans for shared infrastructure, services and facilities. Moreover, communication has improved the level of understanding about existing land uses, needs, and the goals and desires of property owners in this area.
- Provided the public with the opportunity to share ideas and concerns for the area as a whole. In addition, the process provided the public with the opportunity to offer initial feedback on public trail uses in Sportsman's Park, Knoch Park reorganization, potential relocation of some community garden plots, and Naper Settlement's long-term vision. Public input on these topics will continue through the efforts of the City of Naperville, Naper Settlement and the Naperville Park District.
- Clarified ownership and lease agreements, as well as, required processes for changing land uses of the properties included in the Caroline Martin Mitchell Last Will and Testament.

Outcomes from the Caroline Martin Mitchell Master Campus Planning Process

- Naper Settlement and Community School District 203 are working together to address long-term needs for parking and stormwater.
- Naper Settlement and Community School District 203 are also promoting neighborhood awareness of the projects they are pursuing.
- Community School District 203 and the Naperville Park District are exploring options to address combined facility needs and field needs at Knoch Park and the Community Garden Plot Property.

Long-Term General Plan Recommendations

Comments from the landowners, lease tenants and the general public indicate a strong interest in keeping things generally the same. While a few stakeholders participating in the public meetings may have offered suggestions for changes to existing land uses (e.g. parking deck development, relocation of Sportsman’s Club, more general public access and use of the Von Oven Scout Reservation), there was no consensus for major changes among the landowners and lease tenants. Nor was there enough support from the public to move in any particular direction to change the mix of land uses in the area. While the overall mix of land uses is not recommended to change, there are several improvements recommended by this plan. Realization of these recommendations will require continued property owner and lease tenant participation and coordination (refer to Action Steps at the end of this Section).

SIGNAGE

As was discussed in Section 4 and noted in the Introduction to this Section, an opportunity exists through investment in coordinated signage and fencing to establish an identity for the area. Similarly, signage can be used to relay important environmental, historical and cultural features in the area as described in the information at right.

PEDESTRIAN AMENITIES & TRAILS

Pedestrian access to the properties in the area and safety corners, particularly related to the crossing of West Street were raised by many participants in the planning process. With any new development project or access change proposed, pedestrian access will continued to be evaluated and improved where possible.



Environmental Signage. Pedestrian scaled environmental or historical signage would greatly improve the pedestrian experience within the Martin Mitchell Campus. Environmental signage could be located in the areas west of West Street, especially along a multi-use trail or boardwalk. The opportunity exists throughout the entire property to install historical signage. Examples of such signage could be the “story” of the families who owned the properties to continue the legacy of Caroline Martin Mitchell and Emma Von Oven.

Of all the concepts and ideas introduced in the planning process, the establishment of additional public trail amenities was most widely supported. This is very consistent with the Caroline Martin Mitchell Will provision for public spaces. Trail uses may take many forms in the area, including:

- *Looped Multiple Use Public Trails.* Currently, there are public trails within Sportsman’s Park. However, there is limited public awareness of these trails. Moreover, an opportunity exists to expand trail offerings in this park and provide additional connections to adjacent properties.
- *Sidewalk Improvements.* Sidewalks exist today along the streets that bisect the Caroline Martin Mitchell properties. As these sidewalks are maintained and as new development occurs in the area (e.g. changes at Knoch Park, Community Garden Plots, Edward Hospital, Central High School), particular efforts should be focused on providing pedestrian crosswalks that are highly visible through the application of pavers, bollards, markings, lighting, etc. Pedestrian crossings should connect the Caroline Martin Mitchell properties to Downtown Naperville, but also, connect the land uses within the area to one another.
- *Connections.* Connections to Downtown Naperville and other area trails should be considered as additional trail facilities are planned. This may include connections to the DuPage River Trail (already in front of Naper Settlement) and the Naperville Riverwalk. Consistent with this recommendation, Naperville Community School District is considering an extension of the Riverwalk as part of the Central High

School renovation that could connect with Naper Settlement. This amenity would also provide an opportunity to bring additional artwork (e.g. student, CenturyWalk, etc.) to the area to create links between the school and Naper Settlement.

- *Boardwalk.* A boardwalk trail could also be considered as part of the overall trail network in the area. Such a trail could offer interpretive information about the natural area and its history. Boardwalk trail areas may be appropriate in Sportsman's Park and the Community Garden Plot property.



Boardwalk. A boardwalk and interpretive trail would be an amenity that would allow for a scenic and educational stroll through parts of the Martin Mitchell Campus that otherwise may not accommodate leisure activities. A boardwalk could be used in conjunction with a wetland bank to educate children and the rest of the community about the role and function of wetlands and their value to the environment.

SPECIAL EVENTS

To promote area identity and cooperation among landowners a few opportunities for additional area events were identified through the planning process by landowners and lease tenants. Landowner and lease tenant leadership will be required for any of these special events to occur. Specifically:

- Astronomy Program/Event – During the planning process, it was noted that Sportsman's Park boasts both open areas and surrounding unlit, forested lands that buffer light from Downtown Naperville. As such, an opportunity exists to organize astronomy events or programs at Sportsman's Park. It was suggested that such a program could possibly be initiated on a test basis on a limited number of Thursday nights after trap shooting has ceased at the Sportsman's Club. Special events for eclipses, planetary alignments and other astrological events could also be organized throughout the year.
- "Scout Fair" – The potential exists for an annual Boy Scout and Girl Scout event that utilizes both Sportsman's Park and the Von Oven Scout Reservation. By opening the southern gate at Von Oven Scout Reservation during this event, additional pedestrian passage and integration of these properties could occur. This event could offer scouts and their families access to exhibits, activities, etc.
- Fall Fling / Nature Festival – Currently, a small event is hosted annually by the West Street Green Space Coalition each fall in conjunction with their "adopt a highway" pick-up efforts. An opportunity exists to expand this small event at the Community Garden Plot property, possibly to include hay rides, guided nature hikes through the adjacent Sportsman's Park, pumpkin carving contests, pumpkin pie baking contests, and perhaps even a farmer's market area with prepared food, produce, and crafts for sale.

PLAZAS AND PUBLIC ARTWORK

As was previously noted, efforts are being considered to accommodate a Riverwalk extension with Naper Settlement as part of the Central High School renovation that could include additional artwork. Efforts should also be made to consider the addition of other pedestrian plazas and gathering spaces wherever possible in this area, particularly at important intersections (e.g. Aurora and West Street) and property entrances like Aurora and Eagle as identified in the Naper Settlement's vision. These focal points will contribute significantly to the campus concept, particularly if the amenities relate to one another and the history of the area.

Specific Property Recommendations

This section outlines some general recommendations for each property. Specific actions will occur based on landowner and lease tenant decisions to make changes to their property. For many of these recommendations additional public input processes will occur.

NAPER SETTLEMENT. As desirable, expand on-site uses and amenities to accommodate growing visitor demand. The first step in achieving this is to update the Planned Unit Development for the property to incorporate long-term concept ideas for the future of the site. Efforts to coordinate with area property owners to address parking and stormwater needs should also continue, particularly when new site amenities are to be developed.

As improvements are made at Naper Settlement, efforts should be made to consider ways to promote the identity of the overall Caroline Martin Mitchell Campus (e.g. coordinated wayfinding signage, fencing, etc.) and provide linkages of the campus to Downtown Naperville. The later is particularly important given Naper Settlement's location as the northern anchor of the Caroline Martin Mitchell Campus. The Heritage Society also has the unique opportunity to serve as a resource for area property owners about the history of the area.

CENTRAL HIGH SCHOOL. In accordance with approved referendum, Central High School should be renovated. As part of this effort, special consideration should be given to pedestrian crossings, a Riverwalk extension, coordinated signage and fencing to compliment other uses in the Caroline Martin Mitchell campus, and opportunities to create public gathering spaces. Coordination efforts with area property owners to address parking, stormwater, and athletic field needs should also continue.

KNOCH PARK. Efforts should continue to improve athletic field organization to offer a more efficient layout that can cater to more users. This process should include additional opportunities for public input. Coordination efforts with area property owners to address parking, stormwater, athletic field needs, and indoor recreational space should also continue.

COMMUNITY GARDEN PLOT PROPERTY.

The Park District should continue to consider improvements to this site that will cater to the growing demands of athletic users, without sacrificing the needs of gardeners and unduly impacting adjacent land uses. Efforts should continue to solicit public input on modifications to this property prior to seeking any formal approval for changes through the Naperville City Council.

SPORTSMAN'S PARK.

Throughout the planning process there was an appreciation for the fact that this park site is adjacent to the Von Oven Scout Reservation and together, these two properties create a natural, wooded wildlife habitat in central Naperville. Populations of White Tail Deer, Great Blue Herons, Red Tailed Hawks, Great Horned Owls, foxes, and coyotes have each been observed on these properties. To appreciate this natural setting, an opportunity exists at this park to expand the existing trail network to possibly include connections to the Community Garden Plot Property, Green Acres Drive, and an internal loop trail system. In conjunction with any effort to improve trails in the park, efforts should be made to promote public trail awareness.

During the planning process, representatives from the Sportsman's Club also expressed an interest in:

- Access improvements to the south shorelines and south pond;
- A review of on-site fishing restrictions to determine if recreational fishing may exist on the property; and
- Explore the possibility of establishing an archery program.

Each of these projects will require coordination with the Naperville Park District. Coordination with the Von Oven Scout Reservation is also desirable as some of these facilities and programs may be of benefit to area scouts.

EMMA VON OVEN SCOUT RESERVATION. For the foreseeable future, this site should continue to serve as a community resource for local scout organizations. In accordance with these activities, the property should remain an important natural wildlife habitat. If improvements are considered to the property (e.g. signage, fencing), efforts should be made to coordinate these improvements with adjacent properties to promote an overall campus identity for the area.

LOUISE MCGIRR PROPERTIES. These properties were included in the original 212 acres described in the Will of Caroline Martin Mitchell. While they are now privately owned properties, there is an opportunity for these property owners to participate in future campus identity efforts. Therefore, it is recommended that these property owners seek to communicate with neighboring property owners when considering any on-site improvements. Specifically, if fencing, signage, or pedestrian amenities are to be modified efforts should be made to consider the location and style of these improvements within the context of the entire Caroline Martin Mitchell Campus.

EDWARD HOSPITAL. Since the Caroline Martin Mitchell planning process was started in 2006, Edward Hospital has worked closely with the City of Naperville, surrounding property owners and area homeowners associations on the development of a new Health Services Zoning District. This zoning classification was approved by the Naperville City Council in 2007. It includes information related to site design, building design and height. In the future, Edward Hospital will continue to evaluate facility needs in order to provide outstanding service to the community. Improvements, changes and expansions, when necessary will be completed in accordance with the Health Services Zoning District and include opportunities for public input.

With respect to the specific recommendations contained within this plan, Edward Hospital is encouraged to consider the location and history of their property when planning any changes to site signage, fencing, and outdoor gathering spaces in order to compliment other uses in the Caroline Martin Mitchell Campus. Moreover, Edward Hospital is encouraged to continue to keep lines of communication open with the Naperville Park District to consider opportunities for shared indoor community recreation space. Coordination efforts with area property owners to address parking and stormwater needs should also continue.

ROADWAY & PEDESTRIAN FEATURES. In conjunction with the Caroline Martin Mitchell Master Campus planning process, no changes to roadways alignments, intersections or lane widths are recommended at this time. Roadway changes may be considered in the future as individual projects are proposed. Future pedestrian access and safety will also continue to be evaluated as projects are proposed in this area. This may include the addition of a guard rail along West Street at the end of Hillside as suggested by representatives from the Von Oven Scout Reservation.

Central Policy Recommendation

Whenever a change in land use is considered in this area, it should be evaluated in the context of all Caroline Martin Mitchell properties to understand the implications of the change in the context of the Caroline Martin Mitchell Will, and also, consider opportunities for coordination between property owners to minimize costs and improve efficiencies.

Implementation

It has been clear throughout the Caroline Martin Mitchell Master Campus Planning effort that any changes to the area will require the support and action of property owners and lease tenants. As such, it is critical that a means for continued coordination be established to facilitate the recommendations in this report and provide an avenue through which property owners, lease tenants, and the public can consider future ideas for site improvements and efficiencies.

This report recommends that the Naperville Heritage Society – as the principal guardians of the history of the Caroline Martin Mitchell Estate – lead this effort. This organization has two unique attributes that make it particularly suited to this task:

- 1) The Naperville Heritage Society mission recognizes its charge as the public stewards of the Caroline Martin Mitchell home. The Heritage Society's efforts to protect and preserve this community landmark demonstrate its success in understanding area history and the wishes of Caroline Martin Mitchell.
- 2) The Naperville Heritage Society can provide expert opinion about the history of the area, and therefore, serve as a fantastic resource in efforts to better unify the campus by recognizing the contributions of Caroline Martin Mitchell. In this role, the Heritage Society can help landowners and lease tenants to consider coordinated signage, fencing, and historical information/artwork in the area.

To support the Central Policy Recommendation presented in this Section, the Naperville Heritage Society should organize an annual meeting of area property owners and lease tenants, including the City of Naperville, to discuss projects on the horizon. At these meetings it is anticipated that current stakeholders or lease tenants would discuss current site development activities, noting what's working well or challenges they're facing, as well as, future property plans (including timetables if known). With this information, potential collaborative or partnership opportunities could be identified and new ideas could be discussed.

Property owners could also approach the Heritage Society, as needed, to set-up additional meetings when specific projects arise for which coordination should occur. In this way, the Heritage Society is available to facilitate communication between the landowners and lease tenants. This effort is not intended to require an extensive amount of staff hours or financial resources for the Naperville Heritage Society. The Heritage

Society would not serve as a project manager or approving agency for new projects. Rather, they would just be a resource to facilitate conversation between landowners and lease tenants to keep lines of communication open between all parties.

To facilitate community awareness and understanding about the Caroline Martin Mitchell properties, the Naperville Heritage Society and area property owners may consider working together to establish a internet web page that provides general information about the location, uses, and activities at the Caroline Martin Mitchell Properties. Such a web page may be available as a link from the City of Naperville, Naperville Park District, Naperville Community School District and Naper Settlement web pages.

Outstanding Issues

Through this planning process two issues remain unresolved. Specifically: The need for festival spaces and impacts from expansion of the Naperville Cemetery.

- **Expanded Naperville Cemetery Uses.** The Naperville Cemetery owns approximately five (5) acres of property immediately west of the developed limits of the cemetery between Hillside Avenue and Martin Avenue. As was noted in Section 2 of this report, this land was donated by the Martin Family and Mitchell Family and was not included in the Caroline Martin Mitchell Last Will and Testament. However, this property is adjacent to the Caroline Martin Mitchell properties that have been the focus of this report. Moreover, portions of this area have been leased by the Naperville Community School District 203 and Naperville Park District to meet community field use demands and also as festival space during Ribfest.

The Naperville Cemetery has clearly indicated it will not extend any existing lease agreements as they have begun to sell plots in this area. During the planning process, some participants suggested during the public meetings that this land might not be best served as additional cemetery plots. Rather, they expressed a desire for additional community amenities like sports fields and public parking areas. If this land were to be purchased, or if a land swap were to occur, the timeframe for these activities is rather limited. Once the land is used for burial purposes, sale of the property becomes far more complicated and costly.

- **Festival Uses, particularly Ribfest.** The Naperville Exchange Club's annual RibFest, held around the July 4th holiday each summer is the largest festival in Naperville. This festival occurs on portions of Knoch Park, leased space from the Naperville Cemetery, and Community School District 203 property. The impact of Ribfest makes fields unusable at Knoch Park for several weeks after the event as the grass recovers. Exchange Club leaders are aware that with the loss of the 5 acres currently leased from the Naperville Cemetery Association, available festival space will be reduced. Moreover, they are aware of the impacts the festival has on field uses at Knoch Park.

Stakeholder input with respect to RibFest has been mixed. Some have indicated its importance as an economic activity with a positive impact on Downtown Naperville. Others have expressed an interest in seeing the festival downsized or relocated out of the Downtown.

During the planning process, two of the initial concept plans included dedicated festival sites/grounds. However, there was no unified support among the landowners and lease tenants, nor the general public, for either of these options. Relocation of Ribfest was also considered during the planning process. However, if Ribfest were to relocate to Nike or Frontier Park, the impact on field uses would still exist only at a different location. As a result, relocation to another Park District site does not solve the problem of field availability after the festival, just moves the issue to a different location. Also, a relocated Ribfest will likely continue to experience complaints from neighboring property owners if relocated to any park site adjacent to residential property. One potential advantage of relocation is that alternative sites, such as Nike Park, do have better site access and parking availability, which is an improvement, but certainly not an answer to all challenges associated with a festival of this size.

The Naperville Exchange Club will continue to contemplate their future with respect to their location needs, desires, and organizational capacity in the context of the benefits a large event like Ribfest offers. Similar considerations are on-going among groups responsible for the organization of Last Fling and Octoberfest. It is important to understand that Knoch Park will still lend itself to hosting festivals, but on a smaller scale than in the past with the loss of cemetery land. It will be important for any festival to operate within limits of existing land use and organization capacities.