

**PUBLIC MEETING SUMMARY
75TH STREET CORRIDOR STUDY
NAPERVILLE – TED BUSINESS GROUP
JUNE 5, 2008 – 7:00 P.M.
MUNICIPAL CENTER MEETING ROOM BC**

The following notes represent a general overview of the public comments and questions received during the June 5, 2008, 75th Corridor Study public meeting. These notes are intended to provide a summary of the meeting only and do not represent transcribed minutes.

Staff present: Allison Laff, AICP, Planning Services Team Leader
Suzanne Thorsen, AICP, Planning Operations Manager
Ying Liu, AICP, Community Planner
Rory Fancler, Community Planner
Therese Gallivan, Project Assistant

1. Welcome

Laff opened the meeting at 7:10 pm and welcomed those in attendance. Staff members present were introduced. Laff provided a recap of the study to date. Three study goals (Goals 1, 2, and 4) were previously presented. What is being presented tonight is the recommendations for Goal 2 (Land Use).

2. Draft Land use Recommendations

Laff presented the draft land use recommendations for Goal 2 of the 75th Street Corridor Study. She emphasized that the land use recommendations are based on multiple factors planning principles, site context and appropriateness, use of property, marketability, compatibility, accessibility, public input and market studies. The recommendations consist of three elements: the Land Use Goal, Objectives, and Actions; the Future Land Use Map; and the Future Land Use Supplemental Recommendations. All three elements should be looked at together.

3. Questions and Answers

Approximately 50 persons were present at the meeting. The following paragraphs summarize the questions and comments received during the staff presentation and the Q&A session. *Public comments are in italic.*

C1. For the proposed home-to-office conversions on the south side of 75th Street between Washington and Naper, is traffic considered during the process?

Laff responded: Yes, traffic, parking and stormwater detention will be looked at for individual home-to-office conversion. Currently, the city regularly reviews and approves home-to-office conversions along Ogden Ave west of Washington Street.

C2. A resident indicated that her property is located in the recommended home-to-office conversion area. She inquired whom she should speak to about her property?

Laff responded: We're going to spend the next 10 minutes going over what the recommendations are. After that point we're going to have 30 minutes for questions and answers in an open format. After that point, we'll break out into 2 different tables to answer questions or provide clarifications one-on-one.

C3. How would you handle parking for the home-to-office conversions and still achieve a residential feel?

Laff responded: We have strict landscape requirements that require buffering around all parking areas to make sure the view to parking is minimized from adjacent properties.

C4. What differentiates one side of 75th Street from another?

Response: For the area between Washington Street and Naper Boulevard, we have examined existing land use patterns and what has worked to date. When we looked at the south side of 75th street, we found there to be a lack of new residential construction in the area, even though there has been a big housing boom up to lately to redevelop single family properties. In addition, there have been some home-to-office conversions in the Corridor already.

C5. Having gone through this process, the whole team is doing a great job. However it seems like a very expensive way to come full circle to say you want the Southport Village project back at 75th and Naper, and you want the strip mall at Wehrli and 75th St. We've gone through this whole process and basically it's just a way to come forth with what developers have wanted from the beginning and all of the residents in the area have been ignored.

Laff responded: Our goal for the 75th Street Corridor Study is not to prove any one project correct. I understand your comments that you feel that we have not addressed your specific concerns. However, please understand that staff considered a multitude of factors, including how the residents feel, as well as planning principles and market conditions. Staff is not in the position to recommend a land use that would not be built in reality, because we would be back to have the same discussion again. If you do not agree with our recommendations, we are here to listen to your opinions tonight. You can submit your comments to us.

C6. Will you change your recommendations based on any comments you hear from this point forward?

Laff responded: We definitely want to listen to your comments. It is important to provide your input as we will forward your comments to the Plan Commission and City Council for their consideration. We feel confident that the staff recommendations are appropriate based on all the factors considered. However, we are open to consider additional information that actually changes the impacts of the market condition or traffic condition along the Corridor.

C7. Has a traffic study been conducted for the 75th Street Corridor?

Laff responded: A traffic study is usually conducted with a specific development proposal. It is customary to review detailed traffic impact of a proposal when it is actually submitted. For the 75th Street Corridor Study, staff evaluated the overall traffic patterns of the corridor, the intention of the roadways, and how it impacts the marketability of a land use. 75th Street is a major traffic carrier. Wehrli Road is also a major thoroughfare. The fact is that it may not be desirable to live next to 75th Street and Wehrli Road, and single-family use is difficult to market at the intersection. We are open to your comments if you have information to substantiate otherwise.

C8. Is marketability or quality of life the criteria to make the land use recommendations?

Laff responded: We are striving for a combination of both.

C9. If commercial entities become successful at the recommended locations, will they be able to expand?

Laff responded: From the staff level, we will look at the Future Land Use Plan as our guiding document. We would say that if the 75th Street Corridor Study is adopted, it will serve as a valid document due to the fact that it was recently adopted and resulted from multiple factors. Typically, the future land use designations are challenged when the document is outdated and is not relevant anymore. If the plan is only one year old and we see someone proposing to expand the commercial area inconsistent with the plan, we will absolutely say that we do not agree with the proposal unless some of factors in formulating the plan have already changed within a year. However, that is not to say that our recommendation is the final decision because it's a public process, the Plan Commission weighs in, and the City Council makes the final decision.

C10. Is the Plan Update long-term or short-term?

Laff Responded: I think good planning documents should probably be updated every 5 years. However, due to limited staff time and resources, the last time we updated this plan was in 1998. Plans need to be updated often because situations, markets, and trends change, just as we've seen in this corridor.

C11. Is marketability the overriding factor?

Laff Responded: No. We look at a number of factors including planning principles, site context and appropriateness, use of property, marketability, compatibility, accessibility, public input and market studies.

C12. Earlier someone mentioned that a previous land use plan prohibited commercial development on the south side of 75th Street. I've heard several references to that. I'm just wondering what document it is that people were talking about?

Laff responded: From staff's perspective, we have been asked this question several times before both by Plan Commission and City Council. We have done extensive research and have found nothing that says there should be no commercial south of 75th Street. We've looked through the comprehensive plans, the Southport Village case file, different resolutions and policy documents, and nothing has said that there couldn't be any commercial development south of 75th Street. Beyond the current future land use map, we have not been able to find a specific written statement to that effect.

An attendee stated that when the Meadows Unit 2 at the corner of 75th and Naper was proposed, staff made the remark at a Plan Commission meeting that 75th Street would serve as a natural boundary between the commercial to the north and the residential to the south.

C13. One resident suggested designating the parcels east of Wehrli Road commercial leaving the parcels west of Wehrli Road residential. Wehrli Road would be a natural barrier to guarantee commercial will not get any bigger. She is concerned that the land use plan won't be enforced and will be changed often based on what developers want.

Laff responded: We do not want to give that impression that this is a document set in stone and may never change. It's a guiding document. The point of this public process is to seek your input. We did not change that plan without having discussions on it. There has to be a public process to hear all voices. You may not like the final plan that is approved but your voice has been heard in this process.

Thorsen added: We are providing you with comment forms. Please put your feedback on the comment form and state why. A resident made a very good statement of preferring to see multi-family at this corner because of concern about commercial creep further to the west. That is a very constructive form of feedback and something that is tangible that we could work with. And that is the kind of information that we would hope you would put the thought and the time to respond on the comment forms for us to use as we move forward with the recommendations.

C14. Please clarify the previous use of the properties at the corner of Washington and 75th Street.

Laff responded: There used to be a gas station at the intersection of Washington and 75th Street. The properties were purchased for the purpose of roadway improvements and expanding the bike trail. It is not to say that the City could purchase every property in the city for open space. In this case, there was an established plan to extend an existing bike path and to make a connection that did not exist previously. When the opportunity arose and funds were available, the properties were purchased. We have had discussions with the park district, the forest preserve district, and DuPage County throughout the course of the 75th Street Corridor Study; however, they do not have a plan to purchase properties along the Corridor nor do they plan to extend a bike path along the Corridor.

C15. I remember in a survey there was some discussion about how people would like a bike path along both sides of 75th Street.

Liu responded: The input has been incorporated in the recommendations for the transportation goal, which recommended providing a bike path along 75th Street.

C16. Did staff get a lot of feedback to support commercial uses?

Laff responded: We did get some feedback that there is interest in commercial. We received responses on the online survey that 40% of the survey respondents were interested in some types of commercial. The market study showed that commercial was the most viable use for properties in the area. However, we limited it to select properties along the Corridor based on a number of factors.

C17. How do you justify putting neighborhood retail next to residential uses?

Laff responded: You see that there are B1 Districts (Neighborhood Shopping Center District) scattered throughout the city. Uses permitted in the B1 District are compatible to residential uses as long as they are appropriately designed and buffered. Medium density allows for uses up to 8 units per acre. If someone wanted to construct a single-family development, they could absolutely do so. As currently planned, either low- or medium-density residential would be permitted.

C18. Would you recommend commercial if the adjacent residential properties are recommended to be low-density residential rather than medium density?

Thorsen responded: We feel that the commercial use at the intersection is supported by a variety of factors which include the proximity to a major intersection, the impact of traffic, the likely site feasibility of residential use on that corner, and there are major buffering considerations that come into play in siting residential uses in that area. Frankly, we feel that the commercial use is a benefit in that area in terms of its interplay with the overall transportation function of 75th Street. As to the medium-density residential recommendation, if somebody wants to keep it single-family residential, they can do so. The commercial and medium-density residential really are separate recommendations, but we do see a positive interplay between them in that the medium-density

residential can often, and does often, serve as a buffer between major roadways and single-family neighborhoods. A great example of this is on Naper Boulevard where we have seen a lot of redevelopment of low density single-family lots into townhome and duplex products.

C19. How do you answer to the impact on the property values of the adjacent residential properties?

Laff responded: There are multiple factors which impact property values, including the probable expansion of 75th Street to provide for an additional lane in each direction; the installation of major overhead utilities in the area; and the fact that one of the single-family properties has three cell towers on it. We acknowledge that what we are proposing impacts the land use pattern in the area, but we are proposing supplemental recommendations that we feel acknowledge the need for sensitive design when adjacent to residential properties.

C20. Why bother to do a land use plan when you are still going to the City Council to petition either annexation or rezoning?

Response: The point of this future land use document is to provide a guiding policy for future decisions regarding zoning. If the factors that are in place today remain in place a year from now, and someone comes in with a proposal that is not consistent with the future land use that we are proposing or that is approved at the time, we would recommend denial of the proposal. That is the point of the planning process; to have a solid document that we could rely on when making land use decisions. Right now, we're relying on a plan that is ten years old which does not hold much weight.

C21. How do you prevent groundwater contamination by allowing dry cleaners to be located in the area?

Laff responded: This should be a citywide issue and should not be specific to this corridor. It can be anywhere where properties use underground water sources when they're adjacent to any property that's developing. I don't think it is within the scope of the 75th Street Corridor Study.

C22. The most powerful voice should be from people who live in the area. What kind of input would make a difference?

Laff responded: We are here to collect your input tonight, and we will be accepting input through June 19, 2008. We feel that we have presented an objective view, based on our professional knowledge and a variety of factors, including planning principles, site context and appropriateness, use of property, marketability, compatibility, accessibility, public input and market studies. We understand that this is a very emotional issue for those who live near the corridor. And while information and opinions provided by residents along and adjacent to the corridor is important, it is not the only factor evaluated in making our recommendations.

Note that at the time when Hobson Villas was proposed, there was a lot of opposition. However, now that the project is built, we have heard from many people at these public meetings that they absolutely love the development and it is a great example of what we should continue to do. That is an example of why we cannot take just the public input because often times it's the factor of change that people don't like or are unsettled by. We are listening to your voice and want to hear your input, but what we are trying to do is to filter it a little bit to be more objective and weigh it against the other items we are looking at so that we can get to an outcome that's actually feasible. That's the point of what we're doing is we're taking all of that input and trying to come up with a recommendation that represents the interest of the whole, and not just the people that are directly adjacent to it.

4. Workshop Session

Laff stated that the meeting will break out into two groups to have further discussion at each station. She updated the audience on the future steps of the project. A summary of the comments received will be posted online on June 26, 2008. The final report will be drafted for review. There will be two open houses coming up to discuss the final report. After the two open houses, the topic will go to Plan Commission for their review in August. Following the Plan Commission, the topic will go before the City Council for a final decision, and that will likely occur in September or October.