



**AGENDA**  
**Downtown Advisory Commission**  
Thursday, December 8, 2016  
**NEU Conference Room**  
400 S. Eagle Street  
3:30 – 5:00 PM

**I. Call to Order / Roll Call**

**II. Approval of Meeting Summary:**

1. October 13, 2016 DAC Meeting

**III. Discussion Topics**

1. Downtown Streetscape Study

Discuss general implementation opportunities and concerns, as well as funding options, pertaining to the pending streetscape project.

2. 2017 DAC Meeting Calendar

Approve the 2017 DAC meeting calendar.

**IV. Correspondence /Updates**

**V. Adjournment**

*Any individual with a disability requesting a reasonable accommodation in order to participate in a public meeting should contact the Communications Department at least 48 hours in advance of the scheduled meeting. The Communications Department can be reached in person at 400 S. Eagle Street, Naperville, IL, via telephone at 630-420-6707 or 630-305-5205 (TDD) or via e-mail at [info@naperville.il.us](mailto:info@naperville.il.us). Every effort will be made to allow for meeting participation.*

**NAPERVILLE DOWNTOWN ADVISORY  
COMMISSION MEETING SUMMARY - UNAPPROVED  
October 13, 2016 – 3:30 P.M. – ROOM 247**

<b>Call to Order</b>	<u>Time:</u> 3:35 pm																																																			
<b>I. Roll Call</b> Commissioners:	<table border="1"> <thead> <tr> <th align="right"><u>Present:</u></th> <th align="center"><u>Yes</u></th> <th align="center"><u>No</u></th> </tr> </thead> <tbody> <tr> <td>Steven Rubin</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Kevin Gallaher, City Councilman (3:36 p.m.)</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Patty Gustin, City Councilman</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Marcie Schatz</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Peggy Frank</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Richard Hitchcock</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Christine Jeffries (3:40 p.m.)</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Joseph Costello, Jr.</td> <td align="center"><input type="checkbox"/></td> <td align="center"><input checked="" type="checkbox"/></td> </tr> <tr> <td>Katie Wood</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Tony Zangler</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Tom Miers (3:35 p.m.)</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Brien Nagle</td> <td align="center"><input checked="" type="checkbox"/></td> <td align="center"><input type="checkbox"/></td> </tr> <tr> <td>Student Members</td> <td></td> <td></td> </tr> <tr> <td></td> <td>Connor McGury</td> <td align="center"><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Rekha Iyer</td> <td align="center"><input checked="" type="checkbox"/></td> </tr> <tr> <td></td> <td>Ryan Miller</td> <td align="center"><input checked="" type="checkbox"/></td> </tr> </tbody> </table>	<u>Present:</u>	<u>Yes</u>	<u>No</u>	Steven Rubin	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Kevin Gallaher, City Councilman (3:36 p.m.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Patty Gustin, City Councilman	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Marcie Schatz	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Peggy Frank	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Richard Hitchcock	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Christine Jeffries (3:40 p.m.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Joseph Costello, Jr.	<input type="checkbox"/>	<input checked="" type="checkbox"/>	Katie Wood	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tony Zangler	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Tom Miers (3:35 p.m.)	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Brien Nagle	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Student Members				Connor McGury	<input checked="" type="checkbox"/>		Rekha Iyer	<input checked="" type="checkbox"/>		Ryan Miller	<input checked="" type="checkbox"/>
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Staff Present:	TED –Allison Laff, Jennifer Louden, Bill Novack, Ashley Hagen																																																			
	Jennifer Bridges, Naper Settlement Dee Dee McDevitt, DuPage Childrens Museum Don & Jane Brooks, Residents Michelle Kelly, Upland Design Group Bill Bird, Naperville Sun																																																			
<b>II. Approval of Meeting Summaries</b>																																																				
9/8/16 Summary	Motion By: Frank Second By: Wood  Minutes approved (6-0).																																																			
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<b><i>Downtown Streetscape Study</i></b>	Ashley Hagen, Project Manager, noted that today’s discussion is a continuance of agenda items remaining from the September 8 <sup>th</sup> DAC meeting.  Streetscape Types:																																																			

Hitchcock – it seems to make sense that Jackson from Eagle Street to Washington Street maintain a different identity given current use for special events, etc. What is the rationalization for applying the Woonerf standard to the stretch of Jackson between Main and Washington? Laff provided background from recommendations made in the Naperville Downtown2030 plan, including an opportunity to increase exposure to the commercial properties on Jackson Avenue, as well as the limited traffic circulation and parking impacts on this stretch of the road. Laff also noted that improvements are proposed to the remaining portion of Jackson Avenue to better accommodate special events occurring today, including improved outlets, traffic bollards, etc.

Zangler – why would the Woonerf standard not be applied to the entire stretch of Jackson? Laff noted that this would have a much greater impact on the downtown from a parking and circulation standpoint. Rubin indicated that the proposed improvements are consistent with the Naperville Downtown2030 recommendations. Frank noted that the current proposal is a compromise between public feedback received (limit festival area to Jackson from Main to Washington) vs. DAC feedback (increase festival area to Jackson from Eagle to Washington Street).

Wood indicated that it would almost seem more appropriate to have the Woonerf standard applied to Jackson between Eagle and Webster since this stretch includes less retail uses.

Laff noted that Jackson between Main and Washington was identified as a pedestrian dead zone in the 2030 plan. Wood and Jeffries noted that those businesses could benefit from additional exposure. Rubin noted that the plan recommended adding some energy to this area.

Miers – he has observed the temporary measures used during festivals, orange fencing, barricades, etc., and it doesn't look very friendly or festival like.

Miller – can another kind of fencing be used besides orange? It may make it appear friendlier.

Wood – long term, the Woonerf is a desired improvement. However, there are logistical considerations that need to be taken into account to protect existing businesses. If used occasionally, it would likely be better embraced than if it were more frequent.

Rubin – has there been any review of the number of special events that are appropriate for the downtown? Loudon provided an overview of the Special Events Committee and the focus that they have on downtown events. Wood noted that the large events that require significant road closures are the most problematic and that the number of these events held annually should not increase beyond status quo.

Gallaher indicated that the City Council is well aware of the concerns related to

downtown special events.

*Jeffries moved to endorse the streetscape types map, as proposed (seconded by Zangler). Approved (9-0)*

**Widening Areas:**

Hagen provided an overview of the areas recommended for streetscape widening, as well as the criteria used to development these recommendations.

Main Street from Jackson to Van Buren (mid-block) – changed angled parking to parallel in order to increase the streetscape width from constricted (existing condition) to narrow (proposed condition). This modification will result in some loss of parking.

Gallaher – can the parallel spaces still be designated for short-term parking for the tenants at Main & Jefferson? Louden – yes, these spaces can be designated for either parallel or angled.

Frank – are areas 1, 2, and 3 (on the map), the only areas moving from angled to parallel parking? Hagen – yes.

Zangler – this proposal makes a lot of sense and is supported by the public feedback received.

Nagle – agrees. Is Main Street narrower than Jefferson? Hitchcock noted that the rights-of-way are the same, but the buildings are setback further on Jefferson.

Gallaher – Main Street is a no-brainer. It is difficult for multiple people to pass each other on this existing streetscape.

*Nagle made a motion to recommend to the City Council that areas 1 and 2 (as shown on the map) be approved for expansion (seconded by Frank and Zangler). Approved (9-0).*

Rubin asked if the east side of Main Street would be more comfortable (or perceived to be more comfortable) if a consistent material was used (all brick vs. brick and concrete). DAC noted that it will still be perceived as narrow due to the stairs and other improvements located in this right-of-way. Hitchcock noted that accessibility impacts will need to be considered as this stretch of streetscape is improved.

South side of Jefferson from Webster to Main – change angled parking to parallel parking in order to increase the streetscape width from constricted to narrow. This modification will again result in some loss of parking.

Rubin noted that he is the owner of the buildings located at the southwest corner of Main and Jefferson. He provided history of the development of this building but

noted that he will abstain from the vote on this item. Rubin questioned if it makes sense to leave the streetscape as is for the short-term to determine how it is functioning after new tenants locate there.

Jeffries noted that the area is very busy and she is concerned with losing any parking spaces in that location. Can this area be re-evaluated in the future? Frank concurred – this evaluation should be based on future tenants and their pedestrian patterns.

Zangler – can entryways be recessed as redevelopment occurs? Can stairs be rebuilt within the storefronts if remodeled? This would help to gain more space within the pedestrian area.

Hitchcock noted that it may not be a bad idea to include Area 3 on the map at this point in order to allow for potential and future planning. There will still be significant scrutiny and preparation of technical drawings before any work would occur.

Gallaher – there was significant planning that went into the design of the buildings within this area of Jefferson. He believes that it works well as is.

Jeffries – would the angled parking also be removed along the north side of Jefferson adjacent to Andersen’s Bookstore? Louden – no, only the south side of Jefferson was recommended for modifications.

Wood concurs that this stretch of Jefferson does not necessarily warrant improvement.

*Zangler made a motion to remove Area 3 from the proposed map (seconded by Wood). Approved (8-0; 1 abstention (Rubin)).*

Hagen provided an updated rendering depicting the streetscape prototype approved by DAC at the 9/8/16 meeting.

Jeffries noted that we should be maximizing the width of the concrete area to allow for easy pedestrian movement.

Hitchcock – is it fair to say that the enhanced corner will have limited applications due to availability, impact on parking, etc.? Hagen – yes, it will be based on width.

Rubin – what kind of response has the City received on the astroturf? Laff indicated that it was installed due to the difficulty to grow and sustain grass in that area. Staff recommended that pavers not be installed in the interim while the streetscape study was underway.

Gallaher – is there any proposal to install gateway signage to signify entrance into the Downtown? Louden indicated that we have had discussions, but there are no

	<p>specific recommendations being made with the proposed streetscape study. Louden indicated that staff can reach out to BNSF to determine if their position has changed on willingness to add such signage to the Washington Street underpass. Hitchcock indicated that this would be a good location for signage; however, noted that signage is more critical in suburbs who are looking to create their downtown as a space (vs. Naperville whose downtown is already well established and successful).</p>
<b>IV. Correspondence / Updates</b>	
	<p>Rubin noted that there is a planning meeting for the parking summit on Monday, October 24<sup>th</sup> at 8:30 a.m. Jeffries noted that the meeting is to strategize optimization of existing parking spaces.</p> <p>Don and Jean Brooks indicated that their property is located at the southwest corner of Webster and Van Buren. They have demolished the existing houses and are currently underway on construction of a new home on the west two lots. The east two lots will remain vacant until the market determines how these lots should be developed. The Brooks had been concerned about the impact of the proposed streetscape improvements on their property. Jeffries – are they still open to retail uses on the corner? The Brooks indicated that they would be open to retail given that the street is developing that way. Jean Brooks noted that Downtown Naperville is fabulous.</p> <p>Miers noted that he is very concerned about the holidays in Downtown Naperville, including the Chris Kindle market. Wood indicated that they are working on a plan to offer remote parking throughout the 21-day festival. Jeffries noted that a team of City staff, NDP, and DNA have been working on parking options.</p>
<b><i>Next Meeting</i></b>	<b>November 10, 2016 – streetscape, continued.</b>
<b>V. Adjournment</b>	<b>Motion to Adjourn Approved unanimously.</b>
<b>Adjourned</b>	4:58 p.m.

# Downtown Advisory Commission Meeting Calendar

Meetings held at 3:30pm at the Naperville Municipal Center

## 2017

January							February							March						
S	M	T	W	R	F	S	S	M	T	W	R	F	S	S	M	T	W	R	F	S
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30																				

  

July							August							September						
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29	30	31					26	27	28	29	30			24	25	26	27	28	29	30
														31						

 DAC quarterly meeting date

 Reserve date for special meeting, only as needed