



**5<sup>th</sup> AVENUE DEVELOPMENT  
Steering Committee Meeting Minutes**

DATE: Tuesday, June 12, 2018  
LOCATION: Naperville Municipal Center, Meeting Room B

STEERING COMMITTEE MEMBERS IN ATTENDANCE:

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| Jim McDonald, Ryan Companies                              | Katie Sowa, Commuter Representative            |
| Rebecca Boyd-Obarski, City Council                        | Patrick Kelly, Pilgrim Addition Representative |
| Judith Brodhead, City Council                             | Laura Zeman, Park Addition Representative      |
| Marcie Schatz, Deputy City Manager                        | Thom Higgins, Park Addition Representative     |
| Allison Laff, Deputy Director TED                         | Jim Ruhl, WHOA Representative                  |
| Jim Hill, Senior Task Force Representative                | Marybeth Box, ECHO Representative              |
| Dr. Bob Buckman, Naperville Area Homeowners Confederation |  |
| Clare Scott, Ryan Companies                               |  |

STEERING COMMITTEE MEMBERS ABSENT:

Mayor Emeritus A. George Pradel

OTHER ATTENDEES:

Ryan Companies – Becky Diehl, Curt Pascoe, Kyle Schott  
Kimley Horn – Rory Fander & Peter Lemmon  
City of Naperville – Amy Emery, Mike Disanto, Doug Kreiger  
Public Attendees -, ,

Karen Courney	Steve Purduski	David Gosse
D. Brown	Greg Scalia	Dan Zeman
James Koller	Lewis Dilbert	Linda Johanns
Gail Fin	Tim Messer	Jeffrey Havel
Tom Neuendorf	Sterling Hardin	Janet Bianchetta
Mike Markle	Gary Smith	Marilyn H. Schweitzer
Allen Panek	Mary Lou Wehrli	Carl Skrabacz
Carol Skrabacz	Bruce Dillon	Sandy Dillon

**1. Call To Order**

- The meeting was called to order by Jim McDonald at 6:33 pm.
- Laff arrived at 6:35

## 2. Roll Call

- Each member of the Steering Committee introduced him/herself.

## 3. Minutes from April 11, 2018

- Motion to approve the meeting minutes from April 11, 2018 by Zeman. Second Brodhead.
- Minutes were unanimously approved
- Brodhead motion to adjust agenda to allow Bev Frier to make a public comment in the beginning of the meeting due to a medical issue.
  - Motion made by approved by Brodhead; Second Obarski
  - Ms. Frier proposed a mix of housing including space for seniors and a theater for plays and concerts within the 5<sup>th</sup> Avenue Development. She expressed her preference for the land to be leased, not sold. She asked that the community seek to create a destination – something that sets the area apart from other locations along the railway. In summary, she asked that the development be affordable, walkable and include entertainment.

## 4. Update – Key Stakeholder meetings

- Met with residents and school districts. School District will need to weigh in after concept is ready.

## 5. Land Use and Height Survey

- Jeff Andreasen presented a recap of the survey results
  - There is an overwhelming support for a mixed use property throughout all groups
  - Top priorities across all groups are parking and greenspace followed by housing, retail and office.
  - Structured parking was the most preferred parking option tested across all groups
  - Public spaces, walking/bike paths and hardscape features were the most popular options for greenspace. There is also strong support for a space for farmers market or cultural events
  - Commuters were split 50/50 on support for housing. All other groups were more supportive
  - Condos and townhomes were the top housing options tested
  - All groups preferred that any housing that is added should be market-priced. There was also a fair amount of support for attainable and senior housing. Steering Committee spent time discussing the differences between affordable (subsidized) and attainable/workforce (below market) rate and suggested results report clearly make distinction.
  - Coffee shop, restaurant/bar and a small boutique grocery were the most popular retail options.
  - Between 40-60% of all groups supported office space
  - 3-5% of respondents asked for no change to the area.
  - Maximum acceptable heights
    - Nearly half to two-thirds of all groups only want to see up to 2 stories at Kroehler lot. Similar results for the Boecker lot
    - More people supported up to four stories on the Parkview and DCM lots
    - Four stories were supported on the Burlington and Water Tower lots, but also have more support for up to six on these two lots

- Steering Committee Discussion
  - Thom Higgins would like the group stats to be totaled to represent the respondents as a whole. He also questioned how the stats were combined within the report. He also suggested any grouping analysis should skew downward not upward with respect to height.
  - In response to question about the statistical significance of the difference between the responses received, Jeff Andreasen indicated the final report will highlight that information so different preferences among surveyed groups will be clear.
  - No additional surveys are anticipated.
  - Steering Committee appreciated flexibility and tolerance of the community for land use and height based on the results
  
- Public Comment
  - Resident questioned the wording “up to 2 versus 2” and “up to 4” versus 4.
  - Resident questions why the survey provided “stories” versus building height in feet. Jeff Andreas explained that this was an easier concept for a respondent, particularly in a survey such as this which was very conceptual (e.g. people were reacting to ideas, not a particular
  - Resident felt that the “maximum acceptable height” questions were misleading
  - Resident asked “Do you think there is a bias toward tall buildings when referring to rentals or affordable housing?” Jeff Andreasen indicated that is not possible to tell from the survey results. It is unknown.
  - Question if the stories questions were intended to be on top of additional stories of parking structure. Jim McDonald confirmed that was not the intention.

## 6. Working Group Update

- Recap Combined Working Group Meeting
  - General sentiment from Steering Committee members was that the meeting went well and the Working Group process as a whole was positive.
  - Brodhead expressed appreciation for the level of effort of the Working Groups as evidenced by the size of the report
  - Jim Hill reflected on a question asked at the last City Council workshop about whether Ryan was listening. After taking part in the open house and meeting he appreciates that Ryan has been listening.
  
- Discuss Combined Working Group Report
  - Ryan indicated goal of this portion of the meeting is to have the Steering Committee approve the concept principles as outlined by the Working Group members
    - Jim Hill suggested we vote on all principles
    - Councilwoman Obarski suggested we discuss each point in depth and that conversation summary be provided to City Council to inform their decision
  - Design Working Concept Principles
    - Committee members questioned the words “enhanced” and “realm”.
      - A better definition of “public realm” may be required
    - Clarify “spirit” of universal design

- Suggested language be added to clarify that it is intended that we will strive to do more than the minimum
- Add context around the train use being the primary functional focal point
- Add visual language to the detail regarding this area being a northern gateway into Downtown to explain the gateway notion in reference to the Downtown2030 Plan, sidewalk and streetscape improvements, lower scale lighting, and land use abutting Washington Street, etc.
- Clarify that train station reference in the first point under the third principle is in relation to the area being a transit oriented development
- Add “respect neighborhood” to point two under the third principle.
- Add “the streetscape and user experience should embody” to point three under the third principle.
- Add a fourth point to discuss the balance of the various uses
- Land Use Concept Principles
  - Clarify market conditions means supply and demand
  - Add “concept should balance market conditions and community input”
  - Add greenspace to the point regarding public spaces in the third principle
  - Jim Hill and Dr. Bob Buckman suggested that affordable housing must be included in the principles and the current language should be clear on that requirement
- Storm Water Working Group
  - Reference addendum to further explain “area-wide” or change from “area-wide” to specifically reference Pilgrim and Park Addition.
  - Comment by Dr. Bob Buckman that groundwater impacts must be noted somewhere in the concept principles

## 7. Motion to Adjourn

- Councilwoman Brodhead made a motion to allow for public comment then adjourn for a secondary meeting.
  - Obarski second the motion
  - The Steering Committee discussed the motion indicated that more time was needed than one meeting to adequately go through the information and provide clear recommendations to City Council. They also appreciated that the residents had been waiting to comment and they wanted to be respectful of the public.
  - Motion approved unanimously

## 8. Public Comment

- Resident stated that the 2012 Park District study says that the area around 5<sup>th</sup> avenue has some of the lowest percentage of parkland per capita. She was disappointed that greenspace was not highlighted more in the Working Group documents and survey.
- Pilgrim Addition resident expressed the importance of a vault to fix the storm water issues in her neighborhood
- Resident expressed that the neighborhood doesn’t want any more than four stories

- Resident expressed his love for his neighborhood and was disappointed that certain elements, such as storm water were left out of the RFQ. It left the impression that the City wasn't considering their neighborhood. Believes through this process that has changed. Suggested include something in the principles that shows that they are being heard and seen.
- Committee member questioned who is going to pay for all of the improvements that are being discussed
- Park Addition resident express concern with the concept principle document making reference to the area being a gateway to downtown. Downtown Naperville is far away and not related to his quiet neighborhood street.
- Suggested by City Engineer Bill Novak further review and finesse the storm water principle language to discuss the mitigation of storm water for Steering Committee review at their next meeting. Thom Higgins confirmed letter of law does not technically require detention for the city properties because the area is already hard surfaced. Several Steering Committee members suggested the opportunity with this development was too great not to consider storm water facilities to benefit the entire area.

#### **9. Adjourn**

- Motion to Adjourn by Laura Zeman; Second by Jim Ruhl; approved unanimously
- Meeting adjourned at 9:32pm