

A. CALL TO ORDER:

Chirico called the meeting to order at 6:00 p.m.

B. INTRODUCTION:

Mayor Steve Chirico
Councilwoman Becky Anderson
Councilman Kevin Coyne
Councilwoman Patty Gustin
Councilman Paul Hinterlong
Councilman John Krummen
Councilwoman Rebecca Obarski
Councilman Benjamin White

Present: 8

Absent: Councilwoman Brodhead

Also Present -

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue; Deputy Director TED, Allison Laff; TED Strategic Projects Supervisor, Amy Emery

From Ryan Companies: Jim McDonald, Becky Diehl, Claire Scott, Curt Pascoe and Kyle Schott

C. PRESENTATION:

The City Council agreed to hold public comments until after the presentation.

Marcie Schatz, Deputy City Manager, provided introductory remarks noting that on October 3, 2017, City Council approved a motion to engage and authorize Ryan Companies to conduct community engagement and market research to determine feasible and beneficial options for the redevelopment along the 5th Avenue corridor for the purpose presenting a concept plan for redevelopment of the 5th Avenue area (the "Design Concept") to City Council for its consideration. The motion included several amendments including the caveat that Ryan Companies present a status report at a City Council Workshop every two months. This workshop is the first of the first of such updates.

At this point Ryan Companies presented a series of slides. Specifically:

- Jim McDonald provided an overview of the goals of the process to date to be open, transparent and provide a free flow of information.
- Becky Diehl highlighted the newsletter, web page and survey efforts used to date to engage the community.

- Claire Scott provided a summary of input received thru a series of nine group input meetings held in October and November.
- Kyle Schott discussed anticipated next steps in the process, particularly noting on-going efforts to establish a Steering Committee.

D: PUBLIC FORUM

Jayne Koller expressed concern about the impact of development on the Park Addition neighborhood. She noted her appreciation for the process so far, but feels more facts, data and financial information is needed going forward. She also asked that the area be examined in the context of projects in the vicinity, not just the property in question.

Jim Hill, speaking as a representative of the Senior Task Force, shared the Task Force opinion that Ryan Companies has done just what City Council requested over the last couple of months - they listened without bias and plans. He likes the process so far and believes it is in the best interest of all parties for it to continue.

Jim Haselhorst requested special attention be given to the potential to move the downtown Naperville library to this area, perhaps as a possible second phase. This would then allow the existing Nichols property to be reutilized, potentially for structured parking.

Cindi Swanson expressed concern about the Steering Committee composition. Specifically, she was disappointed about the lack of a representative focused on the needs of disabled persons. She noted that the disabled population is the largest sub segment of the city's population including persons of all ages, races and ethnicities. She believes this voice and perspective is needed to provide a broad, practical view to ensure the development is accessible to everyone.

In response to the request for a change to the Steering Committee composition, Mayor Chirico noted that several interested parties have asked for a seat. To keep the size of the Steering Committee functional a limit has been placed. He encouraged Mrs. Swanson and others to participate in meetings of the Steering Committee as they will be open to the public and also participate in future working group discussions as appropriate. Jim McDonald added that accessible design is an important consideration in any project and would gladly have their architects and designers collaborate with Mrs. Swanson and others on this issue.

Thom Higgins expressed concern about the internet survey methodology and a lack of direct questioning about land use, height and density. He shared his desire for a town hall meeting to address these topics and others.

Thom shared his belief that the Ryan Companies report did not adequately reflect that residents spoke both for and against a performing arts theater at the subject property and also the fact that commuters in several sessions expressed concerns about any parking decks for fear that they will not be able to exit the premises in a timely fashion. He concluded his remarks by expressing his appreciation for what has been done so far. When asked directly by Councilman Krummen, Mr. Higgins indicated that he is pleased with Ryan Companies efforts so far, but he believes that height and density will be critical discussion points going forward and it is his feeling that Ryan Companies has been avoiding these topics.

In response to Mr. Higgins remarks, Jim McDonald acknowledged that height will be a challenge and resident comments have been somewhat varied. In his opinion, building to any one single arbitrary height limit is not the answer. There needs to be a balanced approach to address parking, open space, storm water and height concerns. He is eager to have more conversations and considerations about height going forward. With respect to the internet survey concerns by Mr. Higgins, Becky Diehl shared information about Ryan Companies approach so far and their willingness to consider additional options going forward. Jim McDonald also said that Ryan Companies is really open to any meeting type that people are comfortable with to share their ideas, including a town hall if desired.

E. DISCUSSION:

Councilwoman Anderson shared that she likes the idea of a town hall meeting.

Councilwoman Obarski inquired about the timing of the next phase and communication with City Council about stakeholder meetings. Jim McDonald explained that the original timeframes have shifted somewhat to provide additional time for community input. Originally the thought of working on some forms and concepts was placed around March, but he now feels that will move to April or May. It may move even further. He noted Ryan Companies is not interested in rushing the process. With respect to communications, Ryan Companies will be providing regular summaries of information obtained during stakeholder meetings and provide to staff as a part of monthly meetings and to council at the bi-monthly workshops.

Councilman Krummen confirmed that any approval this evening at the City Council Meeting is for another two-month period of time until the next 5th Avenue City Council Workshop Update. All understood that the two-month timing may not necessarily coincide with particular milestones in the process. The timing is based on the calendar, not necessarily completion of any particular effort of phase. For example, the next City Council workshop update is scheduled for February 2018; however, progress reports will be limited at that

time since the steering committee will just have recently been solidified and working groups not yet formed.

Mayor Chirico requested that Ryan Companies update the placemat of the process to reflect the updated schedule. Jim McDonald agreed and noted that the schedule is fluid, as is common in any development project. An updated schedule will be posted on the project web page.

Councilman White inquired about storm water concern and areas of influence. Jim McDonald responded that these specific questions can start to be answered during the next phase when engineering can be done to appreciate areas of influence. Mr. McDonald expressed his clear understanding that storm water will be a key concern in this project and he appreciated residents who sent him many photos after recent floods this fall to appreciate the issue.

Councilwoman Gustin emphasized that, as this project moves forward, it is important to consider the manner in which the project will be used by walkers and riders and connect to surrounding areas.

F. ADJOURNMENT:

The 5th Avenue Update Workshop adjourned at 6:55 p.m.