



Meeting Minutes

Downtown Advisory Commission

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Thursday, February 8, 2018

3:30 PM

NEU Conference Room

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**A. CALL TO ORDER:**

Chairman Rubin called the meeting to order at 3:31 p.m.

**B. ROLL CALL:**

Present: Gustin, Rubin, Frank, Miers, Zangler, Dalough, Nagle, White (arrived at 3:51), Student Member Javeri, and Student Member Raquel

Absent: Jeffries, Costello, Schatz, Hitchcock

Also Present: Louden, Laff

Jim Godo, North Central College

Erin Hagerty, Naperville Sun

Dave Dellaterra, Naperville Public Library

Dee Dee McDevitt, DuPage Children's Museum

Katie Wood, Downtown Naperville Alliance (4:40 p.m.)

**C. PUBLIC FORUM:**

No members of the public spoke during public forum.

**D. OLD BUSINESS:**

**E. REPORTS:**

1. Approve the September 11, 2017 DAC meeting summary.

**Commissioner Nagle made a motion, seconded by Commissioner Zangler, to approve the September 11, 2017 DAC meeting minutes. The motion carried by the following vote:**

**Aye: 7 - Gustin, Rubin, Frank, Miers, Zangler, Nagle, Dalough**

**Nay: 0**

**F. NEW BUSINESS:**

1. Discuss current items related to the culture of Downtown Naperville.

Rubin noted that Downtown Naperville is terrific and an example referred to by others. However, there are a lot of pressures on downtown. It is DAC's charter to manage the culture of Downtown Naperville. Pressures include parking (real and perceived), retail, desired mix of uses, special events, property tax

increases, and budget cuts.

Miers - what exactly is DAC responsible for? Laff provided the code section pertaining to DAC's power and duties; Laff summarized that DAC is primarily responsible for implementation of the Downtown Plan and guidance regarding infrastructure (Downtown parking supply; streetscape). DNA is responsible for downtown parking management. Louden provided information regarding the Special Events Committee and its review of downtown special events in conjunction with DNA, including Naper Settlement.

Gustin noted that the Naper Settlement was given direction that they remain relevant from a revenue generation standpoint. However, Gustin noted that there is currently no prioritization system for downtown special event requests - should Naper Settlement events take priority over non-asset events? This is something that the City Council needs to discuss. Rubin also noted that the parking impact/management needs to be accounted for.

Rubin - should DAC coordinate a forum with all Downtown parties (DNA, Naper Settlement, Liquor Commission) to share their priorities, concerns, issues for the Downtown? It is DAC's role to protect the downtown.

Miers - how do we control the mix? Laff noted that we have updated our zoning codes to be consistent with the Downtown2030 recommendations, but ultimately it is up to owners to determine who they lease to. The zoning code provides no limitations on how many retailers of one type can be permitted within the downtown (i.e., ice cream stores, etc.).

Rubin indicated that he is still working on a letter to the Council regarding downtown parking.

Rubin noted that the Liquor Commission received multiple requests for "Pedal Pubs" within the downtown; the Liquor Commission did not approve the proposed use. Rubin noted that he does not support this idea for many reasons. Frank indicated her concern with the limited street width to accommodate these uses.

White asked if any other pedal pubs do not include liquor. Louden noted that there is another functional model in Northern Wisconsin that does not utilize liquor. Louden has requested that they describe their model in writing for City review. If DAC is opposed to pedal pubs and City Council concurs, the code would need to be amended to restrict these uses in the downtown. Louden noted that without alcohol, no City approvals are needed to operate a pedal pub in the downtown.

Student Member Javeri noted that the Pedal Pub could have a negative impact on/use by North Central College students. Student Member Raquel noted that the trolley is a good asset for touring uses.

Dalough noted that he supports Pedal Pub restrictions based on congestion and slow speeds but has concerns about government regulations that are driven by fear of potential adverse cultural outcomes. Dalough questioned what

limitations there are on stopping on downtown streets? Louden indicated that she would need to review the Illinois Vehicle Code; however, also noted that these vehicles are not licensed through the State.

Zangler questioned the rationale of denying Pedal Pubs as a means of transport while also expressing concerns with parking supply and walking distances to this supply. Following conclusion of discussion regarding pedal pubs, DAC voted on a motion.

At the conclusion of this agenda discussion, Rubin noted that DAC should continue to keep an eye on the downtown cultural issues in order to keep City Council advised and informed on these issues. This item should be added to the next DAC agenda.

**Frank made a motion, seconded by Nagle, to advise City Council that DAC is opposed to Pedal Pubs in Downtown Naperville (with or without alcohol) based on limited street widths, traffic impact, and the large size and slow speed of the vehicle.**

**Aye: 7 - Rubin, White, Nagle, Gustin, Miers, Frank, Dalough, Student Member Javeri, Student Member Raquel**

**Nay: 1- Zangler**

**2. Provide Downtown project updates, including Streetscape and Parking.**

Louden provided an overview of the pending projects relevant to Downtown, many of which have been impacted by recent budget cuts, including:

- Continuous Improvement Model (CIM): Full data collection was conducted in Summer 2017 and the report is forthcoming. With elimination of a engineering position, the CIM will no longer be conducted moving forward. Staff will rely on parking data gained through the parking guidance systems in the public parking garages and try to correlate this with parking supply trends. DAC will review the 2017 report once it is ready.

Rubin, Frank, and Zangler expressed concerned that the Continuous Improvement Model will no longer be conducted.

- Streetscape: Finalized streetscape report will be sent to the City Council in the coming months. Funding mechanisms will be reviewed by the City Council at some point after the standards are approved. Implementation of streetscape will not begin until 2021 (after completion of the Washington Street Bridge); engineering work will begin in 2019 (no funding included in the 2018 CIP).

Zangler clarified that Russell's will be required to install the new streetscape with their redevelopment. Loudon confirmed this. Frank noted concerns with the loss of the public space in front of the Craftsman due to its conversion to private use and that this is in conflict with streetscape recommendations. Laff noted that this conversion was permitted by amended Liquor Code allowances. Wood noted that this is currently permitted at Quobo and Craftsman and may be requested at Sullivan's and Front Street Cantina.

- Wayfinding: Design funds for this project in the CIP were pushed out to 2019 and will likely get pushed out indefinitely due to staffing and other funding priorities.

## **G. ADJOURNMENT:**

**Zangler made a motion to adjourn, seconded by White. Motion carried (8-0). Meeting adjourned at 5:03 p.m.**