

## **A. CALL TO ORDER:**

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

## **B. INTRODUCTION:**

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

**Present:** 9

Also Present -

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

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

## **C. PUBLIC FORUM:**

Jeff Havel, 725 N. Center, Naperville

- Asked City Council to remember this project will be part of the neighborhood.
- Expressed his belief that any market study will show there is opportunity for development. However, he asked that the City Council keep balance in mind, asking that development not be approved just because there is a market.
- Noted that when considering zoning changes, to please remember City codes which stipulate that development will not alter the substantial character or be a detriment to adjacent property. Any new development in this area should be in character with surrounding area.

Patrick Kelly, 839 N. Eagle, Naperville

As a member of the Steering Committee representing the Pilgrim Addition, he asked City Council to provide direction about what is in and out of the project scope. Specifically, he asked for clarification about the limits of the study area, asking about the following:

- Kendall Park – Will that be part of the Parking Working Group discussion?
- Pedestrian Connectivity for Pilgrim Addition (e.g., Tunnel over Mill or Washington)
- Stormwater issues in Pilgrim Addition – possible use of soccer fields at 6th and Mill as a solution

Mr. Novack responded to the stormwater question noting that stormwater in Park Addition flows west to Pilgrim Addition. Storage facilities upstream can have a positive impact on Pilgrim Addition. Downstream improvements, such as the field at 6<sup>th</sup> and Mill, will result in little change for Pilgrim Addition. Further, he reported that at this time Ryan is doing some stormwater modeling for the Working Groups to consider.

Mayor Chirico expressed his opinion that the project effort should look beyond the properties adjacent to the train station to consider pros and cons of any of these opportunities.

Thom Higgins, 725 N. Ellsworth, Naperville

Mr. Higgins expressed concerns about the draft survey presented to the Steering Committee. As it is currently drafted he feels the questions are unclear. He also suggested in addition to the survey that a community meeting be held where attendees can express their opinions and preferences about potential uses on each lot.

## **D. PRESENTATION**

The Ryan Company Team, led by Jim McDonald initiated their presentation by reviewing the community engagement schedule which has been updated to reflect the final number of group input sessions, updated Working Group topics, and an adjusted overall timeline which has extended approximately one month.

Becky Diehl reviewed the multiple opportunities that have been provided for public outreach – newsletter, emails, etc. She also reviewed the results of the survey that was completed in December 2017. She noted the goal of that survey was to provide an additional method to understand concerns and desires of the development from the community. Consistent with the request of the City Council, the results have been analyzed to look at responses from commuters and non-commuters. The results revealed similar top concerns from both groups – pedestrian safety, traffic and parking. Ryan Companies will use the results of this survey to help to shape the upcoming land use and height survey.

Jim McDonald indicated that his team's emphasis over the last couple months has focused on meetings with key stakeholders. He reported that stakeholders have been eager to meet and share their thoughts.

Jim Hill and Jim Ruhl, members of the newly established 5th Avenue Steering Committee, provided an update about the first Steering Committee meeting held on February 12, 2018. They agreed the meeting was well run and organized. They appreciated the opportunity to review the Working Group topics and the initial survey draft. They suggested that the Steering Committee meetings should occur more frequently than quarterly and that a defined calendar of dates be set for member scheduling convenience and transparency.

Becky Diehl provided an update about the upcoming land use and height survey noting that the initial draft questionnaire is currently being reviewed by aQuity, a professional survey firm. The goal is to get a revised draft by February 26, 2018 for Steering Committee review with the goal of the survey being released to the public in early March. In response to a clarification question by Mayor Chirico, Ms. Diehl explained that the survey will be distributed via mail to three groups of respondents: commuters, engaged area stakeholders, and a random city-wide sample of respondents. The current timeline target is to have the land use and height survey results by April 6, 2018 in advance of April 17 City Council Workshop.

Kyle Schott reviewed the Working Group process. The topics recommended by Ryan Companies have been reviewed and were endorsed by the Steering Committee on February 12, 2018. The applications will be available on February 21, 2018 on the City's web page. The deadline for application will be March 2, 2018. If more than four people apply to any particular Working Group, the Steering Committee will convene on March 8, 2018 to finalize appointments. The plan is to have the Working Groups begin meeting in March. Land use, stormwater, pedestrian safety, traffic and parking will run in tandem. The groups will focus on independent issues first, then move into collaborative issues while identifying common themes. The Design Working Group will lag a bit behind, after initial infrastructure and land use parameters have been considered. The next Steering Committee Meeting is anticipated in early May to review findings of the Working Groups before the May 15, 2018 City Council Workshop. In response to a clarification question by Councilwoman Obarski, Amy Emery and Linda LaCloche confirmed that the application availability will be announced via the city's web page, Ryan Company Web Page, Ryan Company Newsletter and the Weekly e-mail blast sent out by the City.

## **E. DISCUSSION**

Councilwoman Gustin agreed with Mr. Kelly's suggestion of expanding the study area. She also asked about the survey establishing a height benchmark. Allison Laff clarified that the intent of the survey is to get information of what people will tolerate. Decisions of zoning and plan recommendations are still months away. Councilwoman Gustin also clarified with Mr. McDonald that streetscape and pedestrian safety improvements are a priority based on the survey responses received.

Councilman White asked the Working Groups to give consideration of the possible different meanings of non-commuter concerns about parking (in the neighborhoods) as

compared to commuter concerns with parking (at the train station). In addition, he asked about the process to vet the survey prior to its release. Jim McDonald explained the multiple points of review by City Staff, the Steering Committee, Ryan Staff and aQuity prior to any release.

Councilwoman Obarski noted that there are reserved places in the Working Groups for City Council Members to participate. She also expressed her desire for the project area limits to be expanded to consider areas within Pilgrim Addition. She also cautioned that the survey may provide an indication of resident desires, but ultimately, any changes to this area will be based on financial feasibility.

Councilman Hinterlong asked that as aQuity reviews the land use and height survey that reference be provided to the new Ellsworth Apartments.

Councilwoman Anderson requested that the Housing Advisory Commission be added as a stakeholder. Jim McDonald noted that he met with the Housing Advisory Commission. He agreed to keep the group informed and per their direction is reviewing their Impediments to Housing report.

#### **F. ADJOURNMENT:**

The 5<sup>th</sup> Avenue Update Workshop adjourned at 6:55 p.m.