

# **City of Naperville**

*400 S. Eagle Street  
Naperville, IL 60540*



## **Naperville**

### **Meeting Minutes**

**Wednesday, June 27, 2018**

**6:30 PM**

**Workshop: 5th Avenue**

**Council Chambers**

**City Council**

**A. CALL TO ORDER:**

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

**B. ROLL CALL:**

9 Present:

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

Also Present:

City Manager, Doug Krieger; Deputy City Manager, Marcie Schatz; City Attorney, Mike DiSanto; City Clerk, Pam Gallahue

**C. CLOSED SESSION - 6:00 p.m.****D. 5TH AVENUE WORKSHOP - 6:30 p.m.**

Mayor Chirico reconvened the public meeting at 6:32 p.m.

**E. ROLL CALL:**

All members of City Council were present.

Also Present:

Fire Chief, Mark Puknaitis; Police Chief, Robert Marshall; Director of Finance, Rachel Mayer; Director of TED, Bill Novack; Deputy Director of TED, Jennifer Loudon; Deputy Director of TED, Allison Laff; Director of Public Utilities - Electric, Mark Curran; Director of Public Utilities - Water, Jim Holzapfel; Director of Public Works, Dick Dublinski; Amy Emery, TED Operations Manager

**F. PUBLIC FORUM:**

Seven speakers provided comments:

Jayne Koller

- Consider Financial Structures
- Leave legacy of improvement, not cost

Deidra O'Neil

- Discussed recent visit to DuPage Children's Museum experienced no parking availability; Concern about how many spaces in the lot are

dedicated to commuters

- Recommended either return those spots or offer valet parking or parking directors to address crowded parking conditions

Sandee Whited

- Expressed concerns about comments from last meeting about residents being apathetic; the process to date; the survey results and availability
- Asked City council to remember that residents are providing input, not just at meetings, but through surveys and petitions.

Jeffrey Havel

- Member of Land Use Working Group who noted that he appreciated we are at a point to work on preparing concept options. He relayed the point that while resident attendance at meetings may not be high, there is a great deal of resident discussion about the project on social media.
- Cautioned that the hard work is yet to come when we start looking at costs.
- Believe that form will follow parking in the design of this project.

Dan Dodge

- Not against development, but questions how you can accomplish everything discussed and still blend in with the neighborhood and balance traffic.
- Request for RFP process given such a large project.

Michael Dunfey

- Had a hard time finding survey on web page. Asked that the survey be more accessible on-line. Ask that if project moves forward the surrounding neighborhood should remain a peaceful, pleasant place.

Mary Lou Wehrli

- Involved in Pedestrian Safety and Connectivity Working Group. Expressed appreciation for the process as it has provided many opportunities to be heard and give and take.
- Observed that the volunteers have been well-qualified and dedicated, support from City Staff is outstanding, and communication has been excellent
- Appreciates City Council guidance through 2-month Checkpoint
- Expressed her opinion that Ryan as a choice is outstanding. Presence, processes, personnel - all has been inclusive and transparent.
- Thanked the City Council for their time and attention to this area. Something should be done.

## **G. REPORTS AND RECOMMENDATIONS:**

1. Presentation for the 5th Avenue Workshop by Ryan Companies on June 27, 2018.

At this point, four members of the Steering Committee provided an overview of the recommendations. Specifically:

Mary Beth Box

- Spoke of her positive experience on the Steering Committee. She appreciated the guidance from Councilwoman Obarski who kept the steering committee focused on writing what we mean and being clear.
- Reviewed redlined comments from Steering Committee related to: design, land use and storm water concept principles.
- Highlights included relaying desired experience for a variety of users, role as “a”, but not “the” gateway, safety, and taking the opportunity to improve storm water.

Thom Higgins

- Noted he was very impressed with the level of commitment of the residents of the community and activeness of Ryan in this effort.
- Observed that we need to accept that this is a partnership and the document was a joint effort of Steering Committee and Ryan.
- Focused his remarks on traffic & transportation, parking and pedestrian safety & connectivity concept principles
- Clarified in response to City Council questions:
  - Importance of considering off-site parking options and bussing of commuters during construction
  - Meaning of the terms “balanced” and “efficient” with respect to the parking
  - “Future proofing” as related to parking to allow for future uses and changes in transportation

Dr. Bob Buckman

- Presented information about the points of conflict between the concept principles, market study, survey and other findings.
- Focused his remarks on the Steering Committee discussion of the need to include attainable/workforce housing in the development.
- Provided definition to differentiate from affordable housing.
- Also noted committee support for additional parking at the DuPage Children’s Museum Site.
- With assistance from Thom Higgins and Laura Zeman of the Steering Committee, discussed the steering committee recommendation for consideration of multiple options for Kroehler parking lot.
- In response to City Council questions:
  - Laura Zeman relayed Park Addition perspective that the Kroehler parking lot change to either open space or single family uses to clarify the boundary between the neighborhood and development.
  - Novack noted the challenges of putting storm water facilities below single family uses; traditionally this has been avoided.
  - Council confirmed that Kroehler is most ideal lot for storm water from economic perspective, but solutions could be provided under the Public Works Site.
  - Council discussed the specificity of making the threshold of 10% of housing in the development being affordable at this point and should they provide

specific guidance on the term “attainable”.

Jim Hill

- Suggested that the project should address needs of seniors and millennials by focusing on populations living low income and median household income
- Completed the presentation regarding the points of conflict by relaying Steering Committee support for:
  - Addition of a north-south pedestrian access on the west side of Washington
  - Seeking to address stormwater issues in Pilgrim Addition
  - Retaining existing and considering new park space
  - Maintaining the existing supply (not increasing) commuter parking.
- In response to questions from Councilman Krummen he explained:
  - Steering Committee felt adding surplus commuter parking spaces would exacerbate existing traffic concerns and instead believe enhancing transit experience will be a better approach than creating more parking that may potentially not be needed in the long-term.

**2. Review and reach consensus on the concept principles for the 5th Avenue Project and receive input from the 5th Avenue Steering Committee regarding Points of Conflict.**

Following the presentation City Council provided the following comments:

- Clarification that pictures will be shown during the first phase of concept development and three-dimensional images will be provided to help with understanding of scale and massing.
- Clarification that the concept images will be paired with some economic and traffic impact. It was noted though by the Ryan Team that the financial and traffic details will become more precise as the concept becomes more complete through community input and revision.
- Councilwoman Gustin stressed that storm water issue should be a top priority and her support for building flexible parking options to be forward thinking.
- Councilman Hinterlong confirmed that traffic studies will be part of the process once a concept is created to understand impacts on all intersections along 5th Avenue.
- Councilwoman Anderson clarified with the Ryan Team that the timeframe for concept development will extend through the end of the year. She also agreed that inclusion of some attainable/workforce housing is a great goal for the city as a part of this project.
- Additional discussion focused around clarifying affordable and workforce housing. Jim McDonald relayed that Ryan appreciates the distinction made by the Steering Committee and City Council and their company has experience providing housing for a variety of incomes and ages to create diverse communities.
- Councilman White suggested the AI be reviewed.

Mayor Chirico asked about storm water upgrades and the ability to improve

conditions in Park Addition with this project. Bill Novack indicated the priority should be on getting storage in place before any new development occurs to take advantage of the opportunity. Once parcels are developed with buildings, retrofitting storm water solutions is not financially feasible.

## **H. ADJOURNMENT:**

Mayor Chirico closed the workshop at 8:22pm.