



## **Meeting Minutes**

### **Downtown Advisory Commission**

---

**Thursday, October 8, 2020**

**3:30 PM**

**Held on Zoom due to COVID-19**

---

#### **CITY OF NAPERVILLE PUBLIC MEETINGS UPDATE:**

Pursuant to Section 120/7(e) of the Illinois Open Meetings Act, the continuation of the Governor's disaster proclamation, and Mayor Chirico's executive order determining that in-person public meetings are not currently practical or prudent because of the Covid-19 pandemic, we are holding this Downtown Advisory Commission meeting remotely.

The commissioners and staff participating this meeting will all be different locations in accordance with social distancing guidelines, and steps have been taken to ensure that the Commissioners can hear one another and all discussion and testimony. The public has been provided notice of alternative means of access to the meeting so they are able to contemporaneously hear all discussion, testimony and votes. All votes shall be taken by roll call. The means by which the public may watch, listen, and/or participate in the meeting are described below.

#### **TO JOIN A MEETING:**

The meeting will be conducted using the Zoom Video Conferencing. You do not need to download any software or create an account to participate.

To login on your computer or iPad:

Click the link to join the webinar, the password is provided on this agenda. Once connected, if you choose to speak, click the "Raise Hand" button at the bottom of Zoom screen and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

To login on your phone:

For iPhones, use the iPhone one-tap number provided on this agenda.

For telephones, dial one of the numbers provided and join the meeting by using meeting ID and password provided on this agenda.

Once connected to the meeting, press \*9 to "raise your hand" and wait for the Chairman to recognize you. When it is your turn to speak, you will be unmuted. There will be a few second delay after you are unmuted until your mic will be live. Please identify yourself for the public record and speak clearly.

**PARTICIPATION GUIDELINES:**

All viewpoints are welcome. Positive comments and constructive criticism are encouraged. Speakers must refrain from harassing or directing threats or personal attacks at board members, staff, other speakers or members of the public. Comments made to intentionally disrupt the meeting may be managed as necessary to maintain appropriate decorum and allow for city business to be accomplished.

**PUBLIC ACCOMMODATION:**

Any individual who may require an accommodation to participate in the meeting or to view materials for the Downtown Advisory Commission meeting, should contact the City Clerk at (630) 305-5300 by Wednesday, October 7, 2020.

**ZOOM MEETING LOG IN:**

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/85280784497?pwd=cDQ1RWVhWGpwaDkzMm9SUFBtSG9Gdz09>

Passcode: 546996

Or iPhone one-tap :

US: +13126266799,,85280784497#,,,,,0#,,546996# or  
+16465588656,,85280784497#,,,,,0#,,546996#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 346 248 7799 or +1  
669 900 9128 or +1 253 215 8782

Webinar ID: 852 8078 4497

Passcode: 546996

International numbers available: <https://us02web.zoom.us/j/85280784497?pwd=cDQ1RWVhWGpwaDkzMm9SUFBtSG9Gdz09>

**A. CALL TO ORDER:**

Chairman Rubin called the meeting to order at 3:35 p.m.

**B. ROLL CALL:**

Present: Wood, Risvold, Rubin, Costello, Nagle, Wigfield, Frank, Jeffries, Miers,  
Kelly

Absent: White, Hitchcock, Schatz

Staff Present: Laff, Loudon, Novack

**C. PUBLIC FORUM:**

There was no speakers present for public forum.

**D. OLD BUSINESS:**

1. Al Rodenbostel, Managing Principal, ARC Real Estate Group will provide a presentation on retail trends.

Al Rodenbostel, Managing Partner, ARC Real Estate Development, provided a presentation on current retail trends.

Commissioners discussed the importance of having a mix of uses in the downtown, including both local and national chains, as well as stores that have both an in-person and online presence. Rodenbostel also noted the importance of having a local store to bring online returns to for shopper convenience.

Wood noted that she appreciated the presentation and that it gave her a level of retail optimism regarding the ability for Main Street America to persevere. It would be great to continue to bring digital brands to a Downtown Naperville tenant space.

Miers noted that the City has historically been resistant to tenants that sell a product that cannot be carried out from the store (i.e., mattress stores, fitness, etc.). Should the City be more open to these types of uses?

Jeffries clarified that showroom-type uses are reviewed on a case by case basis through the variance process. They are supported if they provide good co-tenancy, retail traffic, an experience, etc.

Rodenbostel said that showrooms should result in more sales locally than if there was no physical presence. However, Rodenbostel also noted that pure showrooms are likely not the way of the future because it does not accommodate immediate consumer wants. Therefore, showrooms are not his preference.

Jeffries raised the issue of pedestrian dead zones that could be created by offices, medical uses, etc. Rodenbostel indicated that the appropriateness of a potential tenant may vary based on the physical location in the downtown. Tenants will also have requirements about whether they need to be in the core of the downtown or if they are ok being on the periphery.

Wood noted that the City has marked many on-street parking spaces as 30-minute spaces in order to accommodate in-store and curbside pick-ups. DNA has voted to continue this parking agreement through the end of 2020. Louden noted that additional tenant surveying regarding the parking may be done.

Laff noted that under new business at the October 6, 2020 City Council meeting, City Council requested that DAC review the current list of B4 uses to determine if any changes are necessary based on the current economy and changing nature of retail. DAC will add this item to their November meeting for additional discussion.

## 2. Revisit discussions regarding DAC's structure.

Rubin introduced the topic of DAC's structure moving forward. Rubin noted that there are three available options:

1. Maintain DAC in current structure. This is administratively intensive and may not be appropriate for the type of discussions that are occurring at DAC. There

is also an open meetings act issue that is resulting at other meetings in which several DAC members are present (NDP, DNA, etc.).

2. Move DAC to a taskforce. This was previously used; however, due to public feedback, DAC was moved to a Commission to become more formalized. If a taskforce is pursued, Naperville Legal Department input will be needed.

3. Convert DAC to a non-for-profit that it housed within the Naperville Development Partnership. This group would not be subject to the open meetings act requirements; however, it would still be open to the public. All current members could continue to participate, as well as City staff and Council members. Jeffries clarified that NDP would help to support this group; however, it would not report to the NDP board.

Frank asked if there is a hybrid option that does not require the formality of either a City Commission or a non-for-profit, but still allows this group to come together to discuss items relevant to the downtown. Frank also volunteered to help with any administrative duties of DAC.

## **E. REPORTS:**

1. Approve the November 14, 2019 DAC minutes.

**Jeffries made a motion, seconded by Wood, to approve the November 14, 2019 DAC minutes. Motion was approved (vote 8-0; 1 abstained).**

**Ayes: Wood, Kelly, Rubin, Costello, Nagle, Frank, Jeffries, Miers**

**No: none**

**Abstained: Wigfield**

## **F. NEW BUSINESS:**

1. Receive updates on the Washington Street Bridge; Downtown Streetscape; SSA renewal; and downtown food trucks.

Novack indicated that the Washington Street Bridge is expected to be on IDOT's April 2021 letting. The bridge is currently subject to monthly inspections. Land still needs to be acquired from 8 property owners before this project can go to bid; this may make the April letting unrealistic.

Streetscape bids were received in February 2020 for the proposed Main Street/Jefferson improvements. At that time, many merchants expressed concern about the impact that street closures would have on the downtown during COVID; the project was accordingly put on hold. Novack indicated that the streetscape and bridge cannot be undertaken at the same time. Accordingly, the streetscape could either occur in 2021 (if the bridge is delayed) or during 2023/2024 if the bridge moves forward in 2021. DAC noted their preference that this project move forward in 2021; a formal vote can be taken at the November DAC meeting. Wigfield raised concerns regarding the impact of

a street closure in 2021 as we are coming out of/recovering from COVID.

**G. ADJOURNMENT:**