



City of Naperville

400 S. Eagle Street
Naperville, IL 60540

Meeting Minutes

Downtown Advisory Commission

Thursday, November 14, 2019

3:30 PM

NEU Conference Room

A. CALL TO ORDER:

Chairman Rubin called the meeting to order at 3:37 p.m.

B. ROLL CALL:

Present: Kelly, Rubin, Miers (left at 4:50 p.m.), Zangler, Jeffries, Nagle, Wood, Osbourne (on behalf of Risvold), White (arrived at 3:50 p.m.), Buckley (Student Member)

Absent: Hitchcock, Frank, Costello, Schatz

Also Present: Laff, City of Naperville

C. PUBLIC FORUM:

There was no public forum.

D. OLD BUSINESS:

E. REPORTS:

1. Approve the August 8, 2019 Downtown Advisory Commission minutes.

Nagle made a motion, seconded by Wood, to approve the DAC meeting minutes of August 8, 2019. The motion carried by the following vote:

Aye: Nagle, Wood, Jeffries, Kelly, White, Rubin, Zangler, Osbourne

No: 0

F. NEW BUSINESS:

1. Receive a report from Larry Kling, Newmark Knight Frank, regarding current trends in the retail market.

Larry Kling and Luke Sementa, Newmark Knight Frank, presented an overview of the 2019 Chicago Market.

Average Downtown Naperville rents = \$45-55/sq.ft.

This is lower than the West Loop, Wicker Park, Southport, and Lakeview but higher than areas like Wheaton.

Millenials are effecting retail trends. In Chicago, entertainment, fitness and

healthcare tenants are expanding rapidly and they want to be located in retail environments. Rubin noted that fitness and healthcare tenants are not permitted on the first floor in the B4 district - is this a problem?

Kling provided a sample of successfully redeveloped shopping centers: Melody Farm, Vernon Hills with a millennial focused influence. Wood noted that the DNA has 70,000 followers on social media outlets; this data can be shared with brokers looking to attract tenants to Downtown Naperville.

Kling noted that digital tenants (businesses that started online and are now looking for a brick and mortar) are a potential group to attract to Downtown Naperville. Lush and Filson are examples.

Another redevelopment example: Sawmill Station, Morton Grove; Wheeling Town Center, Wheeling (30 acre mixed-use transit oriented development which includes 100,000 square feet of retail including a movie theater anchor)

Rental multi-family units are the strongest market sector right now.

Green space is an important factor in these developments, as are gathering areas and activities.

Kling recommends that DAC revisit the existing zoning restrictions within the B4 district to accomodate additional uses that would like to expand here. Wood agrees, particularly for perimeter locations in the Downtown. Jeffries noted that we need to ensure that we do not permit a use which creates a pedestrian deadzone or negatively impacts co-tenancy. Is Downtown Naperville as successful as it is because of the existing zoning restrictions that we have in place?

Kling noted that it's important to find out what our users are looking for within the Downtown.

Jeffries noted that the existing zoning structure which allows for requests to be considered on a case-by-case basis through the variance process works well.

Miers asked if it would be worthwhile to contract with an independent consultant to determine what the Downtown needs and if changes should be made.

Rubin noted that it is important to maintain a balance of uses in the Downtown to ensure that it remains a "20 hour" downtown. Jeffries and Wood noted the concern with additional retail spaces shifting to restaurant uses. In the last 5 years, Downtown Naperville has added about 12 new restaurants.

Miers noted the importance of the festival street concept.

2. Discuss potential transition of DAC from a “commission” to a “taskforce”.

This agenda item was not discussed due to lack of time.

3. Downtown Updates: Washington Street Bridge, Downtown Streetscape, Cultural Environment, and Parking

Laff will provide updates to DAC by email regarding Washington Street Bridge.

Rubin provided an update on the Main & Jefferson streetscape project which will begin in April 2020. White asked how we can mitigate the impact of this construction on the Main Street businesses.

Jeffries proposed installation of a new crosswalk at the southwest corner of Washington & Van Buren (across Washington). DAC generally supported. White questioned if there is an impact on the Washington Street traffic flow.

G. ADJOURNMENT:

Meeting adjourned at 5:08 p.m.