



5th AVENUE DEVELOPMENT Steering Committee Meeting Minutes

DATE: February 12, 2018

LOCATION: Naperville Municipal Center, Meeting Room B

STEERING COMMITTEE MEMBERS IN ATTENDANCE:

Jim McDonald, Ryan Companies	Katie Sowa, Commuter Representative
Clare Scott, Ryan Companies	Patrick Kelly, Pilgrim Addition Representative
Rebecca Boyd-Obarski, City Council	Laura Zeman, Park Addition Representative
Judith Brodhead, City Council	Thom Higgins, Park Addition Representative
Marcie Schatz, Deputy City Manager	Jim Ruhl, WHOA Representative
Allison Laff, Deputy Director TED	Marybeth Box, ECHO Representative
Mayor Emeritus A. George Pradel	Jim Hill, Senior Task Force Representative
Dr. Bob Buckman, Naperville Area Homeowners Confederation	

STEERING COMMITTEE MEMBERS ABSENT: None

OTHER ATTENDEES:

Ryan Companies - Becky Diehl		
City of Naperville – Councilman Paul Hinterlong, Amy Emery, Mike Disanto, Doug Krieger		
AQuity Research - Jeff Andreasen		
Michael Brown	Jeffrey Havel	Anne Swanson
Rocky Caylor	Tom Kudiack	Art and Cindy Swanson
Dan DiSanto	Allison Longenbaugh	James Tomisek
Lewis Dibert	M.D. Skeet	Jason Welch
James Durr	Louis Sosa	Rosemary Wiesnsky
Bev Frier	Courtney Stephani	MaryLou Wherli

1. **Call to Order**

The meeting was called to order by Jim McDonald at 6:00 pm.

2. **Roll Call/Introduction of Participants**

Steering Committee members introduced themselves and shared their reasons for participating as Steering Committee Members. Several expressed their desire to be a part of a process that will:

- Make a positive impact on the community as a whole
- Recognize that the train station is one of the City's great assets
- Enhance the surrounding neighborhoods
- Provide a voice for all residents
- Create a positive lasting legacy
- Carefully examine traffic and infrastructure

3. Discussion of Functional Issues Jim McDonald reviewed several housekeeping items with respect to the function of the Steering Committee. The Steering Committee agreed to the following:

- The Steering Committee will act in accordance with the Open Meetings Act. All have completed Open Meetings Act Training and will adhere to requirements of the law. All understood that attendance is required and they may not delegate their seat to another person. Likewise, all understood that they may not convene in person or electrically in a group of five or more as such as action will violate the Open Meetings Act.
- Meeting minutes will be formatted like those of the Naperville Plan Commission. They will provide a summary of discussions and actions, but will not be a verbatim transcript. Minutes will be posted on the Ryan Company Project Page and on the City of Naperville 5th Avenue Web page.
- Steering Committee Meetings will generally be two hours in length. The meetings will be open to the public and comments will be taken at the end of the agenda. As needed, a short public comment period may be included at the beginning of a meeting for individuals in attendance that cannot stay for the entire meeting to offer comments.

4. Purpose/Intent of the Steering Committee

Jim McDonald briefly highlighted the intent of the Steering Committee as noted on the application forms used to solicit members. All participants agreed that they will come to meetings ready to represent the views of the groups they represent.

5. Ryan Snapshot

Jim McDonald provided an overview of project progress since the December 19 meeting with City Council. Specifically he reported the following:

- Key Stakeholder Meetings
 - 10 meetings since beginning of January
 - Metra/BNSF meeting was canceled due to weather. Rescheduled for March.
 - Upcoming meetings:
 - Senior Task Force
 - Town Management (Owner 5th Avenue Station building)
 - Pace
- Working Groups – Ryan Companies is currently gathering relevant materials, including:
 - Storm water mapping & existing information
 - 2012 Naperville Metra station, bus depot and commuter access feasibility study
 - 2009 5th Avenue study
 - Preliminary market studies
 - Preliminary infrastructure layout to understand what there is physically space to do have room to do and inform parking and traffic studies.
- Areas of concern

- Commuter access - How do we know we have enough input?
Steering Committee members suggested providing commuters with more information (e.g. concrete concepts), raise awareness about parking changes, consider use of flyers on cars and inserts in quarterly parking sticker mailings in addition to previous efforts (e.g. signage, e-news, etc.)
- Schedule Milestones
 - Working Group participants identified: March 5, 2018
 - Land Use & Height survey issued: March 2, 2018
 - Land Use & Height Survey results: April 6, 2018
 - City Council Workshop #3: April 17, 2018
 - Presentation of Key Findings to City Council: May 15, 2018

6. Review and Discuss Working Group Recommendations

Jim McDonald reviewed Ryan Companies recommendations for Working Groups based on input received through the Community Input Sessions to include:

- Land Use
- Storm Water
- Pedestrian Safety / Connectivity
- Traffic & Transportation
- Parking
- Design

The Steering Committee discussed the recommendations and asked several questions of Mr. McDonald. Through this discussion, he clarified that:

- “Financially feasible” will be defined as the process continues
- Transportation will be included in the design and parking Working Groups using data from the community and professional experts
- Parking ratios for all land uses and commuter parking will be considered by several of the groups including Land Use and Design.
- The Working Groups will work simultaneously and commence in March. The Design Working Group will begin afterward. All infrastructure-related Working Groups will define the bones of this process – transportation, parking, storm water, and traffic. Once all information is gathered it will then be tied together.
- Working Group focus will shift after a couple months from data gathering an issue identification to concept creation.
- The outcome from the Working Groups will be a presentation of issues and data for each topic, as well as, potential solutions
- All Working Groups will include city staff and Ryan staff. Kyle Schott, from Ryan will put together all Working Group information and share between the groups.
- Ryan companies will continue to meet with stakeholders, including additional stakeholders identified by the Working Groups.
- The parameters/boundaries of the analysis will be ultimately determined by City Council
- The Steering Committee will meet to review the Working Group findings before the findings are presented to the City Council.

The Steering Committee made no changes or additions to the Working Groups and agreed with the idea of moving forward with an application process facilitated by City Staff. It was noted that if more than 4 persons apply to any Working Group, the Steering Committee will reconvene to make the final selection. While there are no firm criteria for the selection, it is anticipated that preference may be given to those with experience or that live within the area with the larger goal

of seeking balance in each Working Group between those with professional experience and those with personal experience.

7. Review & Discuss Land Use / Height Survey Content and Approach

Clare Scott explained to the Steering Committee that Ryan Companies has started to prepare a draft survey instrument by consolidating comments from individual meetings, surveys, group input sessions, etc. She introduced Jeff Andreasen, a professional surveyor from aQuity Research, with extensive experience (including surveys for the Naperville Park District) who has been engaged as a partner in the survey effort. The goal of the survey is to obtain more quantitative data.

Mr. Andreasen discussed the recommended approach involving 3 independent surveys:

- 1) City-wide survey to reach the entire community based on a random sample of households. Mail, online or phone surveys will be made available to the sample.
 - o A 10-15% response rate is desired
 - o A demographic analysis will be conducted to determine if the results are statistically valid
- 2) Survey of the engaged group (e.g., local residents, stakeholders – those more connected and impacted by the development)
- 3) Survey of commuters

Mr. Andreasen also noted survey security measures anticipated, including:

- Specific household links to the survey
- Coded mail questionnaires

The Steering Committee offered suggestions to Mr. Andreasen as he works to complete the survey language:

- Add a question on entertainment venues (outdoor music venue, theater, etc)
- Consider land uses by lot questions
- Revisit the phrase “building height preference.” Consider alternatives such as “maximum acceptable height”
- Consider additional ways to inquire about height preferences

Jim McDonald noted that the revised draft survey will be distributed through City Staff for Steering Committee review later this month prior to its anticipated release in March.

8. New Business - None

9. Public Comment

Several attendees offered the following thoughts, questions and comments:

Questions were raised about how the number of parking spaces needed is determined. It was clarified that it will be determined based on recommended land uses, parking code requirements, and a traffic study to validate what the system can handle.

One resident questioned why CBRE was chosen to do the market study. Jim McDonald noted that they were a part of the original team and they are one of the best in build-to-suit developments. Data gathered by CBRE will be available for public review through the Land Use Working Group and will also be reviewed by the Steering Committee.

Suggestions were made to:

- Consider better access/connectivity to Mill St. within the development



- Give added attention in the survey about the definition of a “story” as it may differ depending on the type of development (e.g. residential and commercial)
- Give parameters around affordable vs. attainable in the survey
- Include the school districts as part of the Working Groups.
- Put sandwich boards at the train station for commuters to read while they are waiting

Concerns were raised about:

- The size and scale of the new apartment building just south of the tracks
- Buildings being constructed up to the sidewalks

10. Adjourn

The meeting was adjourned at 8:24pm.