



5th AVENUE DEVELOPMENT
Steering Committee Meeting Minutes

DATE: Tuesday, June 20, 2018
 LOCATION: Naperville Municipal Center, Meeting Room B

STEERING COMMITTEE MEMBERS IN ATTENDANCE:

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

STEERING COMMITTEE MEMBERS ABSENT:

Mayor Emeritus A. George Pradel; Councilwoman Brodhead

OTHER ATTENDEES:

Ryan Companies – Becky Diehl, Curt Pascoe
 Kimley Horn – Rory Fancler-Splitt & Peter Lemmon
 City of Naperville – Amy Emery, Mike Disanto, Bill Novak, Councilman Krummen

Public Attendees:

Marilyn Schweitzer	Chuck Canning	Greg Scalia
Gary Smith	Tom Messer	Patrice Basso
Christine Jeffries	Anne Swanson	Todra Oken
Daniel Zeman	David Gosse	Jayme Koller
Joe McElroy		

1. Call To Order

- The meeting was called to order by Jim McDonald at 6:31 pm.
- Katie Sowa arrived at 6:34

- Jim Ruhl arrived at 6:47

2. Roll Call

- Each member of the Steering Committee introduced him/herself to confirm quorum.

3. Minutes from April 11, 2018

- Motion to approve the meeting minutes from June 12, 2018 by Zeman. Second Obarski.
- Minutes were approved 12:0

4. Discuss Combined Working Group Report

- Storm Water Working Groups Concept Principles
 - Discussion around definition of phrase “*consider solutions*”
 - Bill Novak clarified that we can do just about anything but particular methods are not recommended. Vaults under parking structures are more ideal than under residential uses where ownership, liability, and maintenance can be issues.
 - He noted that the majority of storm water basins built in the last 20 years are managed by homeowners or development associations.
 - Dr. Bob Buckman questioned if this fix was a band-aid and if we should fix the actual problem. He also asked about phases.
 - Mr. Novack confirmed the solutions discussed in the Working Group meetings are good options and not a band-aid. He confirmed phasing was an option.
 - Laura Zeman asked if part of the Kroehler lot could be used for storm water retention and the other portion to be used for mixed uses.
 - Updated the first principle to say “*Study the means and methods to incorporate storm water solutions for Pilgrim and Park Addition into the concept.*”
 - Members discussed the possibility of multiple concepts based on possible storm water options/costs
- Traffic Working Group Concept Principles
 - Steering Committee asked to replace “*likely*” with “*evaluate the*” and add “*concept should assume right-of-way dedication for these improvements*”
 - Committee members questioned the viability of making North a two-way street
 - Bus traffic was a concern raised if North Avenue and DuPage Children’s Museum entrance are not realigned and North is not a two-way street
 - Laura Zeman mentioned that Pace buses don’t currently take their designated routes and this will require better enforcement.
 - Kimley-Horn provided clarification that kiss-n-ride includes cabs, Uber, etc.
- Parking Working Group Concept Principles
 - Steering Committee asked for additional details on balanced and efficient language
 - Balanced means distribution of vehicles parked and traffic patterns on the north and south sides of the tracks and impact to the neighborhood as well as safety of pedestrians

- Efficient is defined as providing ease of access egress
- Committee added a recommendation to not have temporary parking on Kendall or Burlington Square lots (or other nearby lots)
- Committee also agreed concept should attempt to maintain the current commuter parking levels within the RFQ identified properties
- Committee also asked for rewording of parking trend principle to capture that the structure will remain until demand changes
- Pedestrian Safety and Connectivity Working Group Principles
 - No changes were made to the first principle
 - Suggested swap of “*consider*” with “*include*” in the second principle
- Group clarified additional comments for Design and Land Use Principles.

5. Provide Opinions on Areas of Conflict

- Kroehler Parking Lot – Steering Committee discussed if the lot should remain as is or be developed to include other uses
 - Laura Zeman would like to see a more creative use of this space than as a parking lot. She noted a large majority of Park Addition residents would like to see residential uses on this lot.
 - Steering Committee agreed as the concept is developed alternatives should be explored including townhomes, single family homes and parking
- Placement of commuter parking on DuPage Children’s Museum (DCM) lot
 - The Steering Committee supports an increase in commuter parking on the DCM acknowledging pedestrian safety issues, traffic management, other potential uses and the possibility of relocating DCM.
- Analysis of Land Use and Height survey
 - Inclusion of Affordable Housing in the development
 - Committee supports offering units at various price points designed to be attainable. All agreed one concept should include 10% of housing geared to workforce.
 - Difference between market demand and community input in regard to office space.
 - Committee is not opposed to office space and it should be included in the development
 - Height recommendations per parcel, balanced with financial feasibility
 - Concept should respect the survey results while capturing the nuances of peoples’ opinions
- Do not reopen the cow tunnel but consider a new tunnel
 - Steering Committee understand the need for a pedestrian connection and supports the Working Group recommendation for a tunnel connecting Kendall Park and DCM
- Future use of Kendall Park to accommodate storm water enhancements
 - Steering Committee supports continuing to study this and would encourage additional feedback from the neighborhood

- Difference between market demand and community input in regards to open greenspace
 - Committee recommends as much greenspace as possible is incorporated, while minimizing reduction of current greenspace
- Difference between market demand and community input from both survey results and input sessions for the inclusion of additional commuter parking
 - Need to consider the capacity of Metra line
 - Maintain existing quantity of commuter stalls as well as maximizing utilization of public spaces

6. Motion to approve concept principles as modified by Jim Ruhl

- Second by Dr. Bob Buckman
- Motion Approved 13:0

7. Public Comment

- Jayme Koller commented that some trains drop off on north side and some drop off on south side. She also expressed concern that there may be something more than four floors. Ryan needs to clarify how tall a “story” is. She indicated that commuters asked her to note that they do not want Ryan to make it harder to park to get their the jobs via the train to make money to spend in Naperville.

8. Motion to Adjourn

- Councilwoman Obarski made a motion to adjourn; second by Zeman; Meeting adjourned at 10:09pm