

## **Staff Responses to Council Questions**

### **March 11, 2014**

#### **9. FIRST READING**

##### **A. Ordinance: Authorize a Special Use to Permit a Multiple Family Residence at 715-719 Rogers Street**

*Who will be responsible for maintaining the stormwater separator?*

The property owner will be responsible for the maintenance of the stormwater separator.

*Does the stormwater separator provide any storage?*

The stormwater separator does not provide any storage. It is only a water quality best management practice.

*What are the mechanical units that will be provided in each unit?*

Each unit will be equipped with an individual HVAC unit that vents to the individual unit's balcony. The common areas will be equipped with HVAC units located on the roof and will be screened.

*What are the Downtown Business District design guidelines?*

The Downtown Business District design guidelines were developed in 2009 in support of the Downtown Facade grant program. They were based on the 2008 Downtown Pattern Book. They are guidelines and not mandated by any adopted code. Interested builders and developers often seek input on the design of their buildings and will rely on the guidelines because the guidelines reflect good design and compatibility with other local structures historically or desired. The guidelines are divided into five sections: site design, building design, building base, building middle and building top. The guidelines encourage all development in the downtown to incorporate items from each section to create a well designed, attractive and pedestrian-friendly building.

#### **Online Comments**

Online comments are provided as attachments.

#### **ATTACHMENTS**

rRemarks Online Comments



**rRemarks Data for March 11, 2014 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
First Reading	A. ORD 00-05493 An ordinance authorizing a special use to permit a multiple family residence at 715-719 Rogers Street	I enthusiastically support the proposed development at Rodgers St and Prospect Av. This quality project, from a local company, will ideally utilize the location and provide growth for the community. The project will attract high end tenants that will provide a positive direct impact to the downtown Downers Grove business community. Property values and tax revenues will also be positively effected by the project. I strongly encourage the village council to quickly approve this proposal.	Art Goodell 4725 Linscott
First Reading	A. ORD 00-05493 An ordinance authorizing a special use to permit a multiple family residence at 715-719 Rogers Street	This is a first-class proposal, from a company with long-term interests in Downers Grove, to breath new life into a prominent, downtown location. It meets all the current zoning requirements and will attract young professionals, with disposable incomes. Local businesses will profit, and our tax revenues and property values will appreciate. I see no valid reason to delay this development, and every reason to proceed. Some residents will always fear change, but in this case, change is good.	Kristina Krafthefer 4525 Middaugh
First Reading	A. ORD 00-05493 An ordinance authorizing a special use to permit a multiple family residence at 715-719 Rogers Street	An apartment building, geared toward young professionals, would be a wonderful addition to our neighborhood. It will attract upwardly mobile income earners that spend money and boost the local economy. Further, many of these renters will be laying down roots in Downers Grove, eventually buying homes and raising young families - this is exactly what we need to keep our community (and property values!) growing in the right direction. We encourage the village to support this project in full.	Stig and Ingrid Benson 841 Rogers
First Reading	A. ORD 00-05493 An ordinance authorizing a special use to permit a multiple family residence at 715-719 Rogers Street	Regarding development of the property at Prospect Av and Rogers St, we wish to voice our support for the project in writing. Like the other recent apartment/condo developments in the area of downtown, the results have been all positive. Increased tax revenue, more store traffic for local businesses, and increased availability of upscale housing. Thank you.	William Mullins 3805 Dillon Court
First Reading	A. ORD 00-05493 An ordinance authorizing a special use to permit a multiple family residence at 715-719 Rogers Street	I saw the proposal for the apartment complex on Roger St and would like you to know that I think it would be wonderful for the city. Just looking at how the other recent new apartment buildings have increased the business,our property values and the looks of our town should be enough for the approval of this project. If not enough, then the fact that it will bring young working people with money and with the propability that they will most likely stay and buy houses should help decide.	Linda Mullins 3805 Dillon Court