



rRemarks Data for October 18th, 2022 Village Council Meeting

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Laura Rounce

Comment: I believe that changing the zoning and character of Main Street will be detrimental to all sides. Traffic and congestion on Main Street, and disruption to the properties on Highland Avenue. This appears to be a very unpopular proposal.

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Kelley Hook

Comment: I am opposed to this development as it would adversely affect the neighbors, traffic, parking, and the storm water system.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Carol Kelly Daly

Comment: Our downtown has traffic congestion issues already. To move property lines to the edge of single family property owners adjacent to the proposed development site is a disservice to the current residents. Please respect our town and all taxpayers!

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Victoria Dellinges

Comment: Stop building these huge apartments and condos in downers! It is ruining our town, creating unnecessary traffic and parking issue, and it is taking away the beauty of DG!

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Christina Konieczka

Comment: This is really about Active B-D.

I had reached out to Council members when this item was brought to the planning commission. I am deeply disappointed that DG leaders would even consider this disruptive proposal and that the plan commission allowed this proposed project to advance to the Council. I ask that the Mayor and the Village Council, and/or the Plan Commission deny the proposed rezoning & zoning ordinance amendments that the proposed project would require.

It will severely impact all the surrounding neighborhoods due to changed traffic patterns and the building's lack of adequate parking (specifically for a 300-person restaurant). As Main St is changed from 4 to 2 lanes, this will continue to congest North-South flow. It will potentially impact the already-overcrowded Lester School in DG58 if the apartment/townhome dwellers have kids.

Once this proposal is rejected, I hope that the DG Council can work with the Downers Grove Economic Development and other entities to instead identify businesses that can thrive in the existing structures and who can be better neighbors than the proposed project, that will be fair to the immediate neighbors who would be so negatively impacted by the proposed project; and that will pay homage to the essential character, history, heritage, architecture, and other unique qualities that are Downers Grove.

Other businesses have found a way to thrive in structures similar to those being proposed to be torn down - just look at Zach Frazier Orthodontics.

I am looking forward to your input and denial of these rezoning & zoning ordinance amendment requests.

Agenda Section: First Reading

Agenda Item: B. ORD 2022-9619 An ordinance establishing Special Service Area #13 in the Village of Downers Grove.

Commenter: Martha Mulligan

Comment: I oppose the approval of the building project for 4900 block of Main St. Our zoning laws do not permit the project and a special use should not be considered. This project will negatively impact the surrounding residential neighborhood in many ways: physically/visually by a 4 story condo in the midst of residential properties with an indoor/ outdoor restaurant! , the traffic intensity resulting from both of these, the flooding issues Dg already has without new development, and the failure to protect the property rights of current owners over the developers who will not live there. The law will not allow this development without an exception to the code and there is no valid exception. If you want development, find a project that is within the law. It can be done. Until then, follow the law as written and don't try to get around it. This is not what DG wants. Please do not approve this project and stand up for the village and it's future. Thank you.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Jim McDonough

Comment: The renditions of the proposed apartment complex on the 4900 block of Main Street appear to overwhelm the current footprint of the buildings that will be replaced. Set back rules in Downers Grove used to be too strict. Now it feels like the wild west, with a "if you build it, they will come" mentality. I pity the homeowners on especially the west side of Highland Avenue that would have to deal with an imposing, too large for the site structure, especially if a restaurant with outdoor seating is part of the development. Quit changing the the zoning rules when it's convenient for a developer, but detrimental to, you know, current taxpayers.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Len & Mary Lynn Fisher

Comment: The development for 4915, 4919 and 4923 Main Street is far too large and a detriment to the residents properties that abut this project. It will decrease our property values significantly, as demonstrated by the offer made to us by Adam Barry, for our property and our neighbors property south of us. How does the Village justify the devaluing of our properties with this development?

The building does not fit the area. All the other developments like this in town are mainly of a brick masonry facade. This proposed building is far too modern. At the very least, if you allow this building to proceed, it should be two stories or at the most three. An outdoor restaurant patio is not an acceptable item adjacent to a residential neighborhood. We think balconies are an item that should be eliminated. No one likes people peering down on their properties.

Our garage is 3.5 feet from the proposed 8 foot fence. How will we be able to maintain the westside of our two story garage. This does not seem to have been given much thought.

We also have not received an answer on the correct date as to when our zoning changed on Highland Avenue. We have lived at 4914 Highland Avenue for 36 years. When we purchased our home the zoning was R-4. Mr. Rickard of the Planning Commission indicated, we would have received a certified letter of the change. We have not received any letter nor have our neighbors.

We ask all of you to come visit our home and stand in our driveway and imagine how this project will affect our home and life!

Thank you for your service and we hope you heed our thoughts and concerns.

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Mary French

Comment: NOOOOO to rezoning and building an apartment complex on Main St! We are still building an apartment complex across from First United Methodist Church on Maple which is NOT fully rented. In the middle of Main St is NOT the place for this huge apartment complex and a restaurant with outdoor seating backing up to resident's back yards. I urge you you to vote NO to rezoning this business area. THANK YOU!

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Karsten Holland

Comment: Please don't approve this development!

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Jennifer

Comment: Great way to improve downtown Downers Grove! All for it!

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Laura Cohoon

Comment: I can't wait to have my mom in a downtown area that gives her a safe area to walk around and freedom after losing her independence (drivers license) can't wait!! And be close to family and friends :)

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Deborah

Comment: Happy to hear this

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Linda McConaughy

Comment: Please do not grant a variance to these properties. The code was written to protect neighboring properties. All setbacks should remain in place as it does for all other residents trying to build something. Vote no to the variance.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: James Farley

Comment: I am stunned the the village is even considering this. As a resident who lives close to downtown the impact of the most recent apartments and condo buildings is significant. Now we are building a multi storied apartment building on the corner of Washington and Maple. Traffic is a mess as it is and to inject even more residents into this area is thought less and dangerous. My guess is that each of these apartments/condos will generate at least one more car into the business district. With only three ways to cross the tracks the potential for gridlock is huge. We have seen a large increase in traffic both vehicles and pedestrians in proximity to our house, people cutting through our area to avoid traffic.

I am certainly not against growth, but to just allow all of these multi dwelling builds just to raise tax base without really addressing infrastructure is ridiculous.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Emily Evans

Comment: Hello,

My name is Emily Evans. I have lived in Downers Grove my whole life. I am 31 years old. I was educated at Pierce Downer Elementary School, Herrick Middle School, and Downers Grove North High School. I love Downers Grove. I live in a wonderful home that was built in the year 1894. I am very much against this zoning change that will allow intrusive development in our historic Downer Grove. I feel that this change would negatively impact the historic charm of Downers Grove. Thank you for your time.

Most sincerely,

Emily Evans

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Kristy

Comment: This applies to the entire idea of the proposed development at the 4900 area of Main Street. I oppose the re-zoning and building this high-rise. Main Street is already too busy, I try not to have to drive down it and through town, and this is going to increase traffic and parking needs with no solution as well as be too close to St. Joe's school. But the worst thing is that it will be too close to the residents living behind the development because of the changes the re-zoning would make. Please stop the overdevelopment and changing zoning requirements. It's not what residents want.

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Amy Anderson

Comment: I'm a lifelong resident of Downers Grove. I understand that change is certain and inevitable. I also understand that change is not always a bad thing. When I was young, we moved to the south end of Downers and there were still undeveloped fields.

Those are long gone now, filled with busy shopping centers and houses. Neither are bad things because they are in a place that suits them. What has been done to the downtown area is a travesty. The building being constructed at the corner of Maple and Washington is a hazard. I don't know building codes or ordinances, but the construction being allowed to occupy part of the street seems ridiculous. I'm not a fan of all of the other large buildings, but that one just seems dangerous. But alas, that building is there and at least is adjacent to other high rise buildings. This new one proposed to be on Main Street will be right up against single family housing. And this building will also include commercial occupancy proposed as a restaurant. I would imagine that most people who buy a home in Downers Grove, do so to have a yard they can enjoy. A yard that they can sit out in on a nice day and enjoy nature, socialize with family and friends, maybe have a small BBQ. The people who live on Highland deserve the same. They shouldn't have to listen to loud restaurant noise coming from a building towering above them. And where will all these restaurant patrons park? Honestly I already avoid the downtown area because of the lack of parking. When I worked in our downtown area, I would often end up parking on Highland because there was no other parking available. There is no way patrons of this restaurant are going to park in the garage and walk that far. Even the closest public lot along the train tracks is probably too far. I feel like we need to look at the big picture and the long term. Once this building is up, it's up and there is no going back. Do the right thing, not the easy thing. Tell them no.

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Rita Tandaric

Comment: I am highly opposed to the proposed plans for the 4900 block of Main Street. The proposed structure is totally inconsistent with the flavor of the current structures on that section of Main Street, and it's a lousy thing to put in the backyards of the beautiful homes on Highland Ave. Additionally, the traffic there is already terrible because the street narrows south of Franklin and another combined commercial/residential structure (like the many south of the railroad tracks) seems unnecessary when there are empty storefronts available in the CBD. I already avoid most restaurants in town because it's nearly impossible to get a decent parking place (and that parking garage is a filthy pit - I won't park there). I understand the goal of increasing density, but do it somewhere else and don't allow another ugly building that, in my opinion, will be more an inconvenience than a benefit. The drawings I saw look like a you're proposing a motel, and you're destroying the charm of Downers Grove one property at a time. By the way, there's an ugly vacant lot at the corner of Washington

and Warren, but maybe you don't want this proposed building where it will be in view of the new Village Hall/Police Department structure.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Joe Birkett

Comment: Watershed

Staff says the new building will be better at watershed than the existing 3 buildings and that might be true of water caught landing on the building, but the new building represents ~300k+ cubic ft of underground soil lost compared to what is there today. The new development is on higher ground than the surrounding properties so all the water this soil would have absorbed from traveling downhill will be pushed into the neighboring yards. Because the setback requirement isn't being met there isn't enough room to build any dry wells or other mitigates to stop this water, which is why the setback requires above and below ground need to be met.

Building Height

Based on Staff's response on development in DB next to R and DT zones, there is no precedent for building buildings taller than 3 stories in those areas. The comprehensive plan's requirement that development "should be carefully regulated to ensure the compatibility with and scale and character of surrounding and adjacent residential neighborhoods." This development would be one story higher than anything on the block.

PUD special approval

This development requires special approval, council does not have to grant this. The immediate neighbors all agree that the zoning requirements for DB should be met in full and there should be no variances given, which is why a protest petition was filed. The applicant's threat of building an office building would be preferable in almost every way to an apartment building, so the narrative that this PUD should be granted to protect the neighbors is false.

DB vs DT zoning

The comprehensive plan considers the zone of the development to be DT. In all of DG, there is only one other example where DB is directly next to R zones and it's a 2-story bank on Maple. During the zoning discussions that followed the comprehensive plan in

2018, the neighbors were told that these properties had to remain DB because the businesses that currently occupied the zone would need special approval in DT and because of the requirements of DB, no large buildings would be built. The very first proposed development for this zone doesn't even meet the requirements of DB but is being considered for approval. At worst this is Staff directly lying to the neighbors about their plans for this area and at best it was misleading about what could be built. Because this project takes special approval, we ask that the desire of the comprehensive plan be maintained and what the village staff told neighbors be honored. This project should only be 3 stories which is the requirement of DT.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Michael Oldham

Comment: As a resident of Downers Grove, I am strongly against the variances proposed for this property. In watching the previously posted meetings in which this property was discussed, I see this as a clear case of money vs families. The people who live on Highland avenue have given clear and valid points as to why this proposed development is bad for both their families and bad for the village of Downers Grove. This vote comes down to who are you here for? Are you here for the people and families of Downers Grove? Are you here to preserve Downers Grove's history and charm? Are you here for the safety of the children of Downers Grove. All of these things are in jeopardy if this development receives the variances that are proposed. This was clearly proven by the residents of Highland ave. The people of Downers Grove put their trust in you. Please don't let them down by putting a developer and it's investors needs above needs of the tax paying residents of Downers Grove.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Cathy Patti

Comment: I am against the development on the 4900 block of Main St.

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Stephen T Jagielo

Comment: Thank you for your service to Downers Grove and for making the extra effort to come to Highland Avenue and meet with us.

In 2017 and 2018 the Village reviewed all downtown zoning designations. I attended multiple meetings and communicated with Village staff regarding the zoning designation for the east side of Main St between Rogers and Franklin. Ultimately, Downtown Business (DB) was maintained rather than Downtown Transition (DT) because:

1. DB would allow all the current businesses located in this block to be a permitted use. (All the businesses would be a special use under the DT designation)
2. As Stan Popovich explained to me, it was unlikely anyone would build a 70' high 40' deep building on this block because of the DB required setbacks

Today, #2 is unchanged and with the glut of office space secondary to working remotely, it is even more unlikely a 70' high 40' deep office building would be constructed on this block.

As a result, the Village Council has a great opportunity to exercise control and have oversight as to the development of 4915, 4919 and 4923 Main St by implementing a PUD Overlay District and granting a Special Use.

Here are my recommendations:

I. Height: 3 Story/36'

A. The only other area zoned DB which is adjacent to R-5 is the Southwest corner of Maple and Main (Village staff had mismarked this as "Southeast" and had included 2 examples of DB adjacent to DT which is not the same) This SW corner of Maple and Main have 3 buildings, all of which are 2 stories.

B. A fourth floor, even with Juliette balconies, allows visualization and invasion of privacy of the backyards of the homes on the West side of Highland Ave and is unacceptable.

C. A 46' high building is out of scale with any of the homes on Highland Ave. There is a 4' difference in elevation between the sidewalk in front of 4924 Highland (lower) and 4923 Main. The proposed building will be 50' tall when viewed from Highland Ave.

D. One less floor means 10 fewer parking spaces would be required.

II. Use: Condominiums

A. Condo owners would be neighbors to the homeowners on Highland Ave building a sense of community. Condo owners will be invested and will make sure the building is maintained and the use of the building (first floor) is acceptable. Renters are transient

and present a myriad of problems. There is no guarantee the developer will maintain ownership of the building and rent to only 55+ occupants.

B. Condos would most likely result in fewer units which would lower the parking requirements

III. Underground Setbacks

The Municipal Code does not differentiate between above and below ground structures. Implementing # I. and II. would result in fewer parking spaces and lessen the relief needed for the below ground setbacks.

Please keep in mind the residents you represent and put yourself in our shoes. We are invested in Downers Grove and want the best development of this block.

Sincerely,

Stephen T Jagielo
4908 Highland Ave
4913 Main Street

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Jennifer Peckenpaugh

Comment: Barriere Builders designs and builds beautiful sustainable and unique homes, and I would not hesitate to hire them for my own needs. However, I sympathize with the current homeowners on Highland who will be greatly affected by a tall multi unit building butting up against their property. I also disagree with any zoning changes that might allow similar structures to be built in , essentially, residents' backyards.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Catherine Shiliga

Comment: As a community and as neighbors, we have consistently advocated for responsible and respectful development that aligns with the vision we all share for our Village as per the Comprehensive Plan, and fair and equitable consideration for the

residents most directly impacted by the proposed development at 4915, 4919 and 4923 Main Street (Main Street Apartments).

First and foremost, we continue to advocate that the zoning ordinances that are in place — which, by Council’s own designation, are adopted for the purposes of protecting and promoting the public health, safety and general welfare — be followed, and that where variances are granted, consideration to neighboring residents be provided. The relief to setbacks being sought by the petitioner — even underground ones — have implications to things like stormwater and tree roots, and as such we are asking for fair and equitable consideration. The “concessions” that have been given to date to meet southern setback requirements are actually just delivering on the bare minimum of what’s required based on the zoning ordinance, which very clearly outlines procedure for when a Downtown Business (DB) zoned property abuts a Residential (R) zoned property. But what remains boils down to privacy and what we believe is a better representation of the community’s expectations for the development of our iconic Main Street — both as outlined in the Comprehensive Plan, as well as how similar areas are handled.

The assessment and resulting decisions regarding zoning following the adoption of the comprehensive plan did us all a disservice. What was meant to provide flexibility in the long run has left us without the much-needed clarity in these scenarios, and frankly, that’s been exploited here. The spirit of the plan denotes this area as Transition, and if it were zoned as such, DT zoning would limit the building’s height to 36’. There is clear dissonance between the spirit of the plan and the regulatory zoning of the area; the petitioner acknowledges the Plan denotes this area as Transition, which is to be understood as buffering residential areas from taller and denser developments and denser compared to the surrounding neighborhoods outside of downtown, but should be respectful of the height of surrounding neighborhoods. The purpose of limiting the height to 36’ in an area zoned Downtown Transition (DT) is exactly that — to buffer the nearby residential areas and respect the height of the surrounding neighborhoods. So it becomes — what is the vision for our community and our iconic Main Street?

Now is the time to make intentional choices about how we want to see development of our Village's iconic Main Street continue. Just because we can, does not mean that we should. This proposed development is not a catalyst site as identified by the Plan, nor is it an iconic or defining location for downtown. This proposed plan does not address a particular deficit in our community; however, it will begin to set a precedent for future developments on Main north of the tracks. This land can, and should, be developed to further our community, but it should be done in a way that is respectful to its 5

residential neighbors and in alignment with the vision we all share for our Village and the ordinances that serve to protect us all.

Catherine Shiliga
4932 Highland Ave.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Jeremy Shiliga

Comment: Mr. Mayor and the entire Village Council,

We thank you for your time and consideration when it comes to this development. As a community, we have come together throughout this process to try and shape the development that will ultimately define our neighborhood. Collectively, we embrace change in our community and we accept that development is a critical part of economic growth – as long as it's done respectfully.

We maintain that it is not us, the neighbors, who are asking for exceptions here. We remain steadfast in our opposition to the many exceptions that are being asking for. We have not wavered on our asks to follow the zoning requirements defined by the Village for when Downtown Business development abuts residential properties. Those zoning ordinances do not differentiate between above and below grade. The underground parking structure is still set way too close to the property lines of our neighbors. These zoning ordinances are in place to provide public safety, welfare, and health. We also feel that in allowing this exception, we have a grave concern for the loss of soil and its impact to stormwater drainage. In addition, underground setbacks are relevant to protecting the trees that line perimeter of the property.

We also maintain while these properties, as of 2005, have been zoned as DB; the 2017 Comprehensive Plan regards this area as “transition.” The petitioner, several times, refers to this in his petition. As we all know, the transition area should... “buffer nearby residential areas from taller and denser developments ... These buildings should also be respectful of the height of surrounding neighborhoods”.

This is why we have continued to push for the 36' height limitation. Even in Staff's answer to the questions posed by Village Council, all of their examples for where business district is in such close proximity to residential, the height of the surrounding buildings is consistently lower. Of these, only one example, is a direct comparison to the proposal at hand: the SW corner of Maple & Main, where DB abuts R-5 & R-4. Similarly, this is the only other section coming out of Downtown that does not have a DT-zoned

transition; it goes directly from DB to R-zoned properties. Even in this scenario, the buildings do not rise above 2 stories today.

With the exceptions needed by this petitioner, the samples provided by staff regarding other similarly-zoned areas and concerns brought forth by the public at large, we implore you to not accept this development as presented, and instead take this opportunity to shape the development of Main Street in a way that better represents the vision set forth in the 2017 Comprehensive Plan.

Jeremy Shiliga
4932 Highland Ave

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Marybeth Langan

Comment: Downers Grove is a lovely town and a great place to call home. We have great schools, a wonderful community and top-notch police, fire, public works and community services. However, recently, it seems that the decisions being made regarding redevelopment have been made in haste without consideration for the residents, traffic issues and the esthetic of our town. This latest development on Main Street is just another example of the cheap looking architecture, with minimal setback, little or no green space that seems to be taking over this charming town of ours. It is time for the planning committees in Downers Grove to be more concerned about the impact that these buildings will have on the the existing residents and to stop making hasty decisions that have a negative impact on our lovely historic village.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Kaitlin Birkett

Comment: Watershed

Staff says the new building will be better at watershed than the existing 3 buildings and that might be true of water caught landing on the building, but the new building

represents ~300k+ cubic ft of underground soil lost compared to what is there today. The new development is on higher ground than the surrounding properties so all the water this soil would have absorbed from traveling downhill will be pushed into the neighboring yards. Because the setback requirement isn't being met there isn't enough room to build any dry wells or other mitigates to stop this water, which is why the setback requires above and below ground need to be met.

Building Height

Based on Staff's response on development in DB next to R and DT zones, there is no precedent for building buildings taller than 3 stories in those areas. The comprehensive plan's requirement that development "should be carefully regulated to ensure the compatibility with and scale and character of surrounding and adjacent residential neighborhoods." This development would be one story higher than anything on the block.

PUD special approval

This development requires special approval, council does not have to grant this. The immediate neighbors all agree that the zoning requirements for DB should be met in full and there should be no variances given, which is why a protest petition was filed. The applicant's threat of building an office building would be preferable in almost every way to an apartment building, so the narrative that this PUD should be granted to protect the neighbors is false.

DB vs DT zoning

The comprehensive plan considers the zone of the development to be DT. In all of DG, there is only one other example where DB is directly next to R zones and it's a 2-story bank on Maple. During the zoning discussions that followed the comprehensive plan in 2018, the neighbors were told that these properties had to remain DB because the businesses that currently occupied the zone would need special approval in DT and because of the requirements of DB, no large buildings would be built. The very first proposed development for this zone doesn't even meet the requirements of DB but is

being considered for approval. At worst this is Staff directly lying to the neighbors about their plans for this area and at best it was misleading about what could be built. Because this project takes special approval, we ask that the desire of the comprehensive plan be maintained and what the village staff told neighbors be honored. This project should only be 3 stories which is the requirement of DT.

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Bonnie T. Summers

Comment: I count on our Village Board and Committees to protect resident concerns. While it is heartening to see the contractor make some changes to accommodate some of the community's concerns to date, I see several red flags with this building proposal. Here are the ones that most concern me at this point: 1. Allowing a significant variance in setback for the below ground level of the proposed building. This ignores the current requirements for all property owners, and also is bound to displace water. Hidden exceptions are still exceptions and should not be allowed. Further, stormwater issues continue throughout the Village. Promises by officials that there won't be a problem ring hollow when so many homes and streets are affected by consistent flooding. 2. No setback variances should be allowed, above or below ground. There is plenty of room to design a building without infringing on adjacent resident (or business) property rights or values. 3. Main Street traffic safety and density are already concerning issues, enough for a comprehensive planning in process to increase safety for school students and the community and traffic flow. A two lane system with center turning is under consideration. Yet the proposals for this structure pretend that additional access and parking for this housing and business project will have no further impact on Main Street's safety and traffic issues. Simple math says otherwise! Besides the routine resident and customer traffic which will be multiplied many times, this building will no doubt increase delivery trucks, garbage removal and other services on this street, with no real place for them to go. "Meeting the requirements" for access and parking does not mean that our current codes are adequate for the increasing population and use density in the area. Thank you for your service to the community as a whole and for your careful consideration.

Agenda Section: Active

Agenda Item: D. ORD 2022-9622 An ordinance authorizing a special use for Main Street Apartments Planned Unit Development #67 to permit multi-family residential.

Commenter: Jim Harbacek

Comment: Would like every council member to visualize this 4 story complex immediately behind their home. If they'd like to see exactly what that would look like, I'd be willing to get photos taken and use photo shop to place the elevation of the complex as it would appear behind their home. The home owners on Highland didn't buy these homes with the intention of losing their views to the west, and their privacy.

Agenda Section: Active

Agenda Item: C. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Jim Harbacek

Comment: All of the other high rise developments recently erected in the downtown area did not immediately abut single family residential properties that would have such an impact on the single family residences and their property values. There is a block of similar structures on the west side of Forest just north of Curtiss that could be used for this development and not impact single family residences.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Jim Harbacek

Comment: The impact of traffic on Main St. will also be adversely affected, especially considering the railroad crossing that the village had a chance to address years ago and the costs of those changes would have been off set partially by the offer the BNSF made to pay some of the costs involved. Residents leaving this planned development could be stuck trying to exit this complex onto Main St. for many minutes, as everyone that uses Main St already is aware.

Agenda Section: Active

Agenda Item: B. ORD 2022-9621 An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: Brian Barbato

Comment: 1. Potential Groundwater Impact of building a gigantic underground parking garage 3 feet from the property line of my house and the other adjacent Single-Family homes on Highland Avenue, including the garages behind each of these homes. The foundations of these 100 plus year-old homes are not made of concrete with a modern drainage system designed to handle the groundwater at the base of the foundation near the footings like modern homes. New home construction typically allows entry of groundwater into the basement of the home through the foundation and into a sump pump, or multiple sump pumps, that then pump the groundwater away from the foundation.

These wonderfully maintained beautiful homes have foundations made of stone or block and therefore are more susceptible to erosion and seepage due to over saturated ground soil conditions and a rising water table, especially after the snow melt and during spring rains.

Much to our surprise, there is only “preliminary engineering” information on the project as it relates to basement / foundation/ underground parking garage construction. As you are all aware, this underground structure requires a variance and does not seem that it could possibly be granted without much more Engineering study of the construction site and surrounding properties.

1a. Have any Direct, Semi Direct, or Indirect, soil sampling methods been employed? Soil borings? Pits and trenches? Penetration tests? Soil porosity? Geo-physical tests? Water Table (Actual and false table)?

2a. What is the required over dig? If you are three feet from the property line where does the over dig end up? Are steel sheet pilings going to be used?

3a. The proposed development is asking for a massive excavation of soil under the entire structure (Building and parking garage). The existing soil can absorb or store ground water. This water would be naturally stored and released over time. Does this have an impact on the water table or create an artificial water table that would affect surrounding properties?

4a. Existing Underground aquifers that will be interrupted?

5a. Has a feasibility study been done?

2. Stormwater and diversion of stormwater is a concern as it relates to the fragile foundations of the neighboring historic homes for the reasons described above.

2a. The specifics of the proposed buildings vault designed to “handle stormwater” is not detailed anywhere I can find. Is this designed to handle “average rainfall” a “one in ten year rainfall event” etc. Storage capacity of the vault? How many gallons per minute will the system be designed to handle?

2b. Ground water will run from the corner of Franklin and Main to the lower level ground to the Southeast at the corner of Highland and Rogers. Does the practically 100% impermeable surface for the proposed construction direct additional stormwater further east towards historic homes on Highland when it runs into the impermeable horizontal surfaces.

2c. The “green space” east (behind the building) is not truly “green space” in the sense that it is really a concrete ceiling to the parking garage. What is the “pitch” of this impermeable surface and will it be directed away from the apartment and towards the neighbors?

3. Property Value Erosion and Devaluation is a real concern of the residents, not only on Highland, but in the surrounding areas as houses, as the devalued properties on Highland sell for less and become “comps” for other houses in the area. The wealth transfer has already begun and should soon be able to be measured. My neighbors (who also back up to the proposed building) put their house up for sale and had a cash offer day one that rescinded on day three! They are almost certain it is due to the proposed development in the back yard.

4. The Building Architecture, materials, and color.

The building does not fit with the character of the neighborhood. The building is absolutely an “Ugly Building”. The other Apartments / Condos recently built in and around the core are brick. Where is the stone and brick? Why is the building made of cheaper materials and void of architectural details present on the Train Station, Station Crossing, The Tivoli, and every other tall brick building in and around the core of Downers Grove? Why doesn't the back of the building stack up to the front of the building architecturally?

5. Maintenance.

I will keep this brief.... With the proposed plan. THERE IS NO WAY TO GET A TRUCK behind this building!!! How do you service and upgrade the power lines? How do you paint? How do you re-caulk a window? How can we allow the creation of a building that IS IMPOSSIBLE TO MAINTAIN?

In conclusion: The proposed building puts adjacent properties at risk to property damage and severe devaluation all without proper Engineering studies. Someone needs to be liable for damages to erosion, settling, cracking, and water ingress. Who

would that be? I have read the entire 2017 Plan and urge you to consider this as I do. "Not the right building for this space". It destroys the character of the "Walkway to town" from the north which is "Historic Highland Avenue." It blocks the sun and the sunset. It casts a shadow in our backyards. It ruins the view for families walking from the North for dinner, an ice cream, a movie. It also ruins the character of the street for everyone commuting to the train. Don't get me started on the traffic study. I walk to town almost every day. I have pictures and have completed a real traffic study over 22 years.

Let Barrier Construction build some million dollar townhomes or row houses. "The Residences on Main" is what they should be called. Once they make a few million on that, they can do this mixed use monster (except with a better building) on the other side of main where they don't back up to residences!

The proposed building belongs on the other side of the street replacing the methadone clinic, the crappy strip mall, and the goofy yoga studio.

Thanks for reading all of this.....

Regards,

Brian Barbato