

**Staff Responses to Council Questions  
November 6, 2012**

**Commissioner Neustadt has requested that Consent Agenda, Item G., Resolution Adopting a Council Travel and Training Policy, be removed from the Consent Agenda for Individual Consideration.**

**6. Consent Agenda G. Resolution: Adopt a Travel and Training Reimbursement Policy**

*Since this item was workshopped (or on First Reading), have there been ANY changes in content or wording? If so, please specify.*

No, there have been no changes.

**7. Active Agenda B. Ordinance: Establish Provisions for Lot Consolidations**

*Since this item was workshopped (or on First Reading), have there been ANY changes in content or wording? If so, please specify.*

No, there have been no changes.

**8. First Reading A. Ordinance: Consider a Petition for a Special Use for a Multi-Family Senior Housing Facility at 5100 Forest Avenue**

*Since the Plan Commission hearing, has the State approved the license for the revised location?*

Yes, the Illinois Department of Healthcare and Family Services approved the change in location for the license.

*What is the difference in the daily living capabilities of the proposed residents of the proposed site and Immanuel Residences next door? (difference in care needed/provided).*

Based on conversations with Immanuel Residences and the state's definition of an independent living facility, the two facilities differ in the level of care available. Immanuel Residences contains affordable senior apartments without on-site care services.

The proposed SLF is a housing option that allows seniors to live independently with on-site care for medical and personal needs. The SLF has 24-hour care available on-site for medical and personal needs. The individuals in a SLF would be less independent than those living a facility similar to Immanuel Residences.

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**8. First Reading C. Motion: Award a Three-Year Contract for \$320,680.88 to Snow Systems, Wheeling, IL, for Specialty Winter Operations Services**

*Is the contractor required to use the same de-icer that the Village uses?*

Per the contract specifications, all chemicals and their application rates will be approved by the Village prior to their use. The use of chloride chemicals is discouraged and cannot be applied to any concrete surfaces less than five years old without prior authorization from the Village.

**ATTACHMENT**

Position Letter from Downtown Management Regarding Senior Housing Facility

DOWNTOWN  
*Downers Grove*

Management Corporation

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November 2, 2012

The Honorable Mayor Martin Tully  
Commissioner Marilyn Schnell  
Commissioner Robert Barnett  
Commissioner Sean Durkin  
Commissioner William Waldack  
Commissioner Geoff Neustadt  
Commissioner Becky Rheintgen

Mayor and Commissioners,

The Downers Grove Downtown Management Corporations Board of Director at the November Board Meeting voted unanimously to support the Village staff's recommendation on the petition number PC-31-12. This petition was submitted by C.M. Lavoie & Associates Inc. and W.B. Pad Holdings IV, LLC (owner).

The Board strongly agrees with staff's recommendation to the Village Council to not support this project. As staff states, an optimum use of this site as determined by the Comprehensive Plan would be to create a pedestrian-oriented development and a mixed-use transit-oriented development. The board does not believe this proposal creates this type of development.

The Village included the downtown community when it spent much time, energy & dollars to adopt a Comprehensive Plan that our Downtown area can count on. This proposal does not comply in numerous areas to the Village's Comprehensive Plan,

This project does not comply with the Village's Zoning Ordinance as it pertains to density and parking, nor is it consistent with the Village's the Downtown Pattern Book. Additionally, the amount of time, energy and cost to prepare the Downtown Parking Study has been disregarded

The Downtown Board stated that if this proposed residential use on this site which is designated for catalytic commercial development is approved, the Downtown will lose one of the few potential sites that would continue additional commercial mixed use with a pedestrian friendly environment.

In addition, the Downtown Management's Strategic Plan, Mission & Vision statements also concur with staff's findings as the Downtown is the "heart of the community" and our vision is to maintain a progressive, vibrant & diverse downtown business district.

We urge you to concur with staff's recommendation and deny this petition.

Sincerely,



Linda Kunze, Executive Director, Downers Grove Downtown Management Corporation