

Staff Responses to Council Questions
May 6, 2014

7. CONSENT AGENDA

E. Resolution: Authorize Submittal of Grant Application to the Department of Commerce for the Illinois Alternate Fuel Research and Infrastructure Grant Program

If the Village does not receive the grant, will we proceed with the project?

Yes, this project will improve the efficiency and reliability of operations and was included in the budget for 2014.

Will the construction be completed with in-house crews or contracted out?

The work will be contracted out.

G. Bid: Award \$176,522 to Denler, Inc., Mokena, IL, for the 2014 Crack Sealing Project

The apprenticeship disclosure is missing. Did they complete and submit one?

The apprenticeship disclosure form is required on contracts involving state funds. It is part of the Village's boilerplate contract language as some of our contracts do utilize state funding. However, this project was bid using a different boilerplate contract as part of the Municipal Partnering Initiative, and does not include the use of any state funds. Therefore the apprenticeship disclosure form was not included in the contract documents.

9. FIRST READING

Items C-H:

Fresh Thyme - Please explain why it is practical and cost effective to bury existing OH utilities at this site, but not practical nor cost effective to bury OH utilities along the balance of Ogden Avenue.

For this site to develop to its full depth, the utility lines must be buried. It is cost effective to do so because these utility lines are smaller and less costly to bury than overhead utility lines located elsewhere on Ogden Avenue. Below are photos that show the utility lines on this property compared to lines on other properties along Ogden Avenue.



Utility lines on Fresh Thyme site



Utility lines on commercial property west on Ogden Avenue

Why is the full access curb cut on Ogden located on the west side of the site instead of on the east side of the site?

The curb cut design and location was determined and approved by IDOT, the agency with jurisdiction over Ogden Avenue. IDOT considers the eastern access point too close to the Florence Avenue

intersection to allow full access. However, partial access limited to right-in-right-out is a typical and allowable design in these cases. The “pork chop” island effectively prevents left turns in and out of the site at this location.

Please explain how deliveries will take place. Where will trucks enter and exit? How many deliveries per day? When?

Based on the Fresh Thyme's business model, the groceries are fresh and local, so smaller deliveries with fresh produce throughout the day are needed. Deliveries will primarily enter the site from either Ogden Avenue or Fairview Avenue. Deliveries for the Fresh Thyme building will occur at the southeast corner of the building while delivery vehicles for the out-building will stage immediately south of the out-building. The delivery vehicles will proceed to exit the site primarily from Florence Avenue or Ogden Avenue. Traffic using Florence Avenue will proceed northbound toward Ogden Avenue. Fresh Thyme Market will convey delivery routes to and from this store to their suppliers.

With regard to Fresh Thyme, the majority of deliveries will occur Monday through Friday with some light deliveries occurring on Saturdays. The number of deliveries are as follows:

- Medium size box truck (e.g. UPS truck) - Five times throughout the day
- Large 53-foot trailer - One to two times per day occurring daily between 5:00am - 7:00am generally.
- Small box trucks (e.g. large pick-up or small U-Haul van) - Three to five times daily between 6:00am and 2:00pm
- The out-building will see considerably less deliveries, with only 1-2 medium size box truck deliveries occurring per week per business generally in the early morning hours between 5:00am and 7:00am.

Will there be a restriction prohibiting trucks from turning south onto Florence?

If Council desires, a no right-turn for truck traffic could be added to the approval. Staff would limit the no right-turn restriction to only truck traffic as it is anticipated that some local traffic will use Florence Avenue to access the development.

Will there be a restriction prohibiting trucks from driving on Lake Avenue?

No. Lake Avenue is a cul-de-sac and is signed 'No Outlet' at its intersection with Fairview Avenue. The two 'No Outlet' signs will serve to limit traffic to local traffic only.

What stormwater BMP's will be constructed?

The applicant will be installing four large drywells that will be tied into the stormwater detention facility within Florence Avenue.

How big is the proposed sign on Fairview? Is it a directional sign?

The sign on Fairview Avenue is proposed to be eight feet tall and contain 25 square feet of signage. No, it is not a directional sign.

Online Comments

Agenda rEmarks

ATTACHMENTS

Letter of support for Fresh Thyme Development from Economic Development Corporation



Downers Grove Economic Development Corporation

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630.729.0380 • www.dgedc.com

Date: May 6, 2014

To: Mayor Tully and Village Commissioners

From: Michael Cassa, President & CEO
Downers Grove Economic Development Corporation

Re: SDG Downers Grove, LLC

On behalf of the Downers Grove Economic Development Corporation, I am presenting our position on the proposed Redevelopment Agreement between the Village of Downers Grove and SDG Downers Grove, LLC for the properties at the southwest corner of Ogden and Florence Avenues.

Shorewood Development Group, LLC, based in Buffalo Grove, IL, is the developer for the project. Shorewood has developed many commercial projects throughout the Chicago area. They are currently developing several retail centers that will be anchored by a Fresh Thyme Farmers Market.

Fresh Thyme Farmers Markets, a new full-service specialty grocer plans to open 60 stores in the Midwest United States over the next five years. Twenty three stores will open in the first phase of the rollout plan, with many in Illinois. The first store in Illinois just opened in Mount Prospect.

Shorewood is proposing the redevelop the site for a new 33,555 sq. ft. commercial center that will include the 29,055 sq. ft. Fresh Thyme Farmers Market, and a 4,500 sq. ft. out lot building. The out lot building will have one or two tenants. All existing structures on the site will be demolished. The redevelopment of this 3.09 acre catalyst site has been an important priority for the Village and the Downers Grove Economic Development Corporation. Currently the site has two buildings that have been closed for many years, as well as two residential lots.

The terms of the proposed Redevelopment Agreement include:

- The developer shall demolish all existing structures and construct the new commercial center, which will feature one large building for Fresh Thyme, and a smaller out lot at the corner of Ogden and Florence Avenues.
- The developer shall make improvements including the burial of ComEd lines, a sidewalk along Ogden Avenue, and a reduction in curb cuts.
- The developer shall complete the project no later than July 1, 2015.
- The Village shall use TIF funds to reimburse the developer for the costs of stormwater management improvements and utility burial for an amount not to exceed \$550,000.

The DGEDC has been marketing sites on Ogden Avenue for redevelopment. The use of TIF funds for public improvements and other unique infrastructure costs is an important tool that can be used to achieve that goal. The use of TIF funds for this project is consistent with the direction provided by the Village Council, and the DGEDC Executive Committee.

There are several benefits to this project: (1) a vacant retail site that currently features closed commercial buildings will be redeveloped; (2) national retail tenants will lease space in the center, generating between \$150,000-\$200,000 annually in sales tax revenues for the Village; (3) the project will generate increased real estate taxes for local governmental bodies; (4) new jobs will be created; and the project will enhance the Ogden Avenue corridor as a retail destination for area shoppers.

This will be a big win for our community. The Downers Grove Economic Development Corporation strongly supports the proposed Redevelopment Agreement with SDG Downers Grove, LLC.



rRemarks Data for May 6, 2014 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
Active Agenda	A. ORD 00-05493 An ordinance authorizing a special use to permit a multiple family residence at 715-719 Rogers Street	I am in favor of this project except for one aspect- the architectural appearance. A building of this size and high profile location along the commuter railway should have a character that is in harmony with the design guidelines established by the Village. Even though this property does not technically need to comply with the Downtown Pattern Book, there should be some effort made on the part of the developer and architect to incorporate elements that will be more compatible with the Downtown.	Brett Webster 4928 Washington Street
Active Agenda	C. ORD 00-05442 An ordinance amending Chapter 5 of the Municipal Code regarding animal and hen regulations	<p>Under the new HEN Law, Section 5.20 says "Confined in pen,coop, building or other enclosure. What is an other enclosure? What is a building? Can HENS be kept in a garage?"</p> <p>I think it's a shame that MOST (but not all) of the Village Council members voted to reward the people who broke the law by having illegal chickens with getting rid of a law that worked well for 30 years. Now that the Camels Nose (or chickens beak)is under the tent I would not be surprised to see the Chicken Lobby (and Council) push to get rid of the CONSENT CLAUSE in the next few years. Then maybe the limit on chickens,setback requirement, etc.</p>	Wayne Enerson 4805 Cross Street