

**Staff Responses to Council Questions  
September 9, 2014**

**6. PUBLIC HEARINGS**

*Has this property changed hands since the subdivision was approved?*

No.

**Online Comments**

Attached is one comment.



**rRemarks Data for September 9, 2014 Village Council Meeting**

Agenda Section	Agenda Item	Comment	Commenter
<p>Public Comments - General Comments on Matters Not Appearing on Tonight's Agenda</p>	<p>Public Comments</p>	<p>The nature and purpose of Maple Avenue, as well as other areas surrounding the Downtown, were discussed during the meetings of the Comprehensive Plan Ad Hoc Committee in 2010 and 2011. Time and effort went into formulating recommendations and identifying areas most in need of development/redevelopment, and how house-based businesses and offices should be maintained as a buffer even though they are located in a business zoned district.</p> <p>At that time the look, feel, and nature of the houses containing businesses and offices were deemed unique and desirable as transitions to surrounding neighborhoods. Page 46 contains very plain language on the need to retain these types of buildings.</p> <p>Offices in converted houses provide an important transition area between the commercial activities of Downtown and nearby residential areas and should remain. Parking, loading, signage, lighting and business operations should be of a nature and scale that is compatible with surrounding residential uses.</p> <p>In the specific redevelopment plan modeling, the area of Maple near the Lincoln Center is not identified as a development/redevelopment opportunity. The time and energy that went into the Downtown area was extensive, and as shown starting on page 103, no project opportunity are called for along Maple Avenue beyond the immediate gateway properties at Main and Maple.</p> <p>Staff should engage any potential buyer and explain the nature and importance of Comprehensive Planning. This document has existed since 2011 and should not be considered a surprise to anyone contemplating building activity in Downers Grove.</p> <p>ORD 00-05675, presented on 9/2, is an example of redevelopment heeding the Comprehensive Plan for transitional areas, and of the Village applying those more restrictive elements of the Comp Plan to areas deemed transitional.</p> <p>The protested project on Maple otherwise fits the zoning because Council hasn't approved implementing the transitional aspects of house-based business and office spaces into suitable zoning classifications, not because the proposed project is deemed desirable or needed.</p> <p>Understood are the rights of private property owners, but 944 Maple isn't currently privately owned in the common definition of the term. It's a property repossessed by a bank looking to get it off their books as soon as feasible. The proposed project being so far outside the planning and community norms should alarm Council and Staff, and put them on notice to be vigilant with regards to planning and context of any project from this point forward.</p> <p>Also understood is the nature of the step-by-step approval process. The goal of sound Comprehensive Planning is to prevent projects that don't fit the plan from getting started, from beginning -- even though they might fit the current zoning and building envelope regulations.</p> <p>The reason this proposed project is even a possibility is because Council hasn't approved suitable zoning classifications for the desired transitional areas.</p> <p>Respectfully, any buyers should be aware there's already growing resistance to drastic changes to the look and feel of these transitional areas prior to proper zoning being created and implemented.</p> <p>Thank you for your time and consideration.</p>	<p>Mark Thoman 1109 61st Street</p>