

Staff Responses to Council Questions December 16, 2014

7. CONSENT AGENDA

F. Resolution: Authorize a License Agreement with McKay Brothers, LLC

What affect will the Village facilities plan have on the existing tower and this lease?

It will have no effect. The fact that this tower may be removed or replaced is addressed in paragraph 23 of the Agreement. The Village has the right to terminate the agreement if the tower is not replaced, provided that it provides the required notice.

I-J. Resolution: Authorize an Extension to the Agreement with Burns & McDonnell Engineering Co., Inc./Engineering Resource Associates, Inc.

Why does the Village contract with two firms for this service?

The Village contracts with two firms to provide better customer service that can be responsive to volume of permit reviews. By using two firms, it allows the Village to distribute the permit reviews as needed to obtain quicker turnaround times in the review process which in turn maintains the Village's goal of timely permit reviews.

8. ACTIVE AGENDA

A. Ordinance: Authorize a Special Use to Permit a Residential Condominium Development in the Downtown Business Zoning District - 936 and 942 Maple Avenue

Please provide information about Loading Zones - Where do they currently exist in the Downtown?

Within the Downtown, loading zones are located in the following locations:

- Rogers Street, east of Main Street near Station Crossing
- Highland Avenue, south of Rogers Street, near Station Crossing and Tivoli
- 1013 - 1015 Curtiss Street
- East-west parking deck access near Charles Place
- Northeast corner of the library, in the alley.

Why are they constructed? How are they used?

Loading zones are parking spaces that are regulated for loading/unloading and other short term uses. The loading zones in the downtown provide parking spaces for delivery vehicles associated with downtown businesses. Generally, loading zones are intended to be used for several types of loading and unloading activities, including loading or unloading from commercial delivery vehicles, loading or unloading items from private vehicles (such as personal cars or trucks) or dropping off or picking up passengers.

The Municipal Code language regarding loading zones is the following:

Section 14.108.4. Thirty minute loading zones

No person shall park or let stand any automobile, motor vehicle or other vehicle between

the hours of 7:00 a.m. and 3:00 p.m., except for purposes of loading and unloading for a period of time not to exceed thirty consecutive minutes

How is the proposed loading zone on Maple intended to be used and how will it affect vehicular traffic on Maple and pedestrian traffic along the adjacent sidewalk?

The proposed loading zone on Maple Avenue is intended for:

- Residents moving into or out of the building
- Delivery services (USPS, UPS, Fed Ex, etc.) for short-term parking during a delivery
- Visitors who are dropping off or picking up someone

The loading zone will have no significant impact on the traffic along Maple Avenue. The loading zone provides an opportunity for delivery vehicles to pull off of Maple Avenue and not block the flow of traffic on this busy street. Without a loading zone, the opportunity exists for delivery vehicles to stop within the Maple Avenue traffic lane and block traffic. This also applies to moving trucks that would otherwise park on Maple Avenue causing traffic to navigate around the vehicle.

Pedestrian traffic on the adjacent sidewalk will not be impacted. The petitioner has provided two sidewalk alternatives. The first provides a four foot planting area between the loading zone and a five foot sidewalk while the second provides a nine foot wide sidewalk adjacent to the loading zone. Both alternatives provide sufficient sidewalk width for pedestrians. Additionally, if vehicles parked adjacent to traffic lanes tend to have the natural effect of slowing adjacent traffic.

Where is Morningside located in relation to this site?

Please see the attached map.

Online Comments

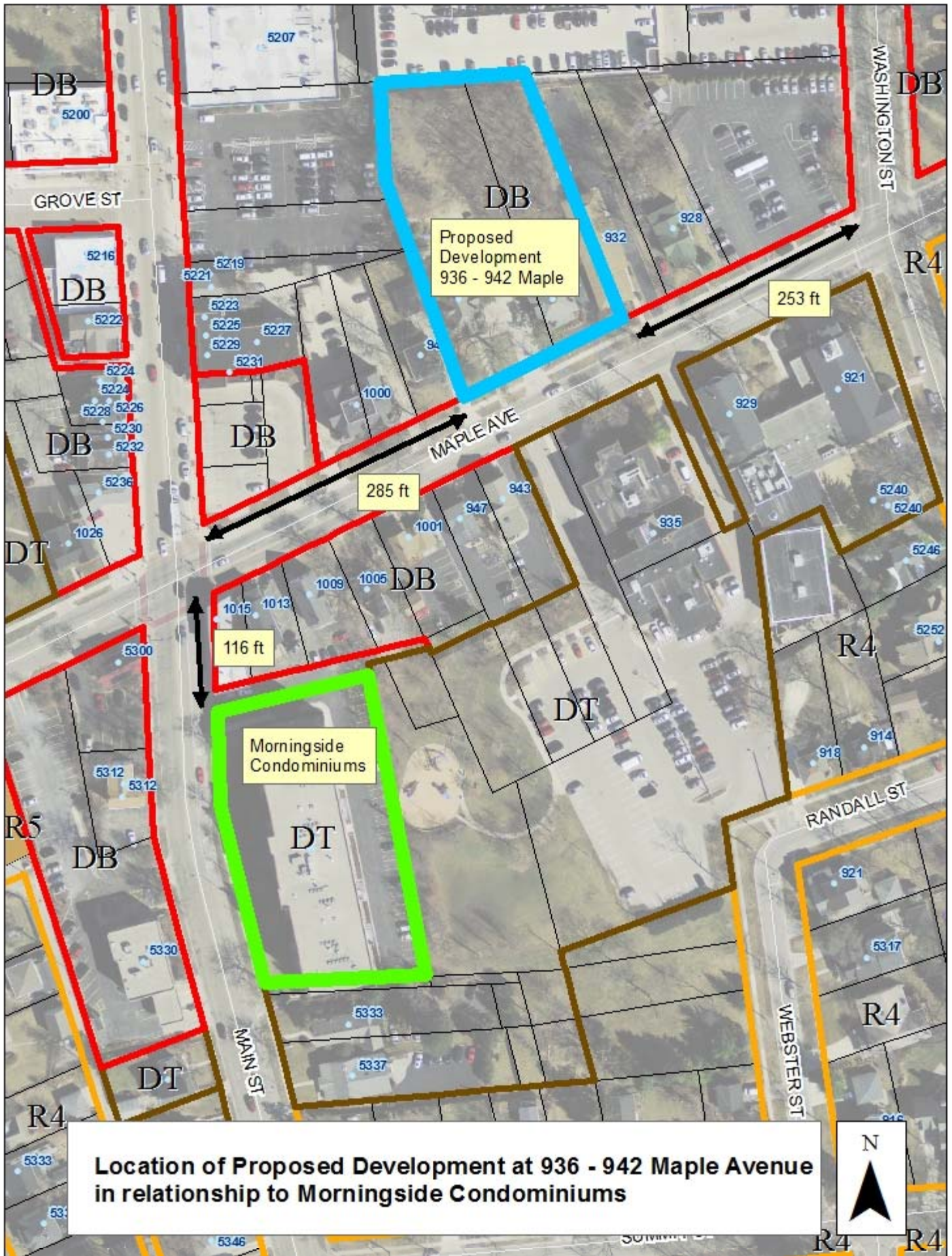
Online comments are attached.

ATTACHMENTS

Morningside Map

Comments from Economic Development Corporation regarding 936-942 Maple Avenue

rRemarks Online Comments



Location of Proposed Development at 936 - 942 Maple Avenue in relationship to Morningside Condominiums





Downers Grove Economic Development Corporation

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Date: December 16, 2014

To: Mayor Tully
Village Commissioners
Dave Fieldman

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

Re: Marquis on Maple

The Downers Grove Economic Development Corporation was asked by the Village of Downers Grove to review the Fiscal and Economic Impact Study that was prepared on behalf of FFW-DG Development, LLC. The focus of this report is only on our review of the study.

FFM-DG Development, LLC is proposing to build “Marquis on Maple”, a 55-unit condominium project on the north side of Maple Avenue, just east of Main Street, in downtown Downers Grove. The project would replace two existing vacant buildings. Strategy Planning Associates was engaged to prepare an economic impact study for the project. *“Fiscal and Economic Impact to the Village of Downers Grove, Elementary School District 58 and High School District 99”* was submitted to the Village in November 2014.

The study projects the economic impact of the project over a ten year period. It is also important to note that although the study speaks in general terms as to the impact on downtown Downers Grove, the projections are for the Village as a whole. Here is our review of the impacts that are presented in the study:

- The proposed development will increase annual property tax revenues from \$40,836 to \$544,836, which translates to \$4,361,815 over the ten year period. The study indicates that the condominiums will have an estimated value of \$395,000. Without a doubt, a new residential redevelopment project, replacing two vacant buildings, will generate substantially more property tax revenue on an annual basis.
- The proposed development projects that full occupancy of the 55 condominium units will result in 118 new residents in downtown Downers Grove, and that these residents will have a combined annual income of \$4.4 million. The study then projects that these residents will expend \$3.5 million annually for goods and services, and that “much of these expenditures can be captured by the downtown.” Actually, it is more accurate to say that these

expenditures can be captured by the Village, and that *some* can be captured by the downtown. The new residents may choose to shop and dine outside the downtown. In addition, some consumer goods are not available in the downtown. Example: automobiles and fuel.

- The study indicates that that \$12.6 million will be expended on contract construction creating 202 full time jobs, and that these workers will receive \$7.3 million in wage income. The study concludes that “much of this income can be captured in Downers Grove.” As indicated in the study, this refers to the “purchase of goods during the construction process.” Without question, there are always expenditures of *some* goods and services during any construction process. But it is unlikely that these workers (especially those that do not live in the general area) will spend “much” of their income in Downers Grove. It would be more accurate to say that “*some* of this income can be captured in Downers Grove.”
- The study finds that the proposed development will have a positive fiscal impact for the Village of Downers Grove, and should not have any negative impact to the property tax burden of the current residents. The study also projects what other taxing districts, including the school districts, would realize in annual operating revenues from the project. Given that the project proposes to replace two vacant buildings (which are generating little property tax revenues, and no sales tax revenues) with a 55-unit condominium project, it is difficult to argue that the fiscal impacts would not be positive.

The DGEDC was asked to review the study that was submitted on behalf of the developer. We recognize that the economic impact of the proposed project is not the only factor that is being considered. As to the study itself, we draw the following conclusions:

The study’s Executive Summary concludes by saying that the proposed development, upon completion, “will cause a positive impact to the Village of Downers Grove and the aligned Districts.” **In reviewing the study, we have found that the net fiscal and economic impact of the proposed project will be positive.** The two existing buildings on Maple Avenue are vacant, and may stay that way for the foreseeable future. The Downtown Management Corporation has attempted for several years to attract tenants and/or purchasers for these properties. These properties are not generating residents and/or employees that would shop, dine and make other expenditures in the community. Nor are these properties, in their current condition, generating significant property tax revenues. The development of 55 condominium units, with 118 residents (at full capacity) will increase property tax revenues, and will generate some new customers for stores, restaurants and service businesses in the Village, including in the downtown.



rRemarks Data for December 16, 2014 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
4. Public Comments	Comments of a General Nature	I hope someday the Village will change from the outdated I-9 to the E-Verify. This is 2014, going on 2015.	Wayne Enerson 4805 Cross Street
8. Active Agenda	A. Ordinance: Authorize a Special Use to Permit a Residential Condominium Development in the Downtown Business Zoning District 936 and 942 Maple Avenue	Please vote no to the Maple Avenue development which is too large scale for the neighborhood, too unsafe from an emergency vehicle access, a traffic issue, and new info regarding developer and his past. This project seems to be moving too quickly through the process which raises many red flags. Please use your conscience and listen to the citizens of our village. Please let us keep the character of our village. Thank you.	Roberta and Skip Muelhaus 1868 Grant Street
8. Active Agenda	A. Ordinance: Authorize a Special Use to Permit a Residential Condominium Development in the Downtown Business Zoning District 936 and 942 Maple Avenue	To lead is difficult when you're a follower of fear. TA Sachs. It is a shame that fear of litigation by developers is what shapes our Village. Recent news that a developer is suing citizens in Park Ridge for speaking out against his development did not stop residents here from speaking up. I am proud of my father. For fifty years he faced the possibility of a malpractice suit and yet he delivered babies and performed surgery. He did not let fear get in the way of practicing medicine.	Irene Hogstrom 1232 Gilbert
8. Active Agenda	A. Ordinance: Authorize a Special Use to Permit a Residential Condominium Development in the Downtown Business Zoning District 936 and 942 Maple Avenue	Help save 942 Maple in Downers Grove	Tera O'Malley 647 Maple Ave