

Staff Responses to Council Questions

5/18/2021

Regarding a registration system (3A) are there any analogous systems or processes that we currently have set up? In other words, are there voluntary registration or reporting that developers adhere to?

No, the Village does not currently have a voluntary registration or reporting system for any construction or development activities.

If we were to agree to maintain the status quo with non-permitted improvements (3B), and adopt new design guidelines as required (4B), it appears that we may have two sets of rules as it pertains to colors. If someone is just repainting their facade, they have no obligation for requirements as it pertains to color. If someone is redoing a facade, according to 4B, they would be required to choose a color that is complementary to buildings around it, or in the red, buff, white, cream, gray. Please let me know if I am interpreting that correctly.

Yes, that is correct. There would be two sets of rules depending on the type of construction or development activity.

Attachments

rEmarks are attached.



rRemarks Data for May 18, 2021 Village Council Meeting

Agenda Section	Agenda Item	Comment	Commenter
Comments of a General Nature		My concern over the destruction of 5300 Belmont and the proposed plan to build an enormous distribution warehouse. My concern is the environmental impact of their demolition of every tree and hedge. I am concerned about where the rain water will go. I am concerned about traffic this kind of business will bring. I am concerned about the obvious disregard of wildlife and human life. I am more than concerned I am horrified.	Carrie, Downers Grove
Comments of a General Nature		Concern over the Bridge Development Partners plan to build the 126,455 sq ft. building, formerly Magnetrol. The proposed plans has the 137 cars from the parking lot exiting onto Inverness Ave. These vehicles are going to avoid the heavy traffic on Belmont Ave. To avoid traffic they will divert westbound on Inverness and sneak down Lisle Township road. Dumping your industrial traffic onto a narrow neighborhood street is wrong. Please advise on this oversight in this plan	Steve Dimpfl
Comments of a General Nature		I would like to make a comment regarding the plan commission agenda for May 17, 2021 regarding the Opus development on the corner of Washington and Maple. Since you all will be getting this before you in the future I would like to give village staff time to consider my comments. I do not oppose development at this site as it has been designated as a catalyst site for the past 20 plus years. The current proposal renderings show low quality materials and lack of architectural details. Take a look at buildings in other towns for reference of better quality materials and details(Naperville, Hinsdale, Glen Ellyn, Oak Park) Also the streetscape should be consistent with the Downtown. The development Maple on Main continued the downtown streetscape along Maple Ave. This is an opportunity to maintain the streetscape and lighting consistent with the master plan that calls for lighting along Maple and Washington consistent with the character of the downtown lighting. Please if anything enforce that streetscape continuation. Some council members have expressed interest in creating a pattern book for what type of materials and look the downtown should have. Please consider those materials and design standards before approving this rather bland building. This is actually a repetitive building design that Opus has used before just modified for the site. Opus will improve design if required (I know I built a 183,000 square foot building with Opus in the past 5 years and would be happy to share my experience). They do not have a very creative design staff but will make adjustments if asked to. Again I support the development of this site just require higher standards and stick to the master plan regarding streetscape. Thank you all for your time.	John Miller, 5405 Blodgett Ave, Downers Grove
Comments of a General Nature		I am a resident living on Inverness Avenue adjacent to the new development proposed at 5300 Belmont. While the tearing down of the vegetation is disconcerting to many near the site, I understand that it is a development on private property and change is inevitable. However, after reviewing the proposed plan for the new development, I must protest the installation of a driveway onto Inverness Avenue for this development. I have no ill will against the industrial park and have always considered them good neighbors, but Wisconsin Avenue was purposefully built to handle the traffic of the industrial park. Currently the lack of entryways to the industrial park from Inverness Avenue provides a solid boundary between the residential neighborhood along Inverness Avenue and the industrial park to the north. A driveway on Inverness Avenue to the new development is an encroachment of this boundary, and will only blur the line between the residential neighborhood and the industrial park. Additionally, the current plans have the driveway to the new development directly across from two residential driveways. I have always believed in the phrase, "good fences make good neighbors", and the current boundary between the industrial park is a good fence and has fostered a good relationship between the residents and the industrial park. Breaching this barrier will only end up turning any problem within the industrial park into a problem for the residents that live along Inverness Avenue. I thank you for your time, and hope you will take into consideration the residents who wish to maintain the Village's healthy relationships between our residential neighborhoods and our productive commercial and industrial enterprises.	Peter P Lazar, 2103 Inverness Ave, Downers Grove
Comments of a General Nature		The people that live south of the Ellsworth industrial park along Inverness would like to know why it was allowed that a driveway be installed to allow industrial park traffic on to Inverness. The building at 5300 Belmont is being torn down is going to be replaced by a very large eyesore of a building that's is most likely too big for the ten acre parcel it sits on. Coupled with an expanding church to the south of 5300 Belmont, where are these cars going to park is the first question. How will the families that live on Inverness rd. Ashbrook pl. and Lomond Ave. deal with this new influx of cars and traffic???? This along with turning Belmont into a drag strip with the underpass is adding traffic exponentially, to an area that can't handle it. I am positive there was a traffic study done that you should be in possession of or someone at the village has that proves that fourth way out of 5300 Belmont was needed. Which spills in to a church that's expanding and a neighborhood that has three exits; one to Belmont on the east, maple on the south via Lomond Ave. or right back in to the industrial park via Janes Ave, Which ironically lead back to the north side of 5300 Belmont. Please tell me how this makes sense? Also thought their Elias no gaming in Downers grove. Was Angelo's granted a special license. Or is that lisle township and while we're at it, is Inverness road in lisle too? As I have called both villages and they can't seem to come up with a answer either Just concerned.....	Andrew Casper, 5426 Ashbrook PL, Downers Grove