



rRemarks Data for October 11th, 2022 Village Council Meeting

Agenda Section: First Reading

Agenda Item: A. ORD 2022-9621 An ordinance amending the zoning ordinance of the Village of Downers Grove, Illinois to designate the property at 4915, 4919 and 4923 Main Street (Main Street Apartments) as Planned Unit Development #67.

Commenter: John Schofield

Comment: Why is this a Planned Unit Development? If it now meets zoning requirements, just combine the lots and proceed, no need for Village Council action. If it does not meet zoning requirements, then this is just SPOT ZONING by another name and should be defeated.

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Agenda Item: B. ORD 2022-9623 An ordinance rezoning certain property located at 4915, 4919 and 4923 Main Street (Main Street Apartments).

Commenter: Irene Hogstrom

Comment: Dear Mayor, Council, and Staff,

I am writing in regards to the proposed Main Street Apartments. I served on the Comprehensive Plan Committee and this development does not meet the very goals that are listed in the staff report. This proposed development is the exact type of building that needs Downtown Transition to serve as a buffer to the residential homes on Highland Avenue. It is not respectful of the height of surrounding neighborhoods, particularly the one to the east of it. This is a four-story building with balconies that will look into residential homes. Developing this as Downtown Business will be the start of the Main Street Canyon on the north side of the tracks and will negatively impact property values for the residents on Highland Avenue.

Come on...I have to ask, would any of you find this acceptable to be built behind your dream home? I am guessing not. The residents of Downers Grove are tired of being

held to a different standard than developers. They are fined for minute issues regarding fencing or garage replacement. Zoning is continually changed and special uses approved in order to accommodate developers to build whatever they want to build. Why are they never sent back to the drawing board to design something that actually fits in with the surroundings?

Please listen to the decisions made by the Plan Commission and do not approve the rezoning ordinance, ORD 2022-9623.

Sincerely yours,
Irene Hogstrom

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Commenter: Stephen T. Jagielo

Comment: Thank you to all six commissioners for coming out to meet with the residents of Highland Avenue. During the course of those meetings, Commissioner Walus asked: "What can you live with?" Similarly, Commissioner Kulovany asked: "What would you do?" Here you go:

1. Maintain the integrity of all of the DB setbacks. The Municipal Code does not differentiate between above or below ground structures. Protection of the adjacent properties is imperative.
2. Limit outdoor dining to the west (Main Street) side of the building. This is consistent with all downtown DG restaurants and will maintain the privacy of the residents on Highland Avenue.
3. Limit the building height to three stories/36 feet. The height is more consistent with the homes on Highland Avenue and will reduce the number of parking spaces needed.
4. Limit the balconies to only the west (Main Street) side of the building. This will protect the privacy of the Highland Avenue residents.
5. Make the units condos. Owners are more invested in our community and in their residence than renters. Fewer parking spaces will be needed and fewer moves in/out will happen.

Please keep in mind the residents you represent. We are invested in Downers Grove. There is no guarantee the developer will abide by all his promises (Maintain ownership; rent to 55+; enforce move times in/out; limit outdoor dining hours)

Sincerely,

Stephen T Jagielo
4908 Highland Avenue
4913 Main Street