

MINUTES OF WORKSHOP MEETING

DOWNERS GROVE, ILLINOIS

MAY 27, 2008

Mayor Sandack called the Workshop meeting of the Village Council of the Village of Downers Grove to order at 7:00 p.m. in the Council Chambers of the Village Hall. The Mayor led the audience in the Pledge of Allegiance to the Flag.

Present: Mayor Ron Sandack; Commissioners Marilyn Schnell, Martin Tully, Sean P. Durkin, Geoff Neustadt, Bruce Beckman; William Waldack (by phone); Village Attorney Enza Petrarca; Village Clerk April Holden

Absent: None

Visitors: **Press:** Samantha Nelson, Downers Grove Reporter; Eva McKenzie, The Sun Residents & Others: Stephen Stewart, Fairview Village; John Martin, 1755 Naperville Road, Wheaton; Frank Muraca, Fairview Village architect, 250 Parkway, Lincolnshire; Gene Guskowski, President, AG Architecture, 1414 Underwood Avenue, Wauwatosa, Wisconsin; William Meyers, Fairview Village, 210 Village Drive; Hollyann Eageny, Tracy Cross & Assoc., Schaumburg; Chuck Keenley, Indian Boundary YMCA; Sean Nelson, Indian Boundary YMCA; Geoffrey & Pat Hiscox, 4722 Washington; Andy Clark, Downers Grove Watch, 1226 62nd Street; James Bicna, Fairview Village, 210 Village Drive; Damieme Souter, 605 Prairie; Jim Russ, attorney, 4915 Main; Ken Rathje, Planning Consultant, 412 Chicago; Michael Stevens, Sievers & Stevens Const., 5201 Walnut; Bob Nesnidal, 6420 Blodgett; John Schofield, 1125 Jefferson Ave.; Mark Thoman, 1109 61st; John Kapovich, Fairview Village, 6416 Blodgett Ct.; Tony Prusnikar, 6725 Davane Ct.; Carmela Zinnecker, 6345 Davane Ct.; Roberta Muehlhaus, 1868 Grant; Char Brow, 6437 Davane Ct.; Bill Nelson, 6624 St. James Ct; Jan Cerny, 412 66th St.; William White, attorney, 5330 Main; Sandy Mitchell, 6572 Fairview; Andrea Van Buren, 6576 Fairview; Anthony DeSalvo, 6339 Davane; Theresa Stewart, 6413 Davane; Dan Gross, 6407 Davane Court; Ron Detmer, 6580 Davane; Dr. J. Ramanan, 6555 Berrywood; Omar Dweydari, 1723 Ogden; Oscar Casus, 1625 Naperville Rd.; Greg Bedalov, DG EDC, 2001 Butterfield; Marta Cullen, DG Market, 4720 Middaugh; Jeannette & Richard Howard, 6443 Davane Ct.; Christine Fregeau, 1918 Elmore; Gordon Goodman 5834 Middaugh; Frank Falesch, 820 Prairie
Staff: Mike Millette, Assistant Director, Public Works; Liangfu Wu, Director, Information Services; Tom Dabareiner, Director, Community Development; Judy Buttny, Director, Finance; Robin Weaver, Interim Director, Public Works; Bob Porter, Police Chief; Doug Kozlowski, Director, Communications; Phil Ruscetti, Fire Chief; Mike Baker, Assistant Village Manager; Dave Fieldman, Deputy Village Manager; Mary Scalzetti, Director, Community Events; Brandon Dieter, Management Analyst; Andy Matejcak, Director, Counseling and Social Services

Mayor Sandack explained that Council Workshop meetings are held the second and fourth Tuesdays at 7:00 p.m. The meetings are video taped live and for later cable-cast over cable channel 6.

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The Workshop meeting is intended to provide Council and the public with an appropriate forum for informal discussion of any items intended for future Council consideration or just for general information. No formal action is taken at Workshop meetings.

The public is invited to attend and encouraged to comment or ask questions in an informal manner on any of the items being discussed or on any other subject. The agenda is created to provide a guideline for discussion.

MANAGER

1. Active Agenda and Informational Items: Deputy Village Manager Fieldman reviewed each of the Active Agenda Items for comments and/or questions by the Village Council and general public.

- a. **Final Plat of Subdivision for 4718 and 4722 Washington Street.** Mr. Fieldman explained that this is a situation where the owner is consolidating three smaller lots into two lots. The Plan Commission reviewed this and they recommended approval of the request. Staff concurs with that recommendation.

Commissioner Tully said it was refreshing to see smaller lots being consolidated into larger lots.

- b. **Final Plat of Consolidation for 4729 Washington Street.** Mr. Fieldman said the Plan Commission recommended approval of this request and staff concurs.
- c. **Fairview Village – Rezoning and Preliminary Planned Development Amendment.** Mr. Fieldman asked Tom Dabareiner, Director, Community Development, to address this item.

Tom Dabareiner, Director, Community Development, provided background information on this request for rezoning and a preliminary planned development amendment for Planned Development #32, property located on the west side of Fairview Avenue. The property contains seven parcels of the Green Acres Subdivision. Staff recommends remanding this to the Plan Commission due to changes made since this was originally submitted and due to new information. He showed the area in question on the overhead projection, depicting the original site plan and the revised site plan with changes in the setbacks and the elevations. Mr. Dabareiner said a property value study has been submitted with a revised site plan, revised elevations, and a summary of the April 29, 2008 neighborhood meeting.

The Mayor noted that the petitioner withdrew the preliminary plan. The Village staff has recommended that this go back to the Plan Commission as this plan is different from the first one reviewed by the Plan Commission. The Plan Commission is a recommending body, and although their decision is not binding, they have an important role in the process.

Bill White, 5330 Main Street, said that he has been retained to consult with the homeowners with respect to their opposition to this development. He said that all of the information that he placed in the letter to the Council reflects the feelings of the homeowners. He said it was important that the Village Council be aware that they are talking about the entire west side of Fairview Avenue. Fairview Village has stated that they intend to expand the concept of their development. He added that the homeowners were given assurances in the Family Video case and the Sievers townhome development that there would be no further encroachment of businesses onto the west side of Fairview Avenue. Mr. White said that the Council needs to understand the feelings of the

homeowners in this regard, and know that the homeowners believe they were guaranteed there would be no further business encroachment than already exists.

Andrea Van Buren, 6576 Fairview, provided a brief history of Lynn Gremer Court. There was only one home on that entire property when she purchased her home. She said that Fairview Village has purchased all of the parcels on the west side of Fairview, not just the seven they are currently proposing for development. Ms. Van Buren said that Rosol Construction had the property re-platted and was allowed to put in 14 home sites. They removed a cul de sac, which removed the wetlands. She wanted the Council to see that this is not a neighborhood that needs a development to come in and save it. She showed the size of the buildings that Fairview Village is proposing. The four buildings proposed would, in her opinion, look like one big mass with no green space. She said it is not a large piece of property. The buildings will be in the middle of residential back yards. She showed additional views from Davane Lane and from various other residences. Ms. Van Buren said that the project is too big for the space.

Anthony DeSalvo, 6339 Davane Court, expressed his disappointment at the Zoning Board of Appeals and the Plan Commission for their approval of this project, and is further disappointed that this is being remanded back to the Plan Commission. Mr. DeSalvo said the Zoning Board of Appeals should not have approved the petition requesting R-5 zoning since the specific use of this parcel was determined by that same Board as single-family residential. Just a few years ago ZBA approved that parcel as single-family residential. Mr. DeSalvo said that in 2004 four members of this Council (Mayor Sandack, Commissioners Schnell, Urban and Tully) voted in favor of annexation and single-family residential zoning. He believes what has changed over the years is the builder filed for bankruptcy, and a speculator purchased a number of lots which they are now changing. He asked why the Village should rezone these parcels. The residents are asking the Council to respect and honor what it already approved. He added that Fairview Village should also respect and honor what they have purchased, which he believes is single-family residential property. Mr. DeSalvo said the neighbors in the area are not against Fairview Village, but respect what they do and what they have done for the Village. The residents are asking the Council to maintain the neighborhood as it was represented and established, and not as part of Fairview Village's new expansion campus. Deviation from this is against the zoning, the Future Land Use Map, and is contradictory to common sense. He referred to previous Councils that approved the Family Home Video as a buffer, and the Sievers townhomes as a transition between commercial and residential property. He quoted from meetings held in 2002 in support of keeping the property single-family residential. He said the residents believe it should be an easy decision to deny this rezoning as the property is already in the Village and zoned single-family residential. Mr. DeSalvo then asked whether the residents were fighting a losing battle, saying it is ironic that the seller and buyer have already made arrangements, and that the seller will act as a contractor on the project. Fairview Village is already advertising units for sale on their website which showcases the new apartments. Some neighbors are of the impression that it was a done deal. In 2002, when the Sievers development was proposed, Mr. Sievers stated, according to Mr. DeSalvo, that he has asked for rezoning because he was assured that the Council supported his plan. Mr. DeSalvo said that is a slap in the face for the community. Lastly, Mr. DeSalvo said that if Fairview Village wanted to satisfy a demand, these 16 units will not do it. There are other parcels available.

Sandy Mitchell, 6572 Fairview, said her home would be one of the houses most impacted by the rezoning. Fairview Village has yet to discuss how this will change the neighborhood. The units are apartment building size and obtrusive to the neighborhood. She said that a home value study was presented at the last meeting, but the significance was not made clear. The existing community is comprised of a number of \$500,000 homes. Ms. Mitchell said that common sense

says that the view from her home to the back of the apartment building will negatively affect the value of her home. She does not want to look at the backs of these buildings. Ms. Mitchell said there are also safety issue concerns for the children and the pedestrians. The concept presented looks beautiful, but not in a single-family neighborhood.

Theresa Stewart, 6413 Davane Court, said that Fairview Village is treating this as if it is a done deal. She received a sales call last week asking if she would be interested in, or knew anyone who would be interested in the senior housing apartments. She was told they would not be ready for three years. Ms. Stewart is disturbed by the presales when the proposal has not yet been approved. Regarding the tax-exempt status, she and many of her neighbors find it distasteful that these building will have a tax exempt status. At a recent open house she saw the new plans and was told by Fairview Village that the Darien Club had no problems with this; however, Ms. Stewart said she has heard otherwise. She does not understand what the Village sees as positives in this project since the tax exempt status will bring no money to the Village.

Dan Gross, 6407 Davane Court, said he did not expect to have multi-family homes in the neighborhood. This is a major concern particularly with safety concerns. There have been no traffic studies of which he is aware. He feels there will be a major increase in traffic, which will affect Fairview Avenue as well as adjacent streets. Mr. Gross said he was told that Fairview Village wants to hear from its neighbors, but he has never heard from Fairview Village. He was not informed of meetings being held by Fairview Village, and knows of them only because of the neighbors. He questions Fairview's marketing tactics as well. Mr. Gross said that he has also heard that traffic wouldn't increase because the residents are seniors. He disagrees with this. His mother is 83 years old and she drives and runs errands every day. There will also be people visiting which will increase the volume of traffic. Fairview Avenue is a busy street and is a main artery for Fairview Station. There are 25-30 children under the age of 14 on Davane Court, and they will be affected by an increase in traffic. All of the parents are concerned about safety issues caused by an increase in traffic. Mr. Gross said he heard that Fairview Village stated if the community did not want this development, Fairview would drop the issue. There is a large group of people in Downers Grove who do not want this to happen, which includes everyone on Davane Court. He does not believe Fairview will back off this proposal no matter what the neighborhood thinks. Mr. Gross said he spoke with some parents who did not know about the proposed development and received 25 signatures within a matter of minutes. He wants the people represented. He and his wife worked hard and cut corners to afford this home at this location. Had they known about the potential rezoning, it would have affected their decision. He was told by realtor friends that this development will affect his property values and not in a good way. He asked that the Council reject the proposal on behalf of their community.

Ron Detmer, 6580 Davane Lane, said that looking at the west side of Fairview Avenue shows that Fairview Village now owns 14 single-family home lots across from Fairview Village. At the last Fairview Village meeting, their Chief Financial Officer said they would buy additional properties on Fairview as they became available, which means they have grander plans than already mentioned. If additional homes are made available for sale it could result in 15-20 apartment buildings lining Fairview Avenue. Mr. Detmer said that Fairview Village says it is a not-for-profit faith-based organization. Initially they said they would never go against the wishes of the neighbors, but at the last meeting Mr. Howard said that they would just have to agree to disagree. He said that it seems obvious that Fairview Village is making a land grab to serve upscale seniors at the expense of an established community. Seniors will be charged over \$500,000 plus a monthly fee. Mr. Detmer said that things change, but prior zoning designations and commitments to the residents should not change.

Dr. Ramanan, 6555 Berrywood Drive, said he and his family moved into Downers Grove and put all of their savings into this house based on the Village's earlier zoning decision. He is convinced that bringing multi-family homes into single-family residential areas has enormous negative impacts on the area. He feels there is an ulterior motive here.

Stephen Stewart of Fairview Village made a Powerpoint presentation, beginning with Fairview Village's Mission Statement, saying they are a not-for-profit religiously based organization. He recapped the history of this project beginning in September 2007. The project was approved October 1 by the Plan Commission and recommended to the Village Council. Fairview Village requested tabling a decision on the proposal to address issues that had been raised by resident input. He used the zoning map to show how the R-5 zoning fits into that area, then introduced professionals connected with the proposed project to provide further information to the Council and public.

HollyAnn Eageny, Vice President of Client Services for Tracy Cross and Associates, a nationally recognized market analysis firm, said they were asked to conduct an analysis of the impact of this new development on the existing residential areas. They looked at a one-half mile radius of the area, or eight blocks. They used comparable areas in the Chicagoland area to determine home values, using Arlington Heights, Barrington, Washington Square, LaGrange, Lisle, and Schaumburg. Home prices were studied for the year 2002 over a 12-month period, and what comparable homes sold for later. Ms. Eageny said that in nearly every case, the home appreciation rates in each of the eight-block areas met or exceeded that of the expected host village. The only exception was Burr Ridge and Oak Brook where home prices in 2002 exceeded the million-dollar mark. She said that basically there was no detrimental impact by a campus community setting. Ms. Eageny said the proposal is for an independent living age-restricted community with an initial buy-in of \$500,000, plus monthly service fees. That price is consistent with homes in the area.

Commissioner Schnell said that the study determined 6 out of 11 markets showed the same or greater increase in home values. She asked about the other five. Ms. Eageny responded that all increased in value. It becomes a case of nominal increases, based on resale values. It had nothing to do with the communities. None of the communities was impacted in a negative way by the senior communities.

Commissioner Schnell noted that some communities were surrounded by more intense uses. This is not an apples to apples comparison. Ms. Eageny said that their staff is very careful to do apples to apples comparisons. It is one of the reasons they chose the half-mile radius. Anything smaller than that would result in less than a median value in any given area.

Commissioner Schnell then commented on the Villas of St. Benedict saying they did not put high-end apartments in a residential area. She thought this situation to be different as there are established substantial homes on the west side. Ms. Eageny said they could eliminate the Villas of St. Benedict from the comparison. It was included because it was a newer western suburban community. Mayslake is in Oak Brook and has had no impact. It is an income-qualifying project. Commissioner Schnell suggested that the Plan Commission look at this in terms of the study, comparisons, etc. She would like to know the implications.

Commissioner Beckman said that there have been suggestions that there are other parcels involved which could grow the project. He asked whether the size of the development has an impact on the value. Ms. Eageny said that it does not, it is not quantifiable. Four buildings

versus fifty might be significant. All of the communities studied offered the same ratio of housing types as Fairview Village is suggesting.

Mr. Stewart said they had some slides of the architecture planned for the development. He said they do not think it represents a change significant enough to remand it back to the Plan Commission.

Gene Guskowski, President, AG Architecture, 1414 Underwood Avenue, Wauwatosa, Wisconsin, said the neighborhood speaks with great passion about their concerns for their community. He showed the physical changes in the plan. They attempted to make the plan more compact by increasing the setbacks and pulling the buildings closer to each other. He detailed the landscape plan, which results in a more pedestrian-oriented plan. Mr. Guskowski said that the drive ways will be contained by retaining walls. They intend to do heavier planting along the edges of the property to provide a boundary between the subject development and existing adjacent single-family properties. He indicated that the placement of the four drives results in only about 20 feet of the construction being construed as three stories. He reviewed the amount of open space versus built space. For R-3 zoning the maximum building height is 33 feet. In R-5, 35 feet is the maximum. In the proposed development, the height is of the buildings is 28.2 feet not counting the chimneys. As for lot coverage, the maximum amount under R-3 and R-5 would be 32% coverage. They intend to have 29% coverage. He also reviewed the floor area ratio (FAR) and minimum open space requirements. R-3 and R-5 zoning require .8 FAR and 40% open space. The proposed development will have a .59 FAR and 56% open space. Mr. Guskowski said these figures could not be achieved with a single-family development. He showed plans depicting the exterior design with a lower roofline giving the buildings a townhouse feel. They are proposing four buildings plus a clubhouse. The petitioner has tried to hear the concerns of the residents and be sensitive to them. Mr. Guskowski said that they have created more open space on the lots and maintained control over the design of the rear of the buildings, which would face the residential area.

Mr. Stewart said that he believes they have addressed the concerns expressed November 6 regarding the home value study. As for traffic impact, he indicated that they will do a traffic study, and will meet the stormwater management requirement for the site. With regard to real estate taxes, Mr. Stewart said that Fairview Village has paid its first installment already, and will not be seeking tax exemptions on this property. He said they believe they meet the Downers Grove Strategic Plan objectives. He verified that Fairview Village does own the five additional lots directly west of the subject property. They did not want to purchase those lots, but the Green Acres developer insisted they be included in the purchase. He said that Fairview Village has no intention of moving farther than they have already proposed. They intend to sell the additional lots, although if other property becomes available on Fairview Avenue, they will look at it. They have a wait list of 60 people at this time. He reiterated that Fairview Village does not believe this project will have any negative impact on the existing properties and asked that the Green Acres area be looked at again. He asked that the Council vote on this tonight.

Mayor Sandack said the Council cannot vote on this tonight as it is a Workshop meeting.

Bill Nelson, 6624 St. James Court, said he moved there about one month ago. Regarding the marketing study, he said it is not an exact science. He indicated that many of the developments compared, such as Bethlehem Woods, were not rezoned from residential to multi-family, but a higher density use to lower density. Mr. Nelson said that the residents do not seem to be concerned so much as to the appearance as they are with the fact that this development is not within the character of what the community thinks it should be. Fairview Avenue is not a multi-

family roadway. It is not appropriate to turn the area into multi-family. Fairview Village has already stated that they would like to purchase more property if it becomes available, and should this project pass it would open the floodgates for further development. He asked that the Council not take this lightly. Regarding Bethlehem Woods and the tax-exempt status, they stated originally that they had no intention of filing for tax-exempt status. He said that it is not within the Village's jurisdiction to grant or restrict tax-exempt status. Mr. Nelson pointed out that in the case of Bethlehem Woods, they requested the tax exempt status one year after the development was completed.

John Martin, the attorney for Fairview Village, said that Larry Rosol is not, and will not be the contractor for the project. In addition, the marketing activities that are going on now are for the approved project. Fairview is not marketing this project. He said that they are requesting the Council not to remand this to the Plan Commission. They are seeking the Council's approval of the plans when appropriate.

The Mayor expressed his appreciation to the public for bringing their comments to the Council. If this is remanded, the Plan Commission takes testimony again, as was done tonight. The petitioner is asking that the Council not remand it. The petitioner received a positive recommendation in October 2007. However, the petitioner asked for a remand the first time around, and the Council tabled it. In his opinion, the changes are substantial, such as the real estate market report, and the lack of a traffic study. He then asked for a Council opinion, and Commissioners Neustadt, Beckman, Durkin and Tully supported remanding it.

Commissioner Tully said he was fully in support of remanding this. Staff recommends it. He is cognizant that the Plan Commission recommended approval. This is a request to rezone the parcel and it is taken seriously. Though it may not be a typical multifamily project, it is still a multifamily project.

Commissioner Waldack said that he also favored remanding the petition and thanked Fairview Village for meeting with the neighbors. Questions remain and the Plan Commission is in a better position to review the proposal.

Mayor Sandack agreed that a record has to be established by the Plan Commission. The concept has been refined and readjusted with materials being added to the request.

Commissioner Schnell said if residents want comments on the record, they need to go before the Plan Commission.

Mr. Fieldman said new notices will be sent out with regard to the date and time for the Plan Commission meeting.

- d. **Annexation, Rezoning and Final Plat of Subdivision for 5416-5418 Belmont Road.**
Mr. Dabareiner said that staff recommends approval of annexing and rezoning the property from County R-4 and B-1 to Village B-2. He showed photos of the area depicting the parcel in question, located at the southwest corner of Belmont and Inverness. The site is surrounded by manufacturing to the north, institutional uses to the south and west, and attached single-family uses on the east. The three lots will be consolidated into two lots for office buildings. He noted that the Plan Commission met on April 7 and recommended approval. Staff concurs with that recommendation.

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Commissioner Schnell noted that the appearance is consistent with the other office buildings, and Mr. Dabareiner said that was correct.

Jim Russ, 4915 Main Street, attorney for the petitioner, said this is similar to what has been constructed and will meet the bulk requirements.

Commissioner Schnell asked if there were any objections from the residents. Mr. Russ said there were none.

Commissioner Tully explained that there are three requests involved including annexation, consolidating the three lots into two lots, and rezoning from the R-1 default upon annexation, to B-2.

Mayor Sandack said that there are no exceptions or variances being requested, and this complies with the Village's Future Land Use Map. He will be in favor of this request.

- e. **2008 Downtown Downers Grove Market.** Mr. Fieldman said the Farmers' Market will begin June 14 and end October 18, with intentions to expand and enhance the services, include more vendors and a greater variety of items. He said that staff recommends approval of this request.

Marta Cullen, 4720 Middaugh, and owner of Dream Interiors is a board member of the YMCA.

Chuck Keenley, 1518 Hillcrest, is a co-chair for the Farmers' Market.

Sean Nelson the Executive Director of the YMCA introduced himself, Ms. Cullen and Mr. Keenley for questions. Mr. Keenley said they are expanding the market and adding 18 more booths, which will be a great source of revenue to the YMCA. Downtown merchants will be participating as well and it will be a win-win effort for the community, the downtown area and the YMCA. Mr. Nelson said the name will be changed to the Downtown Downers Grove Market.

Commissioner Neustadt noted that the marketing will be stepped up and suggested they use the Village's Cable TV for this purpose.

Commissioner Durkin said he totally supports this, saying that Linda Kunze and Marta Cullen spoke to him in his role as liaison to the Downtown Management Board to assist with this.

Commissioner Beckman asked whether they have informed the existing vendors of the changes and what their response has been. Mr. Keenley responded that they have contacted them and he thinks most of them will participate this year.

Commissioner Tully said that the Market is a summer staple in our community and he is very pleased to support its expansion. Mr. Keenley said they intend to make this the best market in the western suburbs.

The Mayor thanked them for their efforts.

- f. **Demolition Fee Amendment.** Mr. Fieldman said the proposed fee is comparable to fees in surrounding communities. The current fee base is \$352 with an additional \$250 per

thousand feet after 1,000 feet. He said that the proposed fee is \$500 with \$33 per 1,000 square feet after the 30,000 square foot level.

The Mayor said that he recently worked with the EDC and potential applicants. He said it didn't appear that the Village's fee structure had been reviewed from a commercial standpoint. This is appropriate to cover actual staff costs and represents a proper balance.

- g. **Disposition of Surplus Vehicles.** Mr. Fieldman said there will be an auction on June 14 at the DuPage Mayors and Managers Conference.
- h. **Heritage Festival Agreement – Parking Garage Assistants.** Mr. Fieldman said an RFP was issued. One response was received from the J. Kyle Braid youth group.

Commissioner Durkin said as liaison to the Downtown Management Corporation, a letter from Linda Kunze regarding parking concerns was raised, and he asked Commissioner Tully how those concerns would be addressed.

Commissioner Tully responded that the matter before Council is to award an agreement for parking assistants during Heritage Festival. There is a related issue under discussion that includes parking passes for people with appointments in the downtown. Staff has taken a number of steps to balance all concerns expressed.

Linda Kunze, Downtown Manager, thanked staff for all of their efforts to balance the needs of the public and the businesses for that weekend.

The Mayor noted that there are competing needs that occur over a hectic weekend. The Village will try to be open and flexible.

3. Consent Agenda Items

Mr. Fieldman reviewed and summarized the items on the Consent Agenda for comments and/or questions from the Council and the general public.

- a. **Motion Rescinding Resolution Authorizing Negotiation of a Redevelopment Agreement for the Property at Ogden and Lee.** Mr. Fieldman said that this resolution was passed in February 2007. The developer has been unable to meet the key terms for the Aldi property.

Roberta Muehlhaus, 1868 Grant Street, thanked Commissioners Neustadt, Waldack, Schnell and Beckman who walked the property to learn what the needs of the community were, as well as Mr. Fieldman and Mr. O'Brien of the Planning Department. She said the neighbors did not want townhomes in place of single-family housing.

Omar Dweydari, 1723 Ogden said he is the owner of the property at 1723 Ogden. He said the developers approached him when the property was leased to Luxury Motors. He terminated that lease. He explained that Bradford offered to purchase the property. The owner wanted to go forward with the Village. He stated that the deal has fallen apart a number of times. The Ogden Avenue curb cuts have been closed. He is being told now that the Village does not want a car dealership on that corner, and asked why.

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The Mayor said he does not know that the Village does or does not want a car dealership on that property. He explained that what is being discussed now by the Council is a rescission of an overall agreement to talk about redevelopment of that whole parcel that goes back to February 2006. For whatever reason it did not happen under the elements and provisions agreed upon. The Mayor said how that relates to the owner's parcel and his arrangements with Bradford is not under consideration right now. If he has something he wants to do with the parcel he has to make application to the Village and present it to the Village for further evaluation.

Commissioner Waldack said that this came before the Village when he was on the previous Council. At the time of the approval the Council wanted to work on this, but there was concern about the prospect of only breaking even financially. He thinks it is time to move forward on this, and rescind the original agreement.

- b. **Heritage Festival Thursday Night Benefit Concert Entertainer Agreement.** Mr. Fieldman said this is to request authorization for an agreement with Vertical Horizon to perform at Heritage Festival in an amount not to exceed \$25,000. There were no questions or comments.
- c. **Bid: Compact 4-Door CNG Sedans.** Mr. Fieldman said this is to request approval of the purchase of four 2009 Honda Civic GX compressed natural gas (CNG) sedans from Volvo Sales & Service Center, Inc., of Lisle, Illinois, in the amount of \$84,536.36.

Frank Falesch, 820 Prairie, suggested that the Village purchase cars manufactured in the United States. Mr. Fieldman responded that this was put out to open bid, and one vendor responded.

Commissioner Neustadt said some of these similar vehicles are in service at this time, and he asked for a report on their use.

- d. **Authorize the Village Manager to Negotiate the Purchase of a Used Commuter Bus.** Mr. Fieldman said this is to request authorization to negotiate the purchase of a used commuter bus for the Grove Commuter Shuttle in an amount not to exceed \$70,000. This was discussed previously as part of the 2008 budget. The new buses will be arriving shortly.

Robin Weaver, Interim Director, Public Works, reported that three of the buses are complete according to Pace. Pace is receiving them this week. She said they wanted to deliver all five buses at the same time. These are low emission, handicapped accessible buses.

Commissioner Schnell asked that they put pictures on the internet, and Ms. Weaver said staff would work with Doug Kozlowski.

Commissioner Waldack said that the amount is \$70,000, which is very close to the PACE grant. He understands that the PACE grant is not in the budget and using grant money for the purchase of this vehicle is a good use.

Commissioner Durkin asked if this is granting permission to purchase a potential bus rather than a specific bus that is ready now. Ms. Weaver said that was correct. Commissioner Durkin said that since they do not have a specific bus in mind, he recommended holding off until they have an idea of what it would be used for and until they have a fleet and a marketing plan. He has been against the bus program since he became a Commissioner, although he would like to see this

work. He doesn't want to add to a program that doesn't work. He would like to see more information before more money is allocated.

Ms. Weaver responded that the Village could only purchase five buses through Pace, and Pace is paying 80% of the cost. This sixth bus is to complete the existing six routes. The marketing will dovetail with receiving the buses, which will be showcased at Heritage Festival. This does not tie in with the circulator study except for the future. She asked that this not be delayed.

Commissioner Durkin asked what the plan would be if a bus were to go down and also asked that information about the marketing be released as soon as possible, especially to the Council. He also questioned whether they could run the routes with five versus six buses, based on ridership.

Commissioner Schnell asked if this would have to come back before the Council if a bus were purchased. Mr. Fieldman said it would not, but staff would keep the Council apprised. This would provide authorization to purchase a bus for \$70,000 if one is found. Commissioner Schnell said she agrees with showcasing the buses at Heritage Festival.

- e. **Bid: Compact Sweeper.** Mr. Fieldman said this is a request for approval of the purchase of one 2008 Allianz Madvac CN-100 compact sweeper from Temco Machinery, Inc. of Aurora, Illinois, as the lowest responsive and responsible bidder in the amount of \$73,500. This will be used for the parking deck and the downtown area.

Commissioner Schnell asked when the street sweeping begins since many of the gutters are already clogged. Mr. Fieldman said that street sweeping efforts are underway. He will provide a report to Council next week.

- f. **Change Order #1: Maple/55th Water Main Replacement.** Mr. Fieldman said this is to request authorization to execute Change Order #1 for the Maple Avenue/55th Street Water Main Replacement Project. It is a reduction in the scope and cost of this project to accommodate County permit directives.

- g. **Agreements with Financial Institutions.** Mr. Fieldman said resolutions have been prepared to enter into agreements with seven financial institutions to invest Village funds pursuant to the provisions of the Cash Management and Investment Policy.

Commissioner Durkin asked about the approval for Harris Bank of North America, which is shown as a Custodian, and not a bank. He asked for a clarification of the term "custodian." He also stated he is an employee of Charter One Bank, but has no direct involvement with this agreement. The Village Attorney agrees that he has no conflict.

- h. **IDOT Grants for Ogden Avenue Corridor.** Mr. Fieldman said this is to request a resolution approving an extension to the intergovernmental agreement with the Illinois Department of Transportation (IDOT) to support a one-year extension of the Illinois Tomorrow Corridor Planning grant. The Village seeks this extension to support final design plans for many of the aspects identified in the final right-of-way plan.
- i. **Approval of Sungard Public Sector, Inc. Maintenance Agreement.** Mr. Fieldman said this is to request a resolution authorizing the approval of the Sungard Public Sector Inc. maintenance agreement in the amount of \$118,125.99. This agreement covers updates, service and support for computer software applications utilized by the Police and Fire Departments of the Village's Sungard Public Sector CAD computer system.

MANAGER'S REPORT

Assistant Village Manager Mike Baker made a presentation on Total Community Development III (TCD III), providing a preliminary planning overview. TCD 1 was in 1967-1969, and TCD II was held in 1993-94. They were community driven processes that discussed, analyzed and offered recommendations on issues affecting Downers Grove in order to help achieve a long-term vision. He reviewed the makeup and structure of the process, which is linked to the Comprehensive Plan development. The Council's Strategic Plan identified the Comprehensive Plan as a top priority goal. It allows leaders to identify and plan for the physical, economic, social, aesthetic and related factors that affect community growth and change. It is the basis for development of the zoning code, redevelopment strategies, etc. Mr. Baker then outlined a timeline beginning at the end of 2008, with the bulk of the work occurring in 2009. TCD III would be held in 2008, with the Comprehensive Plan as one of the outcomes of TCD III. He noted that the planning considerations include providing an open, accessible process emphasizing issues important to the community. Modifications to TCD II would include enhancing access with technological advancements, and determining how Boards and Commissions would participate in the process. To date, a competitive RFP process for consultant selection has been prepared. Staff has met with representatives from other units of government in the Village to discuss their view on the TCD concept, and to gauge their interest in active participation. Mr. Baker said that staff anticipated recommendation of a Comprehensive Plan consultant by June 10, and approval of a contract on July 1.

Mayor Sandack said he attended the meeting of the other government units. The Village has not had a Comprehensive Plan since the 1960s, and needs to have a fundamental plan in place as a starting point.

Commissioner Schnell asked how much people can do during the summer months as far as community involvement. She asked whether information could be provided to Council on June 10 as to whether a community summit is necessary for TCD III. Mr. Baker said staff will respond to those concerns on June 10.

COUNCIL MEMBERS

Commissioner Neustadt thanked everyone who attended the Memorial Day Parade and service. He thanked Mayor Sandack for his words at the event. He then congratulated Downers Grove North Marching Band for their performance in the Indy 500.

Commissioner Schnell also commented on the Memorial Day service, expressing her appreciation to the many residents who watched the parade and paid tribute. It was a moving service.

Commissioner Beckman said the Memorial Day event was a worthwhile and thoughtful parade and service. He said that we need to honor those who paid the ultimate price for their country.

Commissioner Durkin thanked everyone who gave his family support on the passing of his wife's grandmother last week.

Commissioner Tully announced that there are 31 days until Heritage Festival.

Mayor Sandack thanked American Legion Post 80 for their 90th hosting of the parade and ceremony on Memorial Day. The event honors those who paid the ultimate price.

DRAFT

The Mayor then acknowledged Downers Grove student Emily Temple-Wood for advancing to the national spelling bee competition.

Commissioner Waldack thanked everyone for their well wishes. He has been unable to look at the e-mails he's received, but will answer them as soon as possible.

VISITORS

Frank Falesch, 820 Prairie, expressed concern that the Village has had five or six Village Managers in the past ten years. He suggested more time be spent selecting a new Village Manager, questioning whether it is the system or the managers themselves. He suggested they stick with the two Managers they have now as they're doing a good job.

The Mayor responded that the Council takes the position of Village Manager very seriously.

ATTORNEY'S REPORT

Village Attorney Enza Petrarca said she was presenting 18 items to the Council: 1) A resolution approving the final plat of subdivision for Hiscox-Jordan's Subdivision; 2) A resolution approving the final plat of consolidation for 4729 Washington Street; 3) An ordinance annexing 5416-5418 Belmont Road to the Village of Downers Grove, Illinois; 4) An ordinance amending the Comprehensive Zoning Ordinance of the Village of Downers Grove, Illinois, codified as Chapter 28 of the Downers Grove Municipal Code, as amended to rezone property located at 5416-5418 Belmont Road; 5) A resolution approving the final plat of subdivision for Stevens Belmont Office Subdivision; 6) An ordinance amending demolition permit fees; 7) An ordinance authorizing the sale by public auction of personal property owned by the Village of Downers Grove; 8) A resolution authorizing an agreement between the Village of Downers Grove and the Indian Boundary YMCA to jointly conduct the 2008 Downtown Downers Grove Market; 9) A resolution authorizing execution of an agreement between the Village of Downers Grove and American Federation of Musicians of the United States and Canada; 10) A resolution authorizing execution of a first amendment for the State Planning Research Funded Agreement with the Village of Downers Grove State Program #07T0079; 11) A resolution authorizing execution of an agreement between the Village of Downers Grove and US Bank National Association; 12) A resolution authorizing execution of an agreement between the Village of Downers Grove and Fifth Third Securities; 13) A resolution authorizing execution of an agreement between the Village of Downers Grove and RBS Citizens, National Association (Charter One Bank); 14) A resolution authorizing execution of an agreement between the Village of Downers Grove and Hinsdale Bank & Trust Company (Community Bank of Downers Grove); 15) A resolution authorizing execution of an agreement between the Village of Downers Grove and Federated Funds; 16) A resolution authorizing execution of an agreement between the Village of Downers Grove and Harris N.A.; 17) A resolution authorizing execution of an agreement between the Village of Downers Grove and Morgan Keegan & Company, Inc.; and 18) A resolution authorizing execution of a maintenance agreement between the Village of Downers Grove and Sungard Public Sector, Inc.

The Attorney asked the Council to consider a motion waiving the one-week waiting period to consider new business to appoint an Acting Village Manager.

Commissioner Tully moved to waive the one-week waiting period to consider new business. Commissioner Durkin seconded the motion.

**VOTE: AYES: Commissioners Tully, Durkin, Beckman, Neustadt, Waldack
Schnell; Mayor Sandack**

NAYS: None

Mayor Sandack declared the Motion passed.

Commissioner Tully moved to appoint David Fieldman as Acting Village Manager for the Village of Downers Grove effective immediately. Commissioner Durkin seconded the Motion.

**VOTE: AYES: Commissioners Tully, Durkin, Beckman, Neustadt, Waldack,
Schnell, Mayor Sandack**

NAYS: None

Mayor Sandack declared the Motion passed.

ADJOURNMENT

There being no further discussion, the Workshop meeting was adjourned at 9:46 p.m.

April K. Holden
Village Clerk

tmh/