

Village of Downers Grove
Executive Session Minutes
June 19, 2007

Confidential

Attendance: Mayor Sandack, Commissioners Schnell, Tully, Waldack, Durkin, Neustadt, Beckman; Village Manager Cara Pavlicek; Village Attorney Enza Petrarca; Village Clerk April Holden; Jeff O'Brien, Sr. Planner; Tom Dabareiner, Director, Community Development; Dave Fieldman, Deputy Village Manager

The Executive Session convened at 7:45 p.m. in the Ante Room of the Village Hall.

Butterfield Homeowner's Association v. Village of Downers Grove

Village Attorney Enza Petrarca outlined the terms of the settlement agreement. The Homeowner's Association is for property located behind Home Depot. The lawsuit has to do with the 200 foot of unbroken frontage requirement in the Zoning Ordinance. Ms. Petrarca said the suit involves no money on behalf of the Village. Specifics are:

Minor changes to the plats and plans
Installation of a four-foot fence behind Buildings 7&8
Add landscaping between Buildings 6&7
An eight-foot high fence instead of a six-foot fence along the western property line
Eleven off-street parking spaces will be landbanked
The placement of up to 27 trees on Lots 15 through 20
Installation of quiet garage door openers
Placement of trash dumpster in the front of the townhomes
The Village will record the agreement at the expense of the Village

Ms. Petrarca said she will bring the settlement forward at the Workshop meeting next week to be voted upon.

Commissioner Tully motioned to adjourn the Executive Session. Commissioner Durkin seconded the motion. The Executive Session was adjourned by voice vote at 7:56 p.m.

April Holden
Village Clerk

C: 4/15 - Approval only

Village of Downers Grove
Executive Session Minutes
March 18, 2008

Confidential

Attendance: Mayor Sandack, Commissioners Schnell, Tully, Waldack, Durkin, Neustadt, Beckman; Village Attorney Enza Petrarca; Deputy Village Manager Dave Fieldman; Village Clerk April Holden

The Executive Session convened at 6:16 p.m. in the Ante Room of the Village Hall.

Prairie Avenue Reconstruction Project – Fairview to Belmont

Ms. Petrarca said the turning radius at Prairie Avenue and Main Street is to be increased by this project and the Village needs to acquire 200 sq. ft. from each corner. The appraisals have come back and the Village has sent letters out offering fair market value for the land. She is in the process of meeting with owners. She discussed possible problems with a vacant house on the SW corner.

Commissioner Tully moved to adjourn the Executive Session to reconvene into open session. Commissioner Durkin seconded the motion. The Executive Session was adjourned by voice vote at 6:30 p.m.

April Holden
Village Clerk

Village of Downers Grove
Executive Session Minutes
April 15, 2008

Confidential

Attendance: Mayor Sandack, Commissioners Schnell, Tully, Waldack, Durkin, Neustadt, Beckman; Village Manager Cara Pavlicek; Village Attorney Enza Petrarca; Deputy Village Manager Dave Fieldman; Village Clerk April Holden

The Executive Session convened at 8:20 p.m. in the Ante Room of the Village Hall.

Land Acquisition

Deputy Village Manager Dave Fieldman said staff is seeking consensus regarding the purchase of the former Hines Edward Lumber Company, 1597 Warren Avenue for stormwater detention purposes. The Watershed Infrastructure Improvement Plan calls for stormwater detention in the Sterling Park area. The Plan also contemplates acquisition of property for stormwater detention. The Sterling parcel has wetlands on it and present permitting difficulties. The lumber company is located in the watershed area it would serve. The estimated value of the property is \$1.3 million to \$1.8 million. This site does not have a wetland although staff does not know the condition of the site. The entire parcel would be used for detention as a surface basin.

Following discussion, Council authorized staff to continue investigating this matter.

Prairie Avenue Reconstruction Project – Fairview to Belmont

Ms. Petrarca updated the Council with respect to this matter. Tentative agreements have been reached on three of the four parcels and the amounts to be paid are all within the Manager's spending authority.

This portion of the meeting ended at 8:40 p.m.

April Holden
Village Clerk

Approval only: 10/6/09

Village of Downers Grove
Executive Session Minutes
August 11, 2009

Confidential

Attendance: Mayor Sandack, Commissioners Schnell, Waldack, Neustadt, Barnett, Durkin; Village Manager Dave Fieldman; Village Attorney Enza Petrarca; Public Works Director Naneil Newlon; Village Clerk April Holden

Absent: Commissioner Bruce Beckman

The Executive Session convened at 8:10 p.m. in the Ante Room of the Village Hall.

Land Acquisition

Village Manager Dave Fieldman said the purpose of this session is to discuss potential land acquisition for stormwater improvements. The Manager said this was initially discussed in 2006/07, but not brought forward until staff knew the scope of the matter. This would be paid for from the bond proceeds.

Public Works Director Nan Newlon discussed four parcels in St. Joe's South Sub I Watershed. The Village's Water Infrastructure Improvement Plan suggests purchasing eight homes; Ms. Newlon identified four homes – two on 8th Street and two on 55th Street – that she recommends the Village purchase. This decision is based on the recommendation of Christopher B. Burke Engineering. In response to Council questions, she said the acquisition of these four homes will address the needs in this part of the watershed. She recommends the Village flood proof the other four homes as necessary.

Ms. Petrarca said some of the parcels under discussed have been appraised. She asked for authority to offer the appraised value to the homeowners.

Council directed Ms. Petrarca to obtain all four appraisals and coordinate the offers. Council discussed the need to communicate with the homeowners.

Village Attorney Enza Petrarca said there is a vacant lot on Benton that is still being evaluated in terms of acquisition. Ms. Petrarca addressed the parcel at 5237 Benton Street and Council authorized her to extend an offer for this parcel.

Commissioner Schnell motioned to adjourn the Executive Session. Commissioner Barnett seconded the motion. The Executive Session was adjourned by voice vote at 8:25 p.m.

April Holden
Village Clerk

4/6: Approval
only

Village of Downers Grove
Executive Session Minutes
March 2, 2010

Confidential

Attendance: Mayor Sandack, Commissioners Schnell (6:40 p.m.), Waldack, Neustadt, Barnett, Beckman; Village Manager Dave Fieldman; Village Attorney Enza Petrarca; Village Clerk April Holden

Absent: Commissioner Durkin

The Executive Session convened at 6:33 p.m. in the Ante Room of the Village Hall.

Real Estate – 5237 Benton – Stormwater Project

Village Attorney Enza Petrarca reviewed the status of this acquisition. There are two lots at this address. The Village wants to acquire the vacant lot. Staff has been negotiating with the owner who has made a counter offer to purchase both the vacant lot and the lot with his existing home. The appraised value for the house is \$370,000 and the appraised value of the lot is \$110,000. She recommended Council consider purchasing both lots for \$463,000 with the intention of leasing back the house to the owner and eventually selling it. Funding for this acquisition will come from stormwater bond proceeds.

Following discussion, Council authorized Ms. Petrarca to draft the real estate agreement and to offer up to \$463,000.

Commissioner Schnell motioned to adjourn the Executive Session. Commissioner Barnett seconded the motion. The Executive Session was adjourned by voice vote at 6:43 p.m.

April Holden
Village Clerk

Approval only
10/5/10

Village of Downers Grove
Executive Session Minutes
September 7, 2010

Confidential

Attendance: Mayor Sandack (arr. 6:01 p.m.), Commissioners Schnell, Waldack, Neustadt (arr. 6:17 p.m.), Barnett, Beckman, Durkin (arr. 6:06 p.m.); Village Manager Dave Fieldman; Village Attorney Enza Petrarca; Village Clerk April Holden; Paul Schumacher

Absent: None

The Executive Session convened at 6:00 p.m. in the Ante Room of the Village Hall.

Property Acquisition

Public Works Director Nan Newlon and Assistant Director Andy Sikich attended this portion of the Executive Session.

Mr. Fieldman said staff is seeking authorization to acquire four properties in the area of 2nd and Cumnor Streets. The goal is to purchase four homes, demolition them and build a detention basin. This is a high priority project as identified in the Watershed Infrastructure Improvement Plan. The budget for this project is \$7 million and the estimate for purchasing these properties is \$3 million. He said Enza Petrarca would be designated as the contact to work with the homeowners.

Andy Sikich provided information regarding the stormwater aspects of this project. He said Cumnor would be closed between 2nd and 3rd Streets. The park is left in the plan. The proposal is for a wet bottom basin for greater storage. The Village would be responsible for maintenance of the basin.

Following discussion Council directed staff to examine an expansion of the basin to include two more houses and its effect on flooding.

Ms. Petrarca described the process involved in working with the homeowners, including notifying the homeowners by personal contact, obtaining appraisals by one appraiser, and offering fair market value. She said correspondence with the owners would not include condemnation language.

Mr. Sikich said the basin could be built by next year provided there are no complications. The Mayor suggested that Cumnor be closed off during big rain events until the project is complete.

Commissioner Schnell motioned to adjourn the Executive Session. Commissioner Barnett seconded the motion. The Executive Session was adjourned by voice vote at 6:37 p.m.

April Holden
Village Clerk

Approval only 10/4/11

Village of Downers Grove
Executive Session Minutes

September 6, 2011

Confidential

Attendance: Mayor Tully; Commissioners Schnell, Waldack, Neustadt, Barnett, Rheintgen; Village Manager Dave Fieldman; Village Attorney Enza Petrarca; Deputy Village Manager Mike Baker; Fire Chief Jim Jackson; Deputy Village Manager Mike Baker; Village Clerk April Holden

Absent: Commissioner Durkin

Council convened into Executive Session at 8:48 p.m. in the Ante Room of the Village Hall.

Setting a Price for Property

Ms. Petrarca addressed the property at 5237 Benton. It was purchased by the Village in 2010. The property appraises at \$325,000 and there is an easement over a vacant lot.

Following discussion, Council directed Ms. Petrarca to publish a resolution and notice of sale and authorized her to sell the property at not less than 80% of the appraised value.

Village Manager Dave Fieldman outlined the steps to be taken in selling this property. Staff recommends selling the property "as is." The proceeds of the sale will go into the stormwater fund.

Property Acquisition

Ms. Petrarca reported on the property at 5634 Webster. This is a foreclosed property with US Bank valued at \$123,900. There is a contract pending at \$120,000. The realtor will call Ms. Petrarca if the pending offer falls through. If purchased by the Village, this property would be used for detention.

Following discussion, Council authorized the purchase of this property up to \$123,900.00. Staff was advised to bring other parcels that may come available to Council's attention.

Commissioner Schnell motioned to adjourn the Executive Session. Commissioner Barnett seconded the motion. The Executive Session was adjourned by voice vote at 9:33 p.m.

April Holden
Village Clerk

Approval only 5/1/12

Village of Downers Grove
Executive Session Minutes

April 3, 2012

Confidential

Attendance: Mayor Tully; Commissioners Schnell, Waldack, Barnett, Rheintgen, Durkin;
Village Manager Dave Fieldman; Village Attorney Enza Petrarca; Attorney Iain Johnston;
Village Clerk April Holden

Absent: Commissioner Neustadt

The Executive Session convened at 8:50 p.m. in the Ante Room of the Village Hall.

Setting a Price for Property

Ms. Petrarca addressed the property at 5237 Benton. On September 6, 2011, Council authorized the sale of the property, but received no bids. The staff recommendation is to seek Council authorization to demolish the house and to sell the property as a vacant lot to known developers.

Following discussion, Council directed staff to initiate the bid process for the development community. Village Manager Dave Fieldman outlined the steps to be taken including a no minimum bid price, sealed bids, and the right to reject bids.

Commissioner Schnell motioned to adjourn the Executive Session. Commissioner Barnett seconded the motion. The Executive Session was adjourned by voice vote at 9:33 p.m.

April Holden
Village Clerk