



Village of Downers Grove Meeting Minutes Downers Grove Village Council

Civic Center
801 Burlington
Downers Grove, IL 60515
630-434-5500

Tuesday, February 11, 2014

7:00 pm

Council Chambers

1. Call to Order

Mayor Martin Tully called the regular meeting of the Village Council of the Village of Downers Grove to order at 7:00 p.m. in the Council Chambers of the Downers Grove Village Hall.

Pledge of Allegiance to the Flag

Mayor Tully led those present in the Pledge of Allegiance to the Flag.

2. Roll Call

Present: Commissioner Bob Barnett, Commissioner Sean P. Durkin, Commissioner Becky Rheintgen, Commissioner Geoff Neustadt, Commissioner Greg Hosé, Commissioner David S. Olsen and Mayor Martin Tully

Non Voting: Village Manager David Fieldman, Village Attorney Enza Petrarca and Village Clerk April Holden

The Council meeting is broadcast over the local FM radio station, WDGC. In addition, a tape recording and videotape of the meeting are being made using Village owned equipment. The videotape of the meeting will be used for later rebroadcast of the Council meeting over the Village cable television Channel 6.

The Council will follow the rules of conduct for this meeting as provided in Sec. 2.5 of the Downers Grove Municipal Code. These offer the public the opportunity to comment at several points in the meeting. First, immediately following approval of the minutes of the past meetings, an opportunity will be given for public comments and questions of a general matter. If a public hearing is scheduled for this meeting, an opportunity is given for public comments and questions related to the subject of the hearing. Finally, an opportunity is given for public comments and questions on items appearing on the Consent Agenda, the Active Agenda and the First Reading.

The presiding officer will ask, at the appropriate time, if there are any comments from the public. If anyone wishes to speak, the individual should raise their hand to be recognized and, after acknowledgment from the presiding officer, approach the microphone and state their name and address. Remarks should be limited to five minutes, and asked that individuals refrain from making repetitive statements.

Mayor Tully said there are agendas located on either side of the Council Chambers, and he invited the audience to pick up an agenda and follow the progress of the Council meeting.

3. Minutes of Council Meetings

Council Meeting - February 4, 2014

Mayor Tully asked for a Motion to approve the minutes as submitted.

Commissioner Neustadt moved to approve the minutes as presented. Commissioner Durkin seconded the motion.

The Mayor declared the Motion carried by voice vote, with Commissioner Olsen abstaining.

4. Public Comments - General Comments on Matters Not Appearing on Tonight's Agenda

Bill Waldack, 1409 Willard Place, commented on a previous meeting regarding chickens. The issue of risk was never fully answered and the public comments did not address the risk. If there are 30 chicken coops in the Village, this affects 90 lots and 200 people that could be adversely affected. He has never seen a Council write off the health, safety and property values of 200 residents. He referenced Commissioner Neustadt's comments regarding the ability of neighbors to nullify the opportunity for someone to get a chicken coop because they don't take care of their leaves, snow, etc. He said he takes exception to this as Council always speaks highly of the residents. If people cannot take care of their yards, maybe they cannot take care of chickens. Some of the people who spoke at the meeting have broken the law.

Mr. Waldack said that from spring to early fall people are made aware of the West Niles virus. Certain sentinel chickens are placed to attract mosquitoes to test the presence of the West Niles virus. It is dangerous and can be deadly. In terms of property values and property rights, he asked the Council if they were going to allow people to protect themselves with respect to redirecting contaminated drainage away from their property and keep it on the chicken owner's property. He asked if the Council will allow high fences, building brick walls, etc. to be built to protect neighbors adjacent to chicken owners. He asked that Council not expand the chicken ordinance.

5. Council Member Reports

Commissioner Olsen apologized for not being able to be part of last week's meeting, due to work obligations.

Commissioner Olsen said the DuPage County Board passed a resolution opposing an amendment to the Illinois Constitution to provide for a graduated income tax. DuPage Mayors and Managers Conference (DMMC) is supporting this as well. It is an important issue for our State and the people of Downers Grove.

Mayor Tully said this matter is being monitored by DMMC. Typically, a model resolution will be drafted.

Commissioner Neustadt said the Village has a few job openings. He referred people to the Village's website, www.downers.us for more information. He noted that Nick Santoro coordinates the Village's volunteer program.

Commissioner Durkin said he represented the Village at the legislative breakfast held last Saturday by the West Central Municipal Conference (WCMC). He brought the agenda to share with Council and staff. He said there is a great deal of emphasis on rail transportation by the WCMC. Additionally, they have issued a press release regarding the formation of the Suburban Water Task Force. He said HB 4288 and SB 2907 are designed to create an entity to regulate water rates for Lake Michigan water. He noted that DuPage Water Commission representatives will be speaking at the next DuPage Mayors and Managers Conference.

The Mayor thanked Commissioner Durkin for this information.

Commissioner José said DuPage PADS is hosting a fundraiser to raise funds for renovations at the Downers Grove First Congregational United Church of Christ, a sponsoring PADS ministry. On Tuesday, February 18 and March 4, 2014, between 4:00 p.m and 9:00 p.m., Tom & Eddie's in Yorktown Center in Lombard will donate 10% of net proceeds of meals to the DuPage PADS fundraiser to help renovate and expand the bath and laundry facilities at the Church. He encouraged people to take advantage of this, as they are able. More information

is available at www.uccd.org.

Mayor Tully thanked everyone who came to the Ice Festival. He said that, due to the frigid weather, the ice sculptures would probably be there until 2016 so it was a good investment. He then said that the 2014 Relay for Life will take place at the Downers Grove North outdoor track on Friday, June 27 beginning at 5:00 p.m. to raise funds for the American Cancer Society. He said the Mayors of Downers Grove and Woodridge will compete against each other.

6. Public Hearings

7. Consent Agenda

BIL 00-05478 A. List of Bills Payable: No. 6100, February 11, 2014

Sponsors: Accounting

A motion was made to Approve this file on the Consent Agenda.

Indexes: N/A

MOT 00-05476 B. Motion: Authorize a Professional Services Contract Not to Exceed \$25,179 to Engineering Resource Associates, Inc. for Headwall Replacement Design Services at 55th and Grand

Sponsors: Public Works

Summary of Item: This authorizes execution of a professional services contract with Engineering Resource Associates, Inc. in the amount of \$23,980 plus 5% contingency in the amount of \$1,199 for a total not-to-exceed \$25,179 for headwall replacement design services at 55th and Grand.

A motion was made to Authorize this file on the Consent Agenda.

Indexes: Stormwater Improvements

Passed The Consent Agenda

A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, that the consent agenda be passed. The motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

8. Active Agenda

ORD 00-05470 A. Ordinance: Establish a Crosswalk at Carpenter Street

Sponsors: Public Works and Transportation and Parking Commission

Summary of Item: This establishes a crosswalk at Carpenter Street.

AN ORDINANCE ESTABLISHING A CROSSWALK AT CARPENTER STREET

ORDINANCE NO. 5367

A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, to Adopt this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

Indexes: Crosswalks

ORD 00-05473 B. Ordinance: Amend Alarm Code Provisions to Provide for Wireless Radio Systems

Sponsors: Fire Department

Summary of Item: This amends alarm code provisions to provide for wireless radio systems.

AN ORDINANCE AMENDING ALARM CODE PROVISIONS TO PROVIDE FOR WIRELESS RADIO SYSTEMS

ORDINANCE NO. 5368

A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, to Adopt this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner José, Commissioner Olsen and Mayor Tully

Indexes: Fire Alarms

MOT 00-05472 C. Motion: Award \$85,966.01 to Total Fire and Safety, Inc. for Purchase and Installation of Alarm Panel Equipment

Sponsors: Fire Department

Summary of Item: This approves the purchase and installation of equipment from Total Fire and Safety, Inc. to upgrade the Village's alarm panel in the amount of \$61,326.01 plus four years of maintenance at \$6,160 per year (for a total of \$24,640) after the first year.

A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, to Award this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner José, Commissioner Olsen and Mayor Tully

Indexes: Fire Alarms

9. First Reading

The Mayor noted that Item D., Village Facilities Discussion, will take place in the Committee Room next door at the end of the meeting.

Dave Fieldman, Village Manager, said Item C., an ordinance amending the Zoning Ordinance, will be discussed next week and will be on next week's agenda.

ORD 00-05480 A. Ordinance: Authorize a Special Use for 2535 Ogden Avenue to Permit Construction of a Restaurant with Drive-Through

Sponsors: Community Development and Plan Commission

Mr. Fieldman asked Tom Dabareiner, Director, Community Development, to address this item.

Tom Dabareiner, Director, Community Development, said an ordinance has been prepared for a special use for a 4,395 square foot drive-through restaurant at 2535 Ogden Avenue, for a new McDonald's. Staff is seeking approval on the March 4, 2014, active agenda. The property is zoned B-3, General Services and Highway Business. It is a very good site design. It meets all the B-3 zoning bulk requirements and is consistent with the Comprehensive Plan. Further, it will comply with all the stormwater, access and public safety requirements. The petitioner held a voluntary neighborhood meeting to discuss this project. The Plan Commission considered this matter at the January 27, 2014, meeting and unanimously recommended in favor of the petitioner. Mr. Dabareiner noted that the existing McDonald's at 1620 Ogden will close,

Mayor Tully thanked the petitioner for being in attendance at tonight's meeting and for voluntarily holding the neighborhood meeting.

Commissioner Durkin said he recently read that a majority of McDonald's sales are through their drive-through windows. He asked if there is room for expansion at this site.

Mr. Dabareiner said they could expand but will already have double drive-through ordering bays.

Dean Przbyszewski, Area Supervisor for McDonald's, said the third window is a pull forward window. The proposed design is the current mode and is state-of-the-art.

Commissioner Durkin said he wants to be sure there is enough room on the site.

Commissioner Rheintgen asked what will happen to the existing McDonald's.

Mr. Dabareiner said it will close.

Dennis Somers, McDonald's area real estate manager, said the building will be demolished, and it will most likely be sold.

Commissioner Neustadt said this is a much welcomed new addition. This site will be an economic spur and a great addition. He is looking forward to it. He asked if there will be dedicated inbound and outbound lanes.

Mr. Dabareiner said there will be a single point of access with one inbound lane and two outbound lanes - a shared straight and left outbound, and a dedicated right outbound lane.

Commissioner José thanked the McDonald's representatives for their high quality work and their due diligence. He noted that they looked at various areas and concerns, and addressed them.

Commissioner Durkin referenced an article in Bloomberg Report regard fast forward drive-through windows.

Mr. Przbyszewski confirmed that this location will have such a window.

Mayor Tully said this was a long time coming. He thanked the Economic Development Corporation, the Village staff and the petitioner for making this happen.

Michael Cassa, President, Economic Development Corporation, thanked Andy Goodman, GMX, Real Estate Group, the lead developer for their work. They are first class.

Henry Stillwell, attorney for the petitioner, thanked the staff, on behalf of the development team.

Andrew Goodman, GMX Real Estate Group, said the staff was a wonderful team. They could not have gone through the site selection process without Michael Cassa. The EDC has the best of the best.

Mayor Tully addressed the criteria in Section 28.609 of the Zoning Ordinance. In his opinion, this meets the standards. He noted there are no setbacks or variations requested. He also noted that the concerns of a resident were addressed.

Indexes: Special Use - 2535 Ogden Avenue

INF 00-05477 B. Discussion: Stormwater Utililty Grant Program

Sponsors: Public Works

Mr. Fieldman asked Nan Newlon, Director, Public Works, to present this proposal for a stormwater utility grant program.

Nan Newlon, Director, Public Works, said this proposal is based on discussions of the Council during the budget preparation process. Staff has prepared draft language for a proposed credit under the credit/incentive portion of the stormwater utility program. The purpose is to encourage property owners to proactively manage stormwater on their property. The program would have the following key points:

Eligible costs would be design and construction costs for improvements that decrease the site runoff rate, reduce volume of stormwater leaving the property, improve the quality of stormwater runoff, reduce impervious area, or a combination thereof.

Funding would be provided on a first-come, first-served basis.

Applicants would be able to apply for and receive funding assistance on an annual basis for projects that meet the program qualifications, up to a maximum of \$5,000 for design and \$20,000 for construction of the improvements. Staff is proposing a maximum of 75% of the cost would be reimbursed to the property owner. Examples of eligible improvements would include a rain garden or eliminating some pavement that would reduce runoff.

Staff recommends that applicants meet with the Village's Stormwater Administrator to review proposed work prior to a grant award. Staff has also reached out to the Conservation Foundation who is willing to be of assistance with education and presentations.

Mr. Fieldman said this program is designed for churches and religious institutions. The applicant's 25% share could include in-kind contributions.

Mayor Tully said examples of in-kind contributions would be architect or engineer professional services, labor, etc.

Commissioner Rheintgen asked if applicants will be required to have the engineering plans done before a grant is approved.

Mr. Fieldman said grants would be paid to the applicant upon completion of the construction. Staff will work with applicants on the application before proceeding to the engineering plans.

Commissioner Rheintgen asked for an example of permit fees that the Village would potentially waive for permeable pavers.

Ms. Newlon said there is a fee for the application which is a reimbursement for staff time spent on the application.

Mr. Fieldman said that under the fee waiver policy, staff is able to waive fees for non-profit organizations.

Commissioner Rheintgen said she would like to discuss lowering the stormwater utility rate by 10% to churches and tax-exempt organizations.

Commissioner Barnett said he applauds any attempt to help our religious community; however, there are aspects of this he is having a difficult time accepting. He is concerned about the idea

of extending something to one group differently. It raises the question of equal application, equal accessibility. He wonders if it is right to limit this to only the religious organizations. Family Shelter Services and others come to mind. He said there is a \$300,000 contribution to stormwater utility revenue from not-for-profit organizations, \$100,000 is given back to education and the Park District, and now potentially another \$200,000 would be given back to encourage certain design behaviors. The effect on the system is improved, but, over time, it causes him to question the structuring of the system and the wisdom of including the not-for-profits.

Commissioner Barnett asked if the typical annual stormwater bill is \$2000-\$3000 annually for churches. Mr. Fieldman concurred.

Commissioner Barnett said under this proposal they could save a maximum of one-half of their annual bill, or \$1,500. Mr. Fieldman concurred.

Commissioner Barnett said that while there are some good opportunities, \$1,500 per year is a slow payback. He is concerned that the Village will be paying for work that is likely to be done anyway. It will not encourage churches to replace their parking lot with permeable pavers.

Commissioner Barnett said that if this came to a vote, he would vote for it because he wants to be helpful to the churches in some way; however, he does not like the structure and he questions the actual value.

Commissioner José said he supports this proposal. It is a good first step in helping address some of the concerns of the church community. He said Commissioner Barnett is correct in that this will not be the reason for any one project to take place; however, it may become the impetus for a project and result in reducing stress on the system. He looks forward to its implementation.

Mayor Tully said he would be open to considering extending this to other property tax-exempt organizations. He thinks we will get applications from tax-exempt organizations that have large amounts of runoff due to the physical structure of their buildings and parking lots. The focus is on the property and not the activity that takes place on the property. We are trying to encourage action that benefits the stormwater system. If someone is going to undertake a capital project and consider an element of the project that reduces stress on the system, and further the goals of the stormwater program, we would want to encourage it. The Mayor said this is a good first step. He wants to mitigate the impact on tax-exempt organizations and encourage them to take steps to forward the goals of the stormwater program. He would like to see more value in this and would like to increase the incentive.

Mr. Fieldman said that could be accomplished by decreasing or eliminating the match. There are a handful of tax-exempt organizations that are large with engineers on staff, such as Midwestern University, Good Samaritan Hospital, and other governments, and most of the benefit of the grant program would probably go to them.

Commissioner Barnett spoke regarding the focus on the parcel and not the activity. He suggested considering the parcel itself; those that are geographically challenged, such as all tax-exempt parcels under a certain size.

Commissioner Rheintgen noted that in applying for grants one has to show a hardship. This may eliminate some applicants. The Council has heard from some groups that this is a hardship. It is not their lot size, it is a financial impact.

The Mayor said that opens this up to everybody who could claim a hardship. It is best to focus

on the parcel.

Commissioner Olsen asked if there is a legal reason to tie it to the parcel. He asked if this will undermine the legal foundation of the utility if this proposal is adopted.

The Mayor said it is a cost-share program.

Commissioner Olsen said he is trying to understand what we can do in a grant program.

Mr. Fieldman said it is at the full discretion of the Council to run the stormwater utility program and any grants associated with it as Council sees fit.

Commissioner Olsen verified that this is a separate program from the stormwater utility and not an amendment to the utility.

The Mayor said this is not a legal consistency issue. There are nine parcel owners that have led the charge in terms of raising concerns as to the impact of the utility.

Commissioner Rheintgen said we have heard from a few organization that a big construction project is beyond their means. She asked if Council should consider changing the rate to tax-exempt or church organizations to make it 10% lower than other payers to help recognize the good they do and offer some relief.

The Mayor said he has issues and concerns about focusing on activities vs. parcels.

Commissioner Olsen said the Council raised stormwater fees 6.4%. He does not support that. He is troubled by the direction this has gone. We will raise the fee, then give a 10% rebate and then raise it again next year. He appreciates the issue, and wants to provide some relief, but he is also concerned about this as this does not make sense to him.

Commissioner Rheintgen clarified that going forward it would always be 10% below approved rates. She said she was not suggesting a rebate program.

The Mayor said the increases are planned based on costs and projects.

Commissioner Durkin said he would be interested in pursuing this. He asked what a 10% discount would be on the bonding authority and Moody's.

Mr. Fieldman said it would be very small, approximately \$20,000 for all tax-exempt organizations.

Commissioner Neustadt said this is another way to look at impact as is looking at best management practices. He would suggest looking at best management practice ideas before granting a 10% discount. Organizations need to look at what they can do to benefit the stormwater system before they are given a 10% discount.

Commissioner José said he is reluctant to go in this direction. He is hesitant to take dollars out of the program when we are significantly under funded. Currently, a 10% discount does not fit with his idea of the system. He said we all need to contribute to the stormwater utility.

Commissioner Barnett said Council does not know what the rate increases will be. One of the goals is to encourage best practices, both design and management. He reminded everyone of the importance of some of the conversations Council has had regarding the existing ordinance and runoff characteristics and engineering requirements. There will be people who will take up

the cause of improving their parcel because it is the right thing to do, but he would like the Council to press on the action item regarding stormwater management regulations as they relate to the substantial building permits issued every year.

Commissioner Olsen said he strongly supports Commissioner Barnett's comments.

Indexes: Stormwater Utility

ORD 00-05453 C. Ordinance: Amend the Zoning Ordinance, Chapter 28, of the Downers Grove Municipal Code

Sponsors: Community Development and Plan Commission

Mr. Fieldman said this matter, Item C., an ordinance amending the Zoning Ordinance, will be discussed next week and will be on next week's agenda.

Indexes: Zoning Ordinance

REP 00-05479 D. Discussion: Village Facilities (Discussion to be held in the Committee Room)

Sponsors: Deputy Village Manager

Mayor Tully announced that the discussion regarding Village facilities would convene in the Committee Room. Discussion began at 8:19 p.m.

Deputy Village Manager Mike Baker said Village facilities is one of the high priority action items. He noted that this is an introductory conversation leading to Council discussion and input. The discussion revolves around two questions that will give staff insight as to how to proceed with the next step of the project. He presented two discussion questions:

- 1. What do you hope this project communicates to residents and the community when completed?*
- 2. As options are being identified and evaluated, do you have any guidance on what is or is not considered?*

Mr. Baker referred to the flight analogy discussed in long range planning. In this matter, Mr. Baker suggested the Council be at the 50,000 ft. level regarding the vision of the Council and setting the direction. We will go from vision to options to projects, with decisions made by August for consideration in future budgets. This process will clarify what to build, where, and how to fund it.

Mr. Baker said a considerable amount of planning has been done to date. Discussions regarding top quality infrastructure have been held in long range planning meetings. This topic is also addressed in the Comprehensive Plan. He noted that the facilities discussion has a number of similarities to discussions regarding the conditions of streets.

Mr. Baker then focussed on the facilities in need of major improvements. The focus is on the Village Hall and the Police Station as those buildings are in below average condition. The primary deficiencies of the Police Station are obsolete systems and space limitations. The primary deficiencies at Village Hall are obsolete systems, customer service limitations, and an inefficient layout.

With respect to the Police Station, Mr. Baker said it was constructed and first occupied in 1979. Specialty functions include booking/detention, evidence, dispatch, patrol, investigations, and the firing range. By way of example, Mr. Baker said that evidence is stored in eight different locations. Officers' equipment does not fit in their lockers, which are smaller

than today's lockers. There are also challenges with regard to meeting rooms, booking, interview space, etc. Staffing in the Police Department is at 107 full-time equivalent employees. In 2007, the total number of staff was 117. The size of the building is 26,730 square feet. The 2007 recommended size estimate was 88,015 s.f. and the current size estimate, based on lower personnel figures, is 60,000-75,000 s.f. The total project cost, based on the 2012 condition assessment, to upgrade the Police Station is \$3.7 million.

With respect to Village Hall, Mr. Baker said it was constructed in 1929 and used as the Village Hall since 1968. The one specialty function is a data center. The systems are significantly obsolete, there are customer service limitations, and the building has an inefficient layout. By way of example, Mr. Baker said the Community Development department occupies space on opposite ends of the building. Staffing at Village Hall is at 65 full-time equivalent employees. In 2007, the total number of staff was 84. The size of the building is 49,542 square feet. The 2007 recommended size estimate was 69,453 s.f. and the current size estimate, based on lower personnel figures, is 40,000-45,000 s.f. The total project cost, based on the 2012 condition assessment, to upgrade Village Hall is \$6.7 million.

Mr. Baker said the projected costs are for upgraded and improved space, but not additional space.

Mr. Baker then discussed maximizing community value. He identified dimensions of community value to include public and private partnerships, alternative revenue sources, infrastructure improvements, economic development, operating efficiencies/LEAN improvements, community engagement, and cost effectiveness and durability.

Commissioner Neustadt asked what the data center supports. Mr. Baker said it is the primary data center for the Village supporting most operations.

Commissioner Neustadt asked if it could be located elsewhere. Mr. Baker said it could be.

The Mayor referenced actions taken to move systems into the cloud environment. He said the data center is long-term and could exist anywhere. He said the question is what portion of the data system needs to be here vs. somewhere else as well as private vs. public cloud.

Mr. Baker said that this discussion is intended to be vision-oriented. He then opened the discussion to the Council for responses to the discussion questions.

Mayor Tully said Council and staff have been forward thinking. This is not a question of whether we do this; it is a question of what we do. We need to be creative and explore all possibilities. He wants a solution that can be implemented and meets both the Long Range Plan and long-term vision. With respect to the second question, Mayor Tully said he recommends considering anything and everything.

Commissioner Barnett said he would like to see the Village have a downtown presence. He would not like to see Village facilities entirely in rented space. He wants to see something that matters to the community and is something to be proud of.

The Mayor said we owe it to the community to explore other options in order to know what value we place on the location. We should consider maintaining Village Hall downtown, but all options should be considered and weighed.

Commissioner Neustadt addressed the facility assessment condition, saying that "fair condition" is maintainable. Knowing we have buildings in good condition helps this discussion. He wants to look at the option of using the Village Hall facility and determine if

this is the best location. This is an unprecedented time to engage in public/private partnerships. He said other communities are also faced with these decisions. In terms of funding, he would like to look at TIFs, seizure money, etc. The facilities should have uses that are flexible. Staff has been flexible with the current space, as is evident from changes made to the existing Village Hall. He would like the Council Chambers type setting used for other purposes, such as performing arts, etc. He would like to see community buildings used as such. He suggested looking at what other communities have done with respect to the Police Station. He sees the community component as very important.

Commissioner Olsen spoke of establishing certain parameters. He agrees with the importance of a downtown presence. He spoke to the issue of being cost-effective and durable. He said we are still in a situation of economic recovery and need to be mindful of the burden we are placing on our residents. There are many people still struggling. It is important to be mindful of that as we discuss new buildings. He wants to engage the community to make sure there is buy-in. He does not want residents to feel they have not been considered in the plans. He heard when he was campaigning that some residents felt the new Fire Station was built without public comment. He commented that he does not want to come back regarding replacing poor quality materials or poor workmanship. He mentioned the new building at the University of Illinois in Urbana built in 2008, saying that some of the materials used did not meet standards, and wood and flooring has had to be replaced twice over five years.

Commissioner Olsen said the long range plan discusses strategies and solutions. He takes strong objection to taking TIF funds for a public building both in terms of fairness and in terms of the business community seeing this as a blow to the reputation of the Village. He is, however, open to creative funding solutions.

Commissioner Neustadt said they should consider being environmentally and energy efficient, and benefit the neighborhood in terms of stormwater issues.

Commissioner José said he agrees with respect to stormwater. He said they have to be fiscally prudent, and sure that it is well built and will last, with space designed as it should so we are operating as efficiently as possible, and to partner with as many other governmental entities as possible. They should make sure it is the right size and is functional. He doesn't want to see them build more than is needed, as they must be good stewards of public money. He echoed the concerns of moving out of the downtown area, saying that Village Hall needs to stay downtown.

Commissioner Rheintgen commented that she doesn't want the community to think that the Village is building a palace. They must explore every idea, especially regarding the funding and the options available. These buildings are necessities and should be framed as such. She is hopeful that other taxing bodies can join with the Village in some way. There are many of the same tasks being performed in different locations.

Commissioner Durkin said he doesn't see why they can't look elsewhere for Village Hall. He suggested they look at consolidating the Fire Department and Police Department at Ellsworth Park and joining with Darien and Woodridge. Commissioner Durkin commented that the Village needs to look at its own needs, and partnerships might not be a reality. They cannot wait for others to make their decisions. Regarding the use of the existing property, they could look at high-end rental apartments.

Mayor Tully made a comment regarding the burden of considering too many options. He feels considering all options is a worthwhile investments because no matter what is decided, there will be questions. It is well worth the investment of staff time to consider all options.

Commissioner Olsen said that part of the consideration is at the table, and he wants to bring the discussion to a conclusion and meet a time frame.

Mayor Tully said he thinks the Village owed it to the taxpayers to look at the options that might be more cost efficient. He is not suggesting this be discussed for years. The goal is to have a plan this year that then can be put into place. He said that the Council should lead by example and extend offers that others might join in.

Commissioner Durkin noted that partners might not be in a position to work with the Village for a few years.

Commissioner Olsen commented regarding partnerships, saying some buildings are new and nice, but overbuilt because they thought others would come.

The Mayor said that there are ways to do things that allow for partnerships down the road.

Mr. Fieldman commented that staff may be able to take all concepts and put together ideas based on those options.

Commissioner Barnett commented that the Village learned a lot from the recession. Thinking is a lot different because of it. He is not interested in dumping a lot of money into the existing Police Department and Village Hall. He hopes that they think of partnerships that may not be so obvious. They should think about activities.

Commissioner Rheintgen noted that most people do not come to Village Hall. They need to be more descriptive of the conditions because on the outside it looks fine.

Commissioner Durkin asked to have staff explore this and bring back financing options.

Mr. Fieldman thanked the Council for their thoughts, saying that is what staff was looking to achieve.

Mr. Waldack said he agrees with what was said. None of this is new. They should put together a finance team. There are two buildings that are deplorable and nobody cares. It will be a hard sell but residents don't look with pride at Village Hall.

Indexes: Village Facilities

10. Mayor's Report

Materials to be Placed on File

11. Manager's Report

12. Attorney's Report

Village Attorney Enza Petrarca said she was presenting one item to Council: An ordinance authorizing a special use for 2535 Ogden Avenue to permit construction of a restaurant with drive-through.

Future Active Agenda

13. Council Member New Business

14. Adjournment

Following the discussion regarding Village facilities, the Mayor asked for a Motion to adjourn.

Commissioner Neustadt moved to adjourn. Commissioner José seconded the Motion.

Mayor Tully declared the motion carried by voice vote, and the meeting adjourned at 9:29 p.m.