



Village of Downers Grove Meeting Minutes Downers Grove Village Council

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

Tuesday, March 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 - March 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.

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

There were no public comments.

5. Council Member Reports

Commissioner Neustadt noted that the Village's website, www.downers.us, contains many ways to connect and learn more about the Village. Residents can also report problems, including potholes.

Commissioner Durkin said that Commissioner Barnett, Village Manager Fieldman, and he joined with representatives of the Chamber of Commerce and the Downtown Economic Development Corporation in a Springfield drive-down. They met with legislators and/or left information regarding issues before the Legislature.

Mayor Tully said he was unable to attend the drive-down. He noted, however, that there will be another drive-down later this year with the DuPage Mayors and Managers Conference.

6. Public Hearings

7. Consent Agenda

BIL 00-05498 A. List of Bills Payable: No. 6106, March 11, 2014

Sponsors: Accounting

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

Indexes: N/A

MOT 00-05497 B. Motion: Note Receipt of Minutes of Boards and Commissions

Summary of Item: Stormwater and Flood Plain Oversight Committee - December 12, 2013

A motion was made to Note Receipt Of this file on the Consent Agenda.

Indexes: Boards and Commissions Minutes

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

MOT 00-05495 A. Motion: Recommend Intersection Design to DuPage County for 55th and Webster

Sponsors: Public Works

Summary of Item: This recommends a dead end closure of Webster Street at 55th Street in connection with intersection design plans by DuPage County.

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

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

- ORD 00-05492** B. Ordinance: Authorize a Special Use to Permit an Automobile Dealership at 2100 Ogden Avenue
Sponsors: Community Development and Plan Commission
Summary of Item: This authorizes a special use for 2100 Ogden Avenue to permit an automobile dealership.
- AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT AN AUTOMOBILE DEALERSHIP AT 2100 OGDEN AVENUE
- ORDINANCE NO. 5371
- 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

9. First Reading

- ORD 00-05493** A. Ordinance: Authorize a Special Use to Permit a Multiple Family Residence at 715-719 Rogers Street
Sponsors: Community Development and Plan Commission
- Village Manager Dave Fieldman commented that this ordinance authorizes a Special Use for a proposed multi-family residence on Rogers Street. He asked Community Development Director Tom Dabareiner to provide additional information.*
- Tom Dabareiner, Director, Community Development, said that staff is seeking approval of this item on the March 18 Active Agenda. The proposed building is located at the southeast corner of Prospect and Rogers. He showed the existing structure, and the north and west elevation of the planned building. The applicant has created a model to get a sense of the slope and view. The proposed building is six stories in height, with two of those stories serving as parking. The residential units will consist of 32 one-bedroom dwellings, and 16 two-bedroom units. Mr. Dabareiner said that the proposal complies with all of the Zoning Ordinance requirements for bulk, density and open space. He noted that the Plan Commission met on February 3, 2014, to discuss this, focusing on building security, traffic, density, and building design, as well as compatibility with the neighborhood. The item passed with a 7-1 vote, with the dissenting vote in disagreement it met the General Welfare portion of the Standards for Approval in Sec. 28.1902(a) of the Zoning Ordinance.*
- Ken Rathje of Rathje Planning Services represented the petitioner in this request. The petitioners are RMG Realty. They are requesting approval of a special use for a multi-family six-story building, with two stories serving as parking, and four stories as residential units. He noted that each parking level will have either 48 or 50 parking spaces, and he described the configuration of the parking lots. The majority of the lower parking level is below grade and will be accessed by a gated entry at the southwest corner of the site on Prospect Avenue. The upper level of parking is for residents and guests, with access on Rogers Street. Mr. Rathje noted that the proposed building is concrete and steel, sheathed in terra cotta, which the petitioners believe is a better choice than brick. The building will be fully sprinklered, and contain heat and smoke sensors.*
- Mr. Rathje continued describing the living units, 32 of which have one bedroom, and 16 that will have two bedrooms. The units are designed to have condo-quality finishes. The balconies are "protected" in that they will be usable for a longer period of time and not open to weather extremes. He said that security for the building is via two computer controlled fob systems in*

the two lobbies. The plan has been prepared with a total of 12,766 square feet of green space, including container plantings. Landscaping equals 39% of the site.

With regard to public improvements, Mr. Rathje said that they are obligated to install curbs, gutters and sidewalks, and the petitioner plans to replace the sidewalks along the Rogers Street side. He said that in regard to stormwater management, the development is adding about 1,032 square feet of additional impervious area, which makes them exempt from providing on site stormwater storage. They will provide improvements with a stormwater containment system to filter out sediment and oils. Other features include a roof garden.

Regarding traffic, Mr. Rathje said that staff asked the petitioner to conduct a traffic study and they hired KLOA to perform that study. About 30% of the residents will use public transportation. He explained the proposed trips in and out expected for a building of this size. Traffic engineers said that Rogers Street only carries about 45% of its capacity. Prospect carries about 220 cars per day, which is a fraction of what the roadway can carry. Looking at the demographic projections, Mr. Rathje explained that the District 58 Strategic Plan anticipates a drop in population for Lester School for the next several years. District 99 also indicates a decline in school population for 2015-2016.

Mr. Rathje then addressed the Village's Standards for a Special Use, quoting each standard and addressing them in terms of the proposed project. He noted that the proposed plan is consistent with the Village's Comprehensive Plan, Future Land Use Plan and Master Plan. This development is within walking distance to public transportation and is a transition between the residential and downtown commercial areas. The higher density housing supports the nearby business district. He said that the petitioner has spoken with the Downtown Management Corporation, and Ms. Kunze responded with a letter dated March 10, 2014, stating that although the property is outside of the DMC's Special Service Area, she acknowledged the need for this housing.

Mr. Rathje noted that the proposed building will be built according to Village Code with respect to building, life and safety codes. There will be an access control system in the building with video monitoring. The two items of General Welfare that were most appropriate to this development are traffic and the impact to schools, which are de minimis. He further indicated that the completed building will generate a significant amount of property tax to the Village. An investment of this nature reinforces the desirability of a development of this type. He added that the petitioner would comply with the Zoning Ordinance, and meets all the requirements of the downtown district, roadway safety, life safety and building codes. Multi-family residences are specifically listed as allowable within this zoning district. The petitioner has no objections to any of the conditions established by the ordinance.

Mayor Tully asked for questions from the Council.

Commissioner Olsen asked what borders on the south side of the site. Mr. Rathje replied that the property on the south side is owned by BNSF. It was a section of Warren Avenue right-of-way at one time. The railroad is responsible for that property.

Mayor Tully called upon members of the audience to make any comments. He said that the Council has received a number of comments in advance of tonight's meeting via e-mail and the Village's website. He reminded everyone that the Council would not be voting on this item tonight.

Bill Grant, 4800 Prospect, said that he will be affected by this development, as traffic would increase. He is not happy about that. He said scaling out what the building would look like and how high it would be would be interesting. He doesn't think that a six-story apartment

building is right for the location. A two-story building or townhouses would be better. He expressed his displeasure with the project.

Jim Harkness, 736 Franklin, asked when the traffic study was done. Mr. Rathje responded it was completed 2-1/2 to 3 weeks ago. Mr. Harkness said that some concerns expressed to him were based on the traffic study, which was based on statistics and not on an actual traffic study. It did not take into account sidewalk traffic and a decrease in the school population. This would change the nature and aspects of the community. He said that the petition ignores the congestion and residential houses on Prospect. He also said no mention was made about rooftop access, light pollution, noise and the impact on neighboring properties. He then asked what discretion the Council has. Mayor Tully responded that the Village's Zoning Ordinance guides the Council.

Scott Raush, 826 Rogers, commented that he is in favor of the redevelopment of this site. He does not think that it will impact the schools. He noted that there is no grocery store downtown on the weekends. Mr. Raush also suggested a dead end at Prospect and Rogers, with a Stop Sign at Elm and Rogers. He does not think it will negatively impact property values.

Commissioner Neustadt noted that this project requested no variations. It is a challenging property, and the proposal complies with the bulk and density requirements. The Commissioner noted that the building will be fully sprinklered, and numerous safety measures will be in place. This segment of housing stock is not readily available in the Village. There is a need for this type of housing stock and it will provide an option for commuters or empty nesters. This project will take an older site and improve it. The stormwater separator on site will be beneficial. The proposal meets the Standards of Approval and he hopes it moves forward.

Commissioner Olsen asked about the price point. Mr. Rathje responded that it is \$2.00 per square foot per month, ranging between \$1400 and \$2200 per month. Commissioner Olsen then asked about the brick versus terra cotta and why the terra cotta was chosen. Mr. Rathje replied that the main building will be steel and concrete. The terra cotta material will be hung from the exterior. It is a weatherproof material that is handsome and has a long life. Commissioner Olsen asked whether it enhances the architecture, and Mr. Rathje said that is a matter of individual taste. In his opinion it does enhance the architecture. Commissioner Olsen said that he came in with concerns about the appearance of the building and its ability to fit into the surrounding community.

Mr. Rathje provided a sample of the terra cotta for the Council to view. He said terra cotta is a heavy material made from clay that has been fired.

Commissioner Durkin asked why they decided to do only half of the roof as vegetation. Mr. Rathje replied that they have planned 6,000 square feet as a roof garden to be used by the residents as a passive recreational area. It creates a nice amenity and it is a responsible thing to do for the residents. The north half of the building will have some of the standard mechanical amenities that will be hidden from view from the ground level. Commissioner Durkin asked whether they could continue this on the perimeter. Mr. Rathje responded that there is a limit on the budget. They are not encouraging residents to go onto the north area, as it is primarily mechanical. About 2,000 square feet of landscaping is on the roof, and 10,000 square feet is at the ground level. Commissioner Durkin noted that the railroad tracks are to the right, and asked why they would be looking to enhance the noisiest part of the building.

Mr. Rathje asked Dean Pozarzych to address that question as the design architect.

Mr. Pozarzych said during the plan they spent time at the site and the southern part of the site has a phenomenal view of the downtown area. That is the most appropriate part of the roof in terms of view.

Commissioner Rheintgen said she heard some concerns about light and asked that they explain the lighting. Mr. Rathje noted that the principal lighting will be the parking lot lighting, which will be dark sky quality lighting. He said that they can precisely focus the lights and will meet or do better than the standards, and have requested no variations. He said that they will be using all LED lights, with many small lights to give off an even illumination.

Commissioner Rheintgen asked about rules for using the rooftop deck.

Michael Gatto, RMG Realty and one of the owners, said that there would be hours of operation established.

Commissioner Rheintgen then asked what kinds of items residents would be allowed to store on the decks. Mr. Gatto responded that they will not allow gas grills, however, they can have patio furniture and electric grills. Mr. Rathje added that bicycles would also not be allowed on the decks.

Commissioner Rheintgen asked if there will be a neighborhood traffic study for that area coming up soon.

Nan Newlon, Director, Public Works, said a study will get underway this fall.

Commissioner Olsen asked if bike parking would be provided. Mr. Rathje said there will be a bike rack in the interior parking lot.

Commissioner Durkin asked whether they will install outlets on the exterior of the building, and Mr. Gatto responded that it is a code requirement.

Commissioner Barnett addressed the question of the roof and screening mechanical equipment. He said if they go north, he would like to see it screened because of the adjacent buildings. Mr. Rathje said they believe the screening will work. Commissioner Barnett said one of his challenges is whether the use is entirely appropriate. The site is a catalyst site, and they would like to get this right and perhaps set a precedent to some degree. He said he cannot tell what the building is from the exterior. Nothing else in the area looks as big or institutional as this proposed building. He wants to be sure that the screening is done correctly.

Mr. Rathje replied that they have spent a lot of time looking at utility screening in downtown areas. They concentrated the equipment towards the middle of the roof and away from the edges, with a reasonable parapet wall height.

Commissioner Barnett then asked about traffic, saying they have an estimate based on the 2011 traffic counts. He said there was a 25% increase in traffic on Rogers between 2009 and 2011. If there were anything to mitigate the traffic and keep it out of the neighborhoods he would like to see that done and planned ahead. Mr. Fieldman replied that it is appropriate for the petitioner's traffic team to provide that information. Commissioner Barnett said the information provided is not enough for him, and he would like to see more work done on traffic before moving forward.

Commissioner Barnett then asked about the separator.

Bob Gundmunson, RWG Engineering, said stormwater runs through that facility with baffles

that clean the water of oils and sentiments. It does not store water, as the development does not meet the criteria to trigger requirements of stormwater detention on the site.

Commissioner José said he is also interested in additional traffic numbers. He lives not far from the area. He stated that it is important to note that the project meets the Municipal Code requirements. The stormwater separator and the added greenspace are also very good. The Commissioner said he has heard that the building may not be as attractive as it could be, but that is subjective. It is a transition and a buffer, and provides good upscale housing stock. It also eliminates an outdated industrial building. Commissioner José said he thinks this is a good project, and he will be supporting it.

Mayor Tully commented that it is good to see the Village considering projects of this type. It is indicative of a changing economy. It is nice to see the economy is recovering. The Mayor noted that the Village's Zoning Ordinance, Sections 28.1902 and 28.1903 are the guiding lights with regard to this request. The proposal is an allowed use, no variations have been requested, and it is consistent with the Comprehensive Plan and the improved economic health of the community. The Mayor then commented on the clause that the proposal would enhance the general welfare of "the neighborhood and the community." It is important to balance the needs of the neighborhood and the community, and there are tools in the ordinance that allows the Village to do that. Mayor Tully said he recalls the discussions of workforce housing at the County level. The Village competes with other communities for economic growth by attracting companies to locate in Downers Grove to benefit the entire community. One of the issues discussed has been where do the graduates live. He said they've been hearing from the regional level that this housing is needed, however, he would like more information on this. Section 1902(b) specifies that the use will not be detrimental in any way. The Mayor also asked for more information about traffic, screening, scale in situ of the property, etc. This will be the commuter's gateway and needs to be done right.

Mayor Tully then referred to Section 28.1903, which allows the Village Council to impose conditions and safeguards they feel necessary for the community. Those requirements then run with the property for the special use. He said it is important to identify the concerns of the neighborhood, and to perhaps place conditions on the special use to ameliorate concerns expressed by the community. He said he appreciates the thorough discussion and analysis presented, and thanked the residents for their comments both via the website, e-mails and attendance at the meeting.

Commissioner Barnett asked if there is a requirement to go before the Architectural Review Board. The Manager responded that there is no requirement to do so. Commissioner Barnett suggested they keep that in mind in further discussions about the Zoning Ordinance.

Commissioner Durkin asked if there would be electric car stations. Mr. Rathje responded that they would be retrofitted if there is a need for it. There would be a cost for the consumer.

Commissioner Olsen commented that one of the advantages of the site is its proximity to the train station, allowing residents to walk to the Main Street station. He is thinking of the ability of a potential resident to walk along the sidewalk. There is sidewalk on only the north side of Warren Avenue and it is not wide like the sidewalks downtown. There are additional issues with snow, shoveling and keeping the sidewalks clear. He thinks it is worth keeping in mind for future development along the corridor and in these kinds of zoning districts if there are ways that the Council could assist in insuring resident mobility is enhanced. Mr. Fieldman responded that an update to the new sidewalk plan is a high priority action item coming next year.

Commissioner Rheintgen commented on the architecture and the role of the Village Council.

Each Commissioner would probably have different opinions. She said she was glad the Council is not weighing in on their opinion of the architecture or burdened with discussing the attractiveness of the building.

Mr. Rathje said there was mention made about additional traffic information. He commented that a regional traffic study is well beyond this project's impact on the area. He asked the Council what they want the petitioner to provide to support their project.

Mayor Tully said it would be best for Council to work with staff to come up with appropriate guidance. Mr. Fieldman said that if the petitioner provides the traffic counts, staff will work with the traffic engineers to determine origin-destination issues.

Commissioner Olsen then asked about timing. It doesn't sound as though this can be on next week's Agenda. Mr. Fieldman replied that it will not be on next week's Agenda. There are many questions still to be answered and additional information needs to be obtained. Staff will let the public know when it will be on the agenda.

Mayor Tully announced that the next item would be discussed in the Break Room.

Indexes: Special Use - 715-719 Rogers Street

REP 00-05479

B. Discussion: Village Facilities (Discussion to be held in the Break Room)

Sponsors: Deputy Village Manager

Mayor Tully reconvened the Village Council meeting at 8:52 p.m. in the Break Room to discuss the future of Village's facilities, primarily Village Hall and the Police Department. He called upon Deputy Village Manager Mike Baker to lead the discussion.

Deputy Village Manager Mike Baker reviewed what was presented at the last Council meeting. Mr. Baker said the purpose of this evening's meeting is to move the discussion forward by presenting general preliminary options based on February's discussion. He reviewed the timeline which calls for a decision to be made by the end of August. Discussion will include where and how to pay for it, and how to build it.

Mr. Baker said the goal is to narrow the four options to one or two. He noted that no options have been discarded as yet and the discussion is still at the preliminary level. He also stated that the Village has not engaged any professional services at this point in the conversation.

Mr. Baker then reviewed Options 1 to 4:

Option 1 - Upgrade the existing Village Hall and Police Department buildings with a cost range estimate between \$10 and \$17 million. He said if this option was considered there would, of course, be some unforeseen situations, including probable relocation of staff at some time during the upgrade.

Option 2 - Undertake a major remodel and addition to the existing facilities at a cost between \$16 million and \$30 million. The Police Department building is undersized and needs extensive remodeling and additions.

Options 3 and 4 - New facilities construction. Option 3 would be the construction of a new Village Hall and Police Department on the existing site at a cost of between \$28 million and \$40 million.

Option 4 would be construction of a new Police Department on an alternate site in the Village, and a new Village Hall on the existing site at a cost estimate between \$30 million and \$43

million. Mr. Baker said there are a number of sites to consider. One is located on Ogden Avenue between Lee and Stonewall. It has significant challenges, and the location of the Police Department at that location would allow commercial redevelopment along the corridor on the south portion of that site. Mr. Baker noted that Option 4 introduces the potential for a public/private partnership. Option 3 introduces potential for a public partnership.

Mr. Baker then addressed potential revenue streams that could be tapped into without requiring additional sources of revenue. Those revenues support \$12.5 million worth of construction activity. That means that there is a significant gap for several of these projects.

Commissioner Durkin asked if that revenue is per year or total. Mr. Baker responded that is total revenue over approximately a 20-year period.

Mr. Fieldman said a combination of cash and equity funding gets them to the \$12.5 million.

Mr. Baker commented that staff has focused somewhat on Option 4 because the location in the Ogden Avenue TIF offers unique advantages in terms of construction costs. They would have to be fully compliant with TIF statutes, which would allow redevelopment of the site with private and public development along that corridor. Option 4 also gives the Village revenue opportunities on this site including sale of development rights, and the potential to establish a new TIF area on the existing site only for Village Hall.

Commissioner Barnett asked if the options contemplate Fleet Services remaining here. Mr. Baker it does, as the garage is a sound facility and about the right size.

Mayor Tully asked about Option 3 as a public partnership, and whether it could include private/public partnerships with the possibility of Village Hall and the Police Department in one building. Mr. Fieldman responded the public portion would result in less opportunity for the private portion which then lowers the revenue line. A great portion of the development cost would be paid for by the private property owners on the existing parcel and the Ogden Avenue parcel. If the Village doesn't use Ogden Avenue and the revenues available, then it doesn't get the Ogden Avenue TIF as well as other significant advantages.

Mr. Fieldman further responded to Commissioner Barnett that by using the Ogden Avenue site the revenue line includes the Ogden TIF money already available, plus the ability to bond based on existing revenues, plus the sale of land development rights on the Village Hall site, plus the real estate tax increment from the Village Hall site, plus the Ogden TIF balance of about \$6 million, plus the incremental property tax generated by the Ogden Avenue site.

Commissioner José asked what the TIF balance would be used for, and Mr. Baker said it would be for preparation of the site to help support private development and a public facility. Mr. Fieldman said that the Village has already spoken with the owner of the Ogden Avenue property. The Village would make sure the Ogden TIF funds would be exclusively used for extraordinary costs for any development on that site. The Village would make sure the investment goes to the benefit of the private sector commercial property in exchange for providing TIF benefits to foster private commercial redevelopment consistent with the Ogden Avenue Master Plan. They could then provide the Village with a site that has a parking lot already established, detention facilities, etc., all of which would drive down the cost of the Police Station.

Commissioner José then asked how the incremental funds would be pledged to a downtown development. The Manager said that would be for the Ogden site. The downtown site would be a new TIF, and no cross subsidy would occur.

Commissioner Olsen expressed his concerns that if the Village pledges the entire Ogden TIF to the one site, it precludes opportunities to support other redevelopment along Ogden Avenue. Mr. Baker said that staff has had conversations with the EDC about this site and future development in other areas of the TIF corridor. Commissioner Olsen said that he could foresee the possibility to use TIF funds on the vacant site of the old Dominick's store.

Commissioner Barnett asked about the lifespan of the Ogden Avenue TIF. Mr. Baker replied that it is due to expire in 2024.

Mr. Baker then discussed key themes and ideas from the last meeting. One was to seek partnerships that accrue to a greater extent to Options 3 or 4. Another concept is to keep Village Hall in the downtown area. Any process involving new construction would entail community engagement. These concepts will be turned into criteria moving forward to achieve community and organizational value.

Commissioner Durkin asked what the end date is to begin construction. Mr. Baker said the design work would be completed in 2015 with construction beginning toward the end of 2015. Mr. Fieldman noted that is also when the revenue becomes available. He thinks construction would probably begin in 2016.

Commissioner Rheintgen then asked about the relocation of a fire station. Mr. Baker said if they are looking more closely at Option 4, it could be contemplated. Mr. Fieldman said years ago there was discussion of relocating Station 1, and this could be considered further.

Commissioner Barnett referred to Option 4, and asked if there are two separate sites, or if staff is not interested in pursuing other options. Mr. Fieldman said staff will pursue any options Council prefers. If Council chooses a site without a TIF, the revenue lowers. There has been a lot of work done already on the Lee site.

Commissioner José noted that the site has been vacant for a long time. Mr. Fieldman said there are extraordinary costs to develop this site. This site needs a land use that doesn't need frontage on Ogden. A police station meets that requirement. Commissioner José said it doesn't eliminate the concern that a commercial development will be able to survive in that neighborhood. Mr. Fieldman said that Aldi is the developer and they are not concerned. They are interested in putting their store there.

Commissioner Rheintgen asked what the financial gap would be to try to fill every option. Mr. Baker said that has not been fully determined. Mr. Fieldman added that it is over a \$10 million gap on Option 3.

Mayor Tully said he would like to see the Village leverage as many existing assets as possible, and as many partnership opportunities as possible, and try to accomplish as many goals in the Long Range Plan as possible.

Commissioner Neustadt commented that Options 1 and 2 do not allow the Village to pursue many of the enumerated themes and ideas. Option 4 offers better financing options, but it is risky. Option 3 is an expensive option but allows the Village to leave the Police Department, develop land privately, move Village Hall, and find a specialized site for Fleet Services. He thinks they should continue to explore Options 3 and 4. Council needs to give direction to allow staff to do more planning.

Mr. Fieldman commented that Option 3.5 would be some combination of private development with Village Hall and the Police Department on site. That would only work if there were a private tax-generating development.

Commissioner Barnett said that Options 1 and 2 are not useful, and he would be happy if they never talk about them again. He commented that maintaining a presence downtown does not mean it has to be on the existing site. He does not want to constrict the idea of a potential creation of a TIF as a revenue source. He noted that putting a municipal function in a spot detracts from private development and may limit what will go into Ogden Avenue. He asked whether there are other spaces available. He is not locked into that site. He is locked into a presence downtown for Village Hall.

Mayor Tully agreed with Commissioner Barnett's comments.

Commissioner José asked about the cost for a Fleet Services facility. Mr. Fieldman said that it is fairly inexpensive.

Commissioner Durkin commented that he sees no use for the Police Department to be in the downtown area, and would like to consolidate Fire Station 1 with the Police Department. He would also like to see the Village merge with Darien-Woodridge Fire Protection District. He also is not interested in Options 1 or 2. Commissioner Durkin said he is focusing on Option 4 with Village Hall remaining at the present location, and moving Fleet Services out. He asked whether other communities have used TIF funds and whether the Village would be opening itself up to a legal challenge. Mr. Fieldman said that there would be no legal challenge. The Village would be sure that TIF funds would be used for eligible expenses. Commissioner Durkin said his overall goal in supporting facilities' improvement is that they capitalize every opportunity they possibly can without raising a single tax, especially a property tax.

Commissioner Olsen expressed concern about the tax issues. Using TIF monies is a major concern he is still uncomfortable with, and he is most in favor of Options 1 and 2. Although not ideal, he said the facilities do work and the Village has been able to provide exceptional municipal services. He would like to see a remodeling of the existing Village Hall and existing Police Department structure. That results in the smallest gap in revenue. He is not interested in raising property taxes.

Mayor Tully said that no one wants to raise property taxes. All options have gaps.

Commissioner Barnett stated that any option has to be reviewed in terms of how do we raise resources.

Commissioner Neustadt said that staff is asking the Council for one or two options.

Commissioner Rheintgen recommended pursuing Option 4, as it allows the Village to do this the right way and provide flexibility with financing opportunities. She would consider moving Fleet Services and Fire Station 1 there. She would also be open to Option 3.

Mayor Tully said that Options 3 and 4 provide flexibility for all issues discussed and considered tonight.

Commissioner Durkin said he would agree to move Fleet Services to Fire Station 1. He recommended merging Fire Station 1 and the Police Department. He asked what the cost would be.

Commissioner José commented that he does not support Options 1 or 2. Options 3 and 4 provide the ability to be creative and flexible. He is comfortable with using the Ogden TIF for cleaning the site. That is what the TIF is designed to do.

Mayor Tully noted that the request from staff is to narrow this down to two options. The direction seems to be to focus on Options 3 and 4, and the opportunity to leverage assets, consolidate services, etc.

Tom LeCren said that Options 1 and 2 are not feasible to him due to the Police Department space requirements. He also reminded the Council that the Village doesn't control the ability to put a light in on Ogden Avenue. Mr. Fieldman said that with the Police Department at that location the public safety trigger would be met.

Another resident said that he enjoys a police presence in the downtown area, as it is very secure knowing they are here. His opinion would be to move Village Hall and keep the police presence downtown.

The Mayor said that the majority consensus at the last discussion was to keep Village Hall downtown. Nothing would happen without engaging the community in the process.

Mr. LeCren asked whether they have given any thought to a police substation. Mr. Fieldman said due to the mobile workforce, he doesn't think they have a need for a substation.

Marge Earl commented that it might be the perceived need in terms of what makes the public comfortable.

Bill Wrobel said he would be leaning toward Options 1 or 2, and redesigning the building upward. Mayor Tully said that would be Option 3.

Commissioner Neustadt commented that this was a great conversation.

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 to permit a multiple family residence at 715-719 Rogers Street.

Future Active Agenda

13. Council Member New Business

Commissioner Olsen said a few weeks ago he brought forward the discussion of perhaps taking a position as a Village on the graduated income tax proposal in Springfield. The City of Naperville took a position on this issue last week. He said he knew the Council considered waiting until DuPage Mayors and Managers Conference (DMMC) considered it. He asked where DMMC was in the process. He would not like to wait too long to consider the issue.

Mayor Tully said he was unable to attend the last executive board meeting as he was out of town on business. He asked staff for an update.

Enza Petrarca, Village Attorney, said it is her understanding that the DMMC will not be taking a position and will leave it up to the individual communities.

Commissioner Olsen suggested that the Village take a position on the issue.

Mayor Tully asked Commissioner Olsen to provide information to the Village Attorney to share with the rest of the Council.

Commissioner Durkin asked for an explanation as to why DMMC decided not to take a position on this matter.

Mayor Tully said staff will provide information.

The Mayor wished everyone a safe and happy St. Patrick's Day.

14. Adjournment

Mayor Tully declared the meeting adjourned by voice vote at 10:10 p.m.