



# Village of Downers Grove Meeting Minutes Downers Grove Village Council

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

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Tuesday, July 8, 2014

7:00 pm

Council Chambers

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## 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 Greg Hosé, Commissioner David S. Olsen and Mayor Martin Tully  
Absent: Commissioner Geoff Neustadt

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 - July 1, 2014*

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

*Commissioner Olsen 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

#### 5. Council Member Reports

*Commissioner José announced that the Downers Grove Museum will host a Tivoli Theatre exhibit from July 11 through December 20, 2014. The exhibition, The Movie Magic: Celebrating 86 Years of the Tivoli Cinema, will feature classic movie posters and artifacts. He noted that the Johnsons are in attendance at tonight's meeting.*

*Mayor Tully invited Mr. Johnson to speak.*

*Willis Johnson said there is a new director at the museum and she approached them. She is enthusiastic and he thinks people will be pleased with what they see.*

*The Mayor said the Tivoli Theatre is an icon in Downers Grove and he looks forward to seeing the exhibit.*

*Commissioner Rheintgen said John Hain passed away last week at the age of 91 and expressed condolences. Visitation will be on Thursday, July 10 at Toon Funeral Home from 3:00 to 9:00 p.m. She noted that Mr. Hain was the 1991 Citizen of the Year.*

*Mayor Tully said Mr. Hain will be sorely missed.*

*The Mayor thanked everyone who participated in the Independence Day parade.*

#### 6. Public Hearings

#### 7. Consent Agenda

**BIL 00-05635** A. List of Bills Payable: No. 6130, July 8, 2014  
**Sponsors:** Accounting  
**A motion was made to Approve this file on the Consent Agenda.**  
**Indexes:** N/A

**RES 00-05625** B. Resolution: Authorize a Contract and Addendum with Environmental Systems Research Institute, Inc.  
**Sponsors:** Information Services  
**Summary of Item:** A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT AND ADDENDUM BETWEEN THE VILLAGE OF DOWNERS GROVE AND ENVIRONMENTAL SYSTEMS RESEARCH INSTITUTE, INC.  
  
RESOLUTION 2014-37  
**A motion was made to Pass this file on the Consent Agenda.**  
**Indexes:** Computers

**BID 00-05627** C. Bid: Award \$182,334 to Pozzo Truck Center, Inc., Gary, IN, for Purchase of a 2014 Mack GU532 5-Ton Snow Plow Truck  
**Sponsors:** Public Works

A motion was made to Approve this file. Mayor declared the motion carried.

**Indexes:** Public Works, Vehicle Purchases

**BID 00-05632** D. Bid: Award \$261,350 to CSR Roofing Contractors, Inc. for Roof Replacement at Public Works Facility, 5101 Walnut Avenue

**Sponsors:** Deputy Village Manager

A motion was made to Approve this file. Mayor declared the motion carried.

**Indexes:** Public Works, Village Facilities

**BID 00-05633** E. Bid: Award \$1,812,412.80 to Central Blacktop Company, Inc., LaGrange, IL, for the 2014 Resurfacing (B) Project

**Sponsors:** Public Works

A motion was made to Approve this file. Mayor declared the motion carried.

**Indexes:** Street - Resurfacing , Roadway Improvements

**MOT 00-05636** F. Motion: Note Receipt of Minutes of Boards and Commissions

**Summary of Item:** Library Board - May 28, 2014

Zoning Board of Appeals - May 28, 2014

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 Durkin, seconded by Commissioner Olsen, that the consent agenda be passed. The motion carried by the following vote:

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

## 8. Active Agenda

**ORD 00-05626** A. Ordinance: Amend Planned Development #51 to Allow Revisions to the Campus Master Plan at Midwestern University, 555 31st Street

**Sponsors:** Community Development and Plan Commission

**Summary of Item:** This approves an amendment to Planned Development #51 to allow revisions to the Campus Master Plan at Midwestern University.

AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED DEVELOPMENT #51 TO ALLOW REVISIONS TO THE CAMPUS MASTER PLAN AT MIDWESTERN UNIVERSITY LOCATED AT 555 31ST STREET

ORDINANCE NO. 5496

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

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

**Indexes:** Planned Development #51 - Midwestern University

- ORD 00-05622** B. Ordinance: Rezone Property Located at 2020 Ogden Avenue from M-1, Light Manufacturing District, to B-3, General Services and Highway Business District  
**Sponsors:** Community Development and Plan Commission  
**Summary of Item:** This rezones 2020 Ogden Avenue from "M-1 Light Manufacturing" to "B-3 General Services and Highway Business District."

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 2020 OGDEN AVENUE

ORDINANCE 5497

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

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

**Indexes:** Rezone 2020 Ogden Avenue - M-1 to B-3

- ORD 00-05624** C. Ordinance: Proposing Establishment of Special Service Area Number 7 - Dunham Subdivision  
**Sponsors:** Community Development  
**Summary of Item:** This proposes the establishment of SSA #7 for the Dunham Subdivision.

AN ORDINANCE PROPOSING THE ESTABLISHMENT OF SPECIAL SERVICE AREA NUMBER 7 IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS AND PROVIDING FOR A PUBLIC HEARING AND OTHER PROCEDURES IN CONNECTION THEREWITH

ORDINANCE 5498

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

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

**Indexes:** Special Service Area 7 - Dunham Subdivision

## 9. First Reading

- ORD 00-05587** A. Ordinance: Approve a Redevelopment Agreement with Downers Grove, IL (1201 Ogden), LLC  
**Sponsors:** Community Development and Plan Commission

*Village Manager Dave Fieldman said this item is consideration of an ordinance approving a redevelopment agreement at Ogden and Saratoga. He asked Michael Cassa, President of the Economic Development Corporation (EDC) to make the presentation.*

*Michael Cassa, President, EDC, thanked everyone who attended the EDC luncheon two weeks ago. He then presented the redevelopment agreement for 1201 Ogden Avenue, which is at the southeast corner of Ogden and Saratoga Avenues. Insite Real Estate, LLC is the developer and owns over 11 million square feet of industrial and office space nationwide. Insite Development also owns the adjacent property at the southwest corner of Ogden and Prince. They are planning a 5,000 square foot commercial building for the subject property. Several national and regional tenants have expressed interest in the space. This development is important to the*

*economic vitality of the Ogden Avenue corridor. The redevelopment of this site will enable the EDC to pursue more redevelopment projects along Ogden Avenue. He reviewed the terms of the agreement. Mr. Cassa said the terms also include an agreement by the Village to reimburse the developer up to \$225,000 for the remedial environmental clean up of the former gasoline station site. The use of TIF funds for environmental funds such as remediation is consistent with the direction of the Village Council and supported by the EDC. The EDC strongly supports this redevelopment agreement. He thanked everyone involved in this investment for the community.*

*Willis Johnson, 603 Rogers Street, said he supports the work of the EDC in Downers Grove, and realizes that one of the bright spots is the Ogden Avenue TIF. However, he is puzzled as to why the Village has to spend money for remediation, and asked why the oil company doesn't clean up this site themselves.*

*Mayor Tully replied that the Village Attorney might be able to address whether the prior owner has to clean up the site at next week's meeting.*

*Mr. Johnson said that he has done some development work and remediation over the years, and he knew the remediation was necessary when he purchased the property. That was between a willing seller and a willing buyer.*

*Bill Waldack, 1409 Willard Place, said that an average resident looking at the materials would wonder what the expected return would be on this investment. He asked about the return of investment on gas stations. When they leave, they leave a mess and the taxpayers have to clean it up.*

*Commissioner Olsen asked whether this would be a retail site, restaurant site, or other intended use.*

*Mr. Cassa replied that they have negotiated with commercial tenants for both retail and restaurant businesses. They expect one to two tenants, and it is intended for retail/restaurant use.*

*Mr. Olsen replied that the Village has challenges in the downtown area with sites that do not support restaurants. The Village is spending significant amounts of TIF money and he would like to know what is being considered. He generally supports this project.*

*Commissioner Barnett said that he thinks the use of TIF is exactly for this type of project. There are challenges on Ogden Avenue. He is in support of this and would not want to tie it to a specific use. He supports using TIF funds for remediation.*

*Commissioner Rheintgen asked whether the developer has a cost estimate for the remediation. Mr. Fieldman replied it is \$224,802. Commissioner Rheintgen said that the Village has had vacant gas stations for a very long time. It is a big investment for a developer to change the site into something else. She supports the use of TIF dollars as well for this use.*

*Mr. Cassa noted that this gas station had a ground lease, not an ownership. The owner chose not to extend the lease. He added that one of the challenges for Ogden Avenue is that there are many underdeveloped properties, which were underutilized. This will bode well for the rest of Ogden Avenue on a block-by-block basis. In this case, with adjacent properties, the block will now live up to its potential.*

*Commissioner Olsen asked whether the same owner currently owns the parcel. Mr. Cassa replied that it does not as a bank has foreclosed on the property.*

*Mayor Tully commented that he agrees with Commissioner Barnett that this is an appropriate use of TIF monies. With respect to other sources of funds and estimates, he explained that the Village has a bona fide estimate and the staff has experience with redevelopment agreements. If the Village does not do this project, it remains what it is. The revenue from sales of gasoline is going down, and this project turns a parcel into something that meets the plan for Ogden Avenue. That is one return on the investment.*

*Commissioner Barnett said that another element is the clean bill of health from the State that this parcel will receive. The cost of cleanup will do nothing but escalate as time passes. It is a plus to turn this parcel into another use.*

*Commissioner Rheintgen clarified that she thought the costs would be higher than the \$225,000. Mr. Fieldman explained that the developer pays for the costs up front. If costs are higher than stated, the developer pays the additional costs.*

*Mr. Cassa said that he has consistently heard about the attractiveness of adjoining properties from prospective tenants. It is a tenant issue to be next to an unsightly parcel. This will make the corridor more attractive. Developers are not going to buy property unless they know they can lease it.*

*Ed Gebauer, Insite Real Estate, thanked everyone for their consideration.*

**Indexes:** Redevelopment Agreement - Insite Real Estate, 1201 Ogden Avenue

## **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 approving a redevelopment agreement between the Village of Downers Grove and Downers Grove, IL (1201 Ogden), LLC.*

### **Future Active Agenda**

## **13. Council Member New Business**

## **14. Adjournment**

*Mayor Tully asked for a Motion to adjourn.*

*Commissioner Durkin moved to adjourn. Commissioner Olsen seconded the Motion.*

*Mayor Tully declared the motion carried by voice vote and the meeting adjourned at 7:35 p.m.*