

# Meeting Minutes

Village of Downers Grove - Council Meeting

---

Council Chambers

3/21/2017

7:00 PM

---

In order to give as many visitors as possible an opportunity to speak and in the interest of adjourning the meeting by 9:00 p.m., please limit your comments to 5 minutes in length, unless further time is granted by Council. Thank you.

## 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

**Council Attendance (Present):** Commissioner Walus, Commissioner Earl, Commissioner Waldack, Commissioner White, Commissioner José, Commissioner Barnett (arr. 7:05 p.m.); Mayor Tully

**Absent:** None

**Non-Voting:** Village Manager David Fieldman, Village Attorney Enza Petrarca, 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 past meetings, an opportunity will be given for public comments and questions of a general nature. 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 Mayor stated that at the appropriate time the presiding officers will ask if there are any comments from the public. Individuals wishing to speak, should raise their hand to be recognized and, after acknowledgment from the presiding officer, approach the microphone and state their name. Remarks should be limited to five minutes, and individuals are asked to 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

MIN 2017-7324 — A. Minutes: Council Minutes - March 14, 2017

Village of Downers Grove

Council Meeting

March 21, 2017

**Motion:** Commissioner White, seconded by Commissioner Waldack, moved to approve the minutes as presented.

Mayor Tully declared the motion carried by voice vote.

#### 4. Public Comments

This is the opportunity for public comments.

Kerry Wannemacher, 4625 Seeley, spoke about LPDA, ID 46. The LPDA is made up of 14 homes. She said that the LPDA is located at the bottom of a hill, and the latest construction at 4826 Oakwood has caused 1416 Chicago to have standing water, which it did not previously have. There has been new flooding because of this, and the backyards of five other homes have been retaining more water. The 5,000 square foot home built at 4609 Seeley has caused additional flooding in back yards, and an oversized basketball court built in the backyard of that same lot has added to the problem. Ms. Wannamaker said that a comment made by one of the builders was that “all the Village requires is a rain garden.” She noted that this is well beyond the rain garden stage. She asked that the Village put stricter regulations on the size of homes being built, depth of basements, and elevation levels. She urged the Village to consider stricter regulations based on the size of the homes being built. This will help save properties and market values. Ms. Wannamaker then quoted from the Village website regarding why LPDAs are regulated.

Mayor Tully thanked her for sharing her concerns. He asked staff to provide more information. He said the Village has explored stricter regulations and has tried to achieve a balance.

Ron Castrogiovanni, 4929 Elm Street, said he was here to speak about the Facilities Update Project. He thanked the Council members for their service, noting that oftentimes they have a thankless job. He quoted Question #3 of the Commissioner Appointment Questionnaire regarding why someone should consider moving here.

Mayor Tully noted that the facilities project will be on tonight's agenda.

#### 5. Consent Agenda

**COR 2017-7313** — A. Claims Ordinance: No. 6201, Payroll, February 17, 2017

**BIL 2017-7314** — B. Bills Payable: No. 6320, March 21, 2017

**MOT 2017-7296** — C. Motion: Authorize the Purchase of Three Servers and Associated Licensing and Maintenance from Sentinel Technologies, Inc. of Downers Grove in an Amount Not to Exceed \$75,857.

**Summary:** This authorizes the purchase of three servers and associated licensing and maintenance to replace the Village's current VMware host servers.

**MOT 2017-7311** — D. Motion: Authorize a Three-Year Contract for Emerald Ash Borer Treatment Services for Group 1 Ash Trees to TruGreen LP of West Chicago, IL for \$40,734.00

**Summary:** This authorizes a three-year contract for Emerald Ash Borer treatment services for Group 1 Ash trees to TruGreen LP of West Chicago, IL for \$40,734.00

**MOT 2017-7321** — E. Motion: Authorize a Three-Year Contract to Steve Piper and Sons Tree Service of Naperville, IL for Emerald Ash Borer Treatment for Group 2 Ash Trees for \$37,372.80

Village of Downers Grove

Council Meeting

March 21, 2017

**Summary:** This authorizes a three-year contract to Steve Piper and Sons Tree Service of Naperville, IL for Emerald Ash Borer treatment for Group 2 Ash trees for \$37,372.80

**MOT 2017-7322** — F. Motion: Authorize a Three-Year Contract to Kinnucan Company of Lake Bluff, IL for Emerald Ash Borer Treatment for Group 3 Ash Trees for \$19,350.00

**Summary:** This authorizes a three-year contract to Kinnucan Company of Lake Bluff, IL for Emerald Ash Borer treatment for Group 3 Ash trees for \$19,350.00

**MOT 2017-7316** — G. Motion: Authorize a Rock Salt Allocation from the State of Illinois

**Summary:** Authorize a rock salt allocation from the State of Illinois

**RES 2017-7290** — H. Resolution: Authorize a Two-Year Contract with Moneris Solutions for Credit Card Payment Services

**Summary:** This authorizes a two-year contract with Moneris Solutions for credit card payment services.

**A RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT NO. 2 TO THE MERCHANT SERVICES AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND MONERIS SOLUTIONS, INC.**

**RESOLUTION 2017-24**

**Motion:** Commissioner White moved to approve the Consent Agenda as presented. Commissioner Waldack seconded the motion.

**Votes:** Yea: Commissioners White, Waldack, Walus, Earl, Hosé; Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

## 6. Active Agenda

**RES 2017-7272** — A. Resolution: Grant Historic Landmark Designation for 4836 Middaugh Avenue

**Summary:** This grants historic landmark designation for 4836 Middaugh Avenue.

**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 4836 MIDDAUGH AVENUE**

**RESOLUTION 2017-25**

**Motion:** Commissioner White moved to adopt "A Resolution Granting Historic Landmark Designation for 4836 Middaugh Avenue," as presented. Commissioner Hosé seconded the motion.

**Votes:** Yea: Commissioners White, Hosé, Walus, Earl, Waldack, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

Village of Downers Grove

Council Meeting

March 21, 2017

Mayor Tully presented the owners with a certificate of landmarking. He thanked them for landmarking their home, known as the Childers/Winters House.

**RES 2017-7273** — B. Resolution: Grant Historic Landmark Designation for 5099 Fairview Avenue.

**Summary:** This grants historic landmark designation for 5099 Fairview Avenue.

**A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 5099 FAIRVIEW  
AVENUE**

**RESOLUTION 2017-26**

**Motion:** Commissioner White moved to adopt "A Resolution Granting Historic Landmark Designation for 5099 Fairview Avenue," as presented. Commissioner Waldack seconded the motion.

Mayor Tully said this is the Fairview Train Station. He said the Village continues to lead by example, and he hopes more homeowners take advantage of the historic preservation ordinance and landmark their homes, if they are eligible.

**Votes:** Yea: Commissioners White, Waldack, Walus, Earl, José, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

**MOT 2017-7320** — C. Motion: Authorize Negotiations for a Redevelopment Agreement for the Facilities Sustainability Plan

**Summary:** This directs staff to begin negotiating a redevelopment agreement with K. Hovnanian for the redevelopment of a townhome development.

**Motion:** Commissioner White moved to direct staff to begin negotiating a redevelopment agreement with K. Hovnanian for the redevelopment of a townhome development. Commissioner Walus seconded the motion.

Mayor Tully clarified that this Motion is to pursue negotiations for a potential development of townhomes on the current Civic Center campus site.

Tom Slater, 5416 Maplewood Place, said this plan seems rushed. As chairman of the Downers Grove Watch, he has been trying to keep an eye on this issue, and they were not aware of how rapidly this would be moving. He said 98% of the voters are probably not aware of this, and based on the referendum, residents will probably be angry with this decision being made. The Downers Grove Watch will host a forum next month and will ask Village Manager David Fieldman to speak. With respect to this development, Mr. Slater said the numbers do not add up. If funds are not needed for their original purpose, the levy should be reduced. These numbers look questionable.

Rich Kulovany, 6825 Camden, spoke on behalf of the townhomes. He does not work for anyone involved in this issue, and he hopes if someone works for or has a relative working for anyone involved they would disclose that information before speaking to the issue. This is a popular option as proven by Georgian Courts. It is important for the Village to do this because developers will always go for maximum density in order to get financial returns. He suggested the following conditions: developer commit to the whole project, use more durable building materials, and use a more timeless design. He feels there are ways to make up for the \$1.1 million shortfall. He said he disagrees that this is rushed or should wait. The Village Council spent all of last spring discussing the facilities issue. He said spending \$10.3 million to get these buildings in better shape is not a good idea. He noted that the Village portion of the real estate tax bill is 8.99%, while the school portion is 72%. The Village is a lean organization and it does more with less. He applauds the Council for doing this. He is in favor of the townhomes.

Village of Downers Grove

Council Meeting

March 21, 2017

Jon Povlivka, 6016 Washington, said there are opportunities to save money and still achieve what needs to be done. He suggested remodeling the Police Department, moving Village Hall and moving the fleet garage to Public Works. He suggested negotiations to exchange land for parking. This is an opportunity to build a combined Village Hall/Police Department on the fleet garage property.

Amy Wendt, 1902 Hitchcock, said her concerns are traffic, traffic patterns, and the look of the Village. She said she works for DuPage Medical Group although she does not have an investor opportunity with this. This will bring additional jobs and may re-invigorate the businesses downtown. She noted there are vacancies that already exist in condo units.

Graham Mosey, 4925 Forest, said we need a Police Department and better facility for the Village Hall. He is the Chair of the Downtown Management Corporation Board. There is high density downtown now and he thinks it is time to slow down. This footprint touches the downtown. To put more people here could be dangerous. A medical building is a service center and could be an incredible opportunity. He feels a medical facility makes sense. He noted that the downtown area is established for multi-family according to the Comprehensive Plan. The edge areas relieve the strain and stress for the downtown area.

Sue Farley, 820 63<sup>rd</sup> Street, said her concern is with Washington traffic and pedestrians, and this is not being considered. She has been a resident since 1983. The medical building might allow for more control. The crossing is very dangerous.

Mayor Tully noted that this will be addressed. He said he has commuted to the train station every day for the past 15-20 years.

Mr. Castrogiovanni asked about the Motion on the table.

The Mayor said if this Motion passes, staff would begin negotiations with one of the four developers with respect to the project outlined in the Plan.

Mr. Castrogiovanni said he has questions and concerns. He has lived in the Village about 34 years. Traffic and congestion are concerns. There are a variety of things that make the downtown vibrant; one is people. We already have density and he is concerned about what additional people will do to the downtown. He said he believes the medical facility is a good option. Traffic will be spread out over the day. It brings both residents and non-residents to the Village and allows us to showcase our downtown without increasing our population. It may be moving too fast to add an apartment development.

Scott Rausch, 826 Rogers, said he is concerned that we do not need any more high density housing. He is a mortgage banker. He said it does not make sense to add more housing. He would choose the DuPage Medical Group facility.

Commissioner White said the apartments are the best fiscal solution. They would generate about \$24 million in value to the taxpayers, while the townhomes would generate about \$10 million and DuPage Medical Group about \$7.5 million. He spoke of the impact of apartments on the downtown. The general consensus from the community is that people are willing to pay higher taxes. If we do not choose the apartments, taxes would increase approximately \$1 million. If we do not choose the apartments, he believes the townhomes are the best option. The medical building is a large facility. The townhomes are lower in height than the medical building and will generate more greenspace. There is risk upfront with the townhomes in that they may not all be built out right away. The healthcare industry may undergo substantial changes over the coming years. DuPage Medical Group has 81 buildings in DuPage County. There is not easy answer. He thinks the townhomes are worth about \$3 million more to the taxpayers and once they are built, they will be there for a long time. This motion is to asking staff to begin negotiations.

Commissioner José said it is good that the Council has come to a consensus about the Village Hall building. He said he is on record that he will not support anything that is not a good investment for our residents and that increases the tax burden. There are four good options for redeveloping the Civic Center to consider, but we must consider the long-term implications on taxes. He thought the point of this process was to come up with a creative

Village of Downers Grove

Council Meeting

March 21, 2017

way to solve our facility problems without putting taxpayers on the hook for the cost. Now we are looking at increasing taxes to pay for at least 20 years of bonds. This goes against what he thought was the primary goal of fixing the money pit problem without raising taxes. He does not feel people have been given the full context of the total impact of moving ahead. We already have a \$1 million budget hole for 2017 for Village operations which will be discussed at long range planning and will include discussion of a tax increase to fill it. He cannot support a tax increase for facilities, given our current reality, especially with better long-term options available to us. We have already dedicated \$1.1 million of existing annual revenue toward a facility solution. The proposal on the table would require another \$200,000-\$400,000 each year for 20 years to build a facility. In total, we would spend approximately \$1.4 million each year to retire the debt. Another proposal would allow us to spend only \$300,000 to \$800,000 per year with no tax increase to pay for the buildings, resulting in a minimum of \$600,000 in annual savings which is the equivalent of buying a new fire engine every year for the next 20 years. He acknowledged that issues with parking, traffic, building design, etc. would have to be addressed. However, it is important to consider this in the context of our economic reality.

Commissioner Barnett said when Council first received the proposals, everyone liked the townhomes proposal, but there is risk with it and he is concerned about that. The risk is dramatically different based on the proposal. There is also a political risk in terms of morale in continuing to drag this out. There is value to finishing this and putting it into place.

Commissioner White said the townhome proposal offers taxpayers 30% more in terms of projections of the EAV and the delay of the relocation of the Police Department. He has little concern that the medical facility will not be built, but he is concerned as to whether it would be continually occupied for 20-25 years due to potential changes in healthcare. Once townhomes are built and sold they will be there for a long time.

Commissioner Barnett said there are four opportunities for about 80% or more of known needs for the Village facilities being filled without taxpayer dollars. He thinks Commissioner White's concerns are valid. He is concerned about this going forward. People we have heard from do not like density, and are will to pay more in taxes.

Commissioner White said the option with the least impact to the taxpayer financially is the apartments.

Mayor Tully noted that he is allowing back and forth conversation among the Council members because of the importance of the issue.

Commissioner José reviewed the options in terms of the tax dollars to be spent. Projections from the TIF consultant range from \$6.7 million to \$18 million. The medical facility brings in \$31 million; the townhomes, \$35 million over the life of the TIF. Regarding the neighborhood and the future of the downtown, the consensus was for the apartment development on this site. That is what drove this process regarding the proposals. He said he does not see what has changed.

Commissioner Walus said she seconded this Motion because it is a Motion is to negotiate terms; it is not a final decision. There are still questions and concerns. The public can still provide feedback. This does not hold us to this development.

Commissioner White said there are a large number of legitimate positions. He is sympathetic to the concern that we need to engage the community more than we have. If Downers Grove Watch holds a forum, he will be there. This Motion is to begin negotiations. The community is willing to trade density for taxes. Townhomes impose the least impact on the community. He reiterated that this Motion does not authorize a redevelopment agreement. This is not the last word.

Commissioner Barnett said we now have actual proposals and real choices, and moving forward is what the community wants us to do.

Village Manager Dave Fieldman noted that there are not specific expiration dates in the proposals, although some are looking to move rather quickly.

Village of Downers Grove

Council Meeting

March 21, 2017

Commissioner Barnett said the Council sends a message with every vote that is taken. We are saying a lot by directing staff to negotiate an agreement.

Commissioner Earl said she has not been in favor of going forward mostly because this is a transient oriented site. There is so much high density development developing right now and it is questionable as to whether this can be marketed. She would wait until the units currently under development came on the market to see what that does to the downtown and to the property values. The facility needs are there, but we have done next to nothing to save money for this project. She suggested that the Council step back and save money. At this time she is not willing to commit the taxpayers to more money. We are short \$1 million now and we may need to raise taxes for this and other shortfalls. She noted that the Council may have an easier time if they give this time and plan it out.

Commissioner White noted that the Comprehensive Plan is on tonight's agenda, which, among other things, includes how the downtown will be developed. He said it would be a tragedy to choose the townhomes or medical center because we are afraid of density, and later approve a large apartment development downtown. We would be leaving money on the table by choosing the townhomes or the medical center. As such the Comprehensive Plan should be revised not to allow high density anywhere in the downtown. We would be giving away tax dollars for low density here now, but in the future allow high density elsewhere in the downtown.

Mayor Tully said there are four good options. They are all better than what was considered when the referendum was voted on and they are better than the prior two options. These options mitigate risk. The community appears to be willing to pay the price for lower density. Each proposal has value in terms of dollars to the Village as well as intangible value, such as the look, feel, impact on traffic, etc. The most fiscally irresponsible thing to do tonight is to do nothing.

**Votes:** Yea: Commissioners White, Walus, Barnett; Mayor Tully

Nay: Commissioners Earl, Waldack, José

Mayor Tully declared the motion carried 4:3.

**ORD 2017-7293** — D. Ordinance: Amend Stormwater and Flood Plain Provisions

**Summary:** This amends certain Stormwater and Flood Plain code provisions.

**AN ORDINANCE AMENDING STORMWATER AND FLOOD PLAIN PROVISIONS**

**ORDINANCE NO. 5605**

**Motion:** Commissioner White moved to adopt "An Ordinance Amending Stormwater and Flood Plain Provisions," as presented. Commissioner Waldack seconded the motion.

**Votes:** Yea: Commissioners White, Waldack, Walus, Earl, José, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

## 7. First Reading

**ORD 2017-7307** — A. Ordinance: Vacate a Portion of a Public Alley Adjacent to 1030-1036 Ogden Avenue

Mr. Popovich reviewed Items A-F and explained that the petition includes an alley vacation, rezoning, Planned Unit Development, final plat of subdivision and two special uses for the property at 1030-1048 Ogden Avenue, at the northwest corner of Ogden and Main. He showed an aerial of the location and the existing buildings. A three building commercial development is proposed with one curb cut on Ogden Avenue and one curb cut on Main Street. He noted there are multiple site plans. Option 1, the default plan, includes three buildings. He described

Village of Downers Grove

Council Meeting

March 21, 2017

traffic flow, the drive-throughs, trash enclosures, etc. The Plan Commission recommended installation of a fence. In Option 2, everything stays the same except the west-most building is smaller with a drive-through lane on the west side. In Option 3, everything remains the same except the drive-through on the west-most building is on the east side. The special use approval is for drive-throughs for the buildings on the east and west side of the property. The final plat of subdivision is to divide the property into three lots. The Comprehensive Plan identifies the site as commercial and part of a Catalyst Site #29. The draft update revision of the Comprehensive Plan also identifies the site as part of the "D8" Ogden Avenue catalyst site. With respect to compliance with the Zoning Ordinance, Mr. Popovich reviewed the deviations requested; all other bulk requirements have been met.

Chris Ilekis, Principal, Vequity, expressed his appreciation to appear before the Council. He spoke of a previous development at Ogden and Saratoga. He then introduced his team.

Mr. Ilekis said this is an important location. He noted some of the challenges of the site and said his team has found many solutions. He said they have been working on assemblage for a few years. There are currently six access points that will be consolidated into two. He discussed landscaping, pedestrian access, construction and signage. With respect to signage, they will require additional building signage as they have multiple national tenants.

Mayor Tully said this is a challenging corner and he commended everyone for working on this. He said we want to make improvements to the gateway areas and we have to be creative to do so. The objectives of the Comprehensive Plan and the requirements of the PUD are met, and the special uses are appropriate. The Mayor said he is pleased to see this project come forward.

Commissioner Barnett asked about the cross access with US Bank.

Mr. Ilekis said all the buildings will be demolished but the existing access points will remain.

Commissioner Barnett asked about access going north.

Mr. Ilekis said the property will remain as it is today.

Commissioner Waldack said this is a challenging corner and a gateway. It is important to the petitioner to get signage and Commissioner Waldack said it is important to him that this look good.

Commissioner Waldack then spoke about EFIS materials. He wants to be sure that when this material fails, the Village has more than its usual ability to get it fixed.

Martin Carroll said he represents Jewel. He referenced a common easement with the bank that has been in place since 2004. The easement is limited to two lots and would now be used by two other parcels and would be detrimental to Jewel. There is no written agreement to change use of the easement. Jewel would like to work with the other side; however, they have legal rights and they intend to use them.

David Henning, senior real estate manager for Jewel-Osco, said he is supportive of the redevelopment of this corner; however, this project is negative and detrimental to their property and their business. He has met with the petitioners, but the revised plans do not meet his expectations. The concerns are traffic and parking. People will park on their property. He wants to work with the developer and has made suggestions about traffic flow, etc. These problems are related to the two properties on private property. He asked for additional traffic analyses at the intersections.

Mayor Tully said being here is the first step to working out the concerns. Most of these issues are private matters. He noted that a special use can be approved with conditions. He said he thinks these issues can be worked out.

Martha Frankie, 4224 Forest Avenue, said she has concerns about noise and traffic. She is concerned about increased air pollution due to idling cars in the drive-through. She quoted the American Lung Association regarding pollution. She said she is not in favor of the drive-through provisions. She also noted that she did not receive sufficient notice of the Plan Commission meeting. She understands this project has been in the works for two years. She feels it is being rushed through. She asked that consideration be given to the residents, not just the developer.

Village of Downers Grove

Council Meeting

March 21, 2017

Mayor Tully said the public notice was not any different than any other. Typically the Plan Commission votes the night the petition is presented. He noted that Ogden Avenue has many drive-through lanes.

Nancy Ferrini noted there is sidewalk along Ogden, but not Main.

Mr. Popovich said there is an existing sidewalk.

Brian Frankie, 4224 Forest Avenue, said his house is adjacent to the development and they were not given notice. His is the only home next to the development. He said they met with the developer; they would like to be included in the landscaping plan as this abuts their property. He has concerns about the trash receptacles as they are closest to the residential area. He is concerned about the amounts of garbage, noise, traffic, lighting and emissions. He would like to be involved regarding the easement next to their house. He has concerns about the drive-throughs.

Commissioner Earl asked when this would be on the Active Agenda for a vote.

Village Attorney Enza Petrarca said it would be on April 11.

Mayor Tully asked the Vequity representatives to continue to work with the neighbors. There was previously a drive-through at this location.

Russ Vlk, 4221 Forest Avenue, said he worries about additional traffic, including trucks. He asked about the impact of this on property values.

Jon Povlivka, 6016 Washington, said the proportion and scale of this is great. He noted that other businesses have been held to the requirements of the Sign Ordinance.

Commissioner Waldack asked if the developer has comments about the EFIS material or other feedback.

Mr. Ileki said the Panda Express building is of mixed material and he will mention the concern. The other two buildings have no EFIS.

Commissioner Waldack said he is looking for a guarantee that the building will be maintained.

Mr. Ileki said he will pass on the concern.

Commissioner Earl asked about a grade change at an adjoining parking lot on Main Street. Mr. Popovich said there is not a grade change; a fence is proposed. He said staff has a concern at the vision triangle and will work with the petitioner to make ensure sight lines. The fence is proposed to be six feet high. Staff will work with the developer to modify the fence.

Mr. Fieldman said staff will work to resolve outstanding issues before April 11.

**ORD 2017-7304** — B. Ordinance: Rezone Certain Property Located at 1030-1048 Ogden Avenue

**ORD 2017-7303** — C. Ordinance: Designate the Property at 1030-1048 Ogden Avenue as Planned Unit Development #58

**RES 2017-7305** — D. Resolution: Approve the Final Plat of Subdivision for 1030-1048 Ogden Avenue

**ORD 2017-7306** — E. Ordinance: Authorize a Special Use for Lot 1 of the Vequity LLC Ogden-Main Resubdivision

Village of Downers Grove

Council Meeting

March 21, 2017

**ORD 2017-7318** — F. Ordinance: Authorize a Special Use for Lot 3 of the Vequity LLC Ogden-Main Resubdivision

**ORD 2017-7323** — G. Ordinance: Approve a Redevelopment Agreement between the Village and Vequity Downers Ogden GP

Michael Cassa, President and CEO, Downers Grove Economic Development Corporation, 5159 Mochel Drive, said he was pleased to present this agreement. Vequity is a well-respected firm. They redeveloped the SW corner of Saratoga and Ogden. This site is a difficult catalyst site and in six years, only one developer has expressed interest in this corner. Mr. Cassa said there have been many variations of this plan.

Mr. Cassa then discussed the terms of the redevelopment agreement. The Village agrees to reimburse the developer for up to \$850,000 for eligible costs from the Ogden Avenue TIF. The project must be substantially completed no later than August 1, 2018. The developer will remediate existing environmental conditions. The developer must comply with all Village ordinances and applicable laws. Mr. Cassa then commented on the benefits to this project. This is the redevelopment of a major gateway catalyst site. This project will generate sales tax revenue. It will have a positive impact on other development projects. It will attract restaurant tenants. The EDC will use this project to demonstrate to other commercial developments how we work together to overcome obstacles to develop a difficult catalyst site.

Mr. Cassa said the EDC strongly supports the project and the redevelopment agreement. He thanked the EDC Executive Committee, Village staff and Vequity for their work.

The Mayor noted that this is what a TIF is created for.

**ORD 2017-7244** — H. Ordinance: Update the Village's Comprehensive Plan

**Motion:** Commissioner White moved to table this item to April 11, 2017. Commissioner Waldack seconded the motion.

Commissioner White said the decision tonight regarding facilities is at odds with the Comprehensive Plan draft. Pursuing transient-oriented development is the direction we have been following for a long time. He wants to look at taking steps away from promoting large multi-family development throughout Downers Grove. There is not a site better for multi-family than the one just turned down.

Mayor Tully said he is fine with tabling this although he does not necessarily agree with the reasoning behind the motion. He does not see the issues Commissioner White raises as mutually exclusive.

**Votes:** Yea: Commissioners White, Waldack, Walus, Earl, José, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

Village of Downers Grove

Council Meeting

March 21, 2017

**8. Mayor's Report****9. Manager's Report****10. Attorney's Report****Future Active Agenda**

Pursuant to Section 2.5 of the Downers Grove Municipal Code, the following are presented for Village Council consideration:

1. An ordinance authorizing vacation of the 16-foot wide improved public alley adjacent to 1030-1036 Ogden Avenue
2. An ordinance rezoning certain property located at 1030-1048 Ogden Avenue
3. An ordinance designating the Property at 1030-1048 Ogden Avenue as Planned Unit Development #58
4. An ordinance authorizing a special use for Lot 1 at 1030-1048 Ogden Avenue for a drive-thru restaurant facility
5. An ordinance authorizing a special use for Lot 3 at 1030-1048 Ogden Avenue for a drive-thru restaurant facility
6. An ordinance approving a redevelopment agreement between the Village of Downers Grove and Vequity Downers Ogden GP

**11. Council Member Reports**

Commissioner José reminded everyone of early voting. The hours are Monday – Friday from 8:30 a.m. to 7:30 p.m. and Saturday from 9:00 a.m. to 5:00 p.m. He urged everyone to vote. He also noted that he recently spoke to the 5<sup>th</sup> grade Girl Scouts at Pierce Downer School along with former Commissioner and school board member Bruce Beckman. He said they had a variety of good questions, including whether the Council had pajama days.

**12. Council Member New Business****13. Adjournment**

**Motion:** Commissioner White moved to adjourn. Commissioner Waldack seconded the motion.

**Votes:** Yea: Commissioners White, Waldack, Walus, Earl, José, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried and the meeting adjourned at 9:03 p.m.

Respectfully submitted,

April Holden

Village Clerk