

Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

9/5/2017

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 White, Commissioner Hosé, Commissioner Barnett; Mayor Tully

Absent: Commissioner Waldack

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. Mayor's Report

RES 2017-7504 — A. Resolution: A Resolution Removing a Member from the Library Board of Trustees

Summary: This authorizes the removal of Art Jaros from the Library Board of Trustees.

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A RESOLUTION REMOVING ART JAROS FROM THE LIBRARY BOARD OF TRUSTEES**RESOLUTION 2017-66**

Motion: Commissioner White moved to adopt "A Resolution Removing Art Jaros from the Library Board of Trustees," as presented. Commissioner Barnett seconded the motion.

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

Nay: None

Mayor Tully declared the motion carried.

Mayor Tully said he typically does not allow any audience reaction to what is being said. He asked that people be respectful of one another and behave in a polite and civil manner with no applauding, hissing, or other reactions.

4. Minutes of Council Meetings

MIN 2017-7493 — A. Minutes: Council Minutes - August 15, 2017

Motion: Commissioner White moved to approve the minutes as presented. Commissioner Earl seconded the motion.

Mayor Tully declared the motion carried by voice vote.

5. Public Comments

This is the opportunity for public comments.

Mayor Tully reminded everyone of the five-minute speaker rule, asking that speakers please be mindful of that rule. He then asked for a show of hands regarding the matter that was already voted upon. The Mayor also asked that people try not to repeat what has already been said.

1. Joel Stava, a resident of Westmont, thanked the Council for their resolution. He said he is in the process of purchasing property in Downers Grove and was born in Downers Grove. He would like to ensure that Downers Grove remains a welcoming community. He said he grew up in Wilmington, which was not a welcoming and diverse community to non-white, non-Christian, non-straight people. He was married to a woman who grew up in another town that was similar in its nature. She came out later in his marriage as gay. When he recalls how people treated her, he doesn't appreciate that feeling, or the presence of that hateful attitude. People who are different are in our community and they are affected by the words and actions of leaders. He sees Downers Gove as welcoming, thoughtful and kind. He teaches empathy to his kids and will ask the same of his leaders. He said that it is important that they appoint a board that is representative of the community.

2. Catherine Dice, a librarian, said she works as a librarian consultant and applauded the Library Director and staff for being so welcoming and supportive. The strategic plan is a very fine forward-looking plan. She asked that they have a Board that represents the community, and a board that engages in board development by learning diversity, equity and inclusion issues together and therefore become better stewards for the community. She is thankful that the Council is listening to the community today, and sees this as a turning point for the Library.

3. An unidentified resident thanked the Council for their Resolution. He said he felt compelled to speak since discrimination, prejudice and hate values are not things he shares. The Board must represent Downers Grove residents. The Library is a place of knowledge, culture, education, information, etc. It should be a resource for all residents. Downers Grove has a clear anti-discrimination and harassment policy in its personnel

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manual. He asked why the Library should not be subject to the same policy. We cannot allow Board members to stray from these policies, and asked that the Council consider this in considering applicants.

4. Lisa Scott, who is the mother of an LBGT child, said she is brave, attended Downers Grove North and was fully supported. There is hate in our community and it is ugly. Ms. Scott admires everything her daughter has done with her life. She wants to live in a community where her child is welcome. The Library holds a special place for her family, which is a family of readers. It is a jewel and a gem. She wants her child to feel welcome here. She asked that the Council appoint a trustee who is appreciative of all.

5. Elisa Baker said her husband has lesbian sisters. She is involved in the organization DG Marchers, which is a diverse group. She passed a photograph of a couple she knows who live in Downers Grove. They are a lesbian couple who attend church weekly and sing in the choir. They are a remarkable family, compassionate, loving and charitable. Everyone present shares a need for their loved ones to feel safe, happy and healthy. There are some people who feel fear in this community by people who drive around flying a Confederate flag and intimidating others. Ms. Baker said she is also feeling a bit uncomfortable speaking openly because of some people who might disagree with her opinion. She said they cannot let this continue to spread in the Village. The Council can help set the tone for Downers Grove, and they should appoint members to the Downers Grove Library Board of Trustees who support diversity.

Mayor Tully replied that he has appointed and reappointed about 212 people to various Boards and Commissions, and he would be happy to discuss the application process with anyone who wants more information.

6. Gloria Walsh Rock, 6212 Lyman, thanked the Council for their unanimous affirmation of the Resolution tonight. It is her right to decide what to read. She sees challenges faced by people who are LGBTQ. She has LGBTQ members in her family. Ms. Rock said she is a Librarian. The power of free speech is a bedrock of our democracy. Ms. Rock said that they have the right to speak as private citizens, but officials are held to a higher standard. Public discourse is how a democracy grows, but not with comments that are discriminatory. The Village Library is to be a resource and support for learning and living for all Downers Grove citizens, even those who are most marginalized. Trustees must accept the responsibility to represent everyone. She is proud of the Downers Grove library and its work toward being intentionally inclusive.

7. Jeanette Ward commented that the Council has dismissed someone who is intolerable. She is a member of the U46 Board of Education. She finds it ironic that people in this room speak of intolerance, yet they have just dismissed someone because of their intolerance. She pointed out the irony of a Library, which is supposed to support diverse opinions firing someone for his diverse opinion. There is one thing that one side of this argument cannot abide and that is diversity of thought, which is the most important kind of diversity. Ms. Ward said that disagreement does not equal hatred. In fact, some of the people who love you the most are the ones who have the courage to tell you the truth.

8. Ann Murray said her uncle was born in Downers Grove and was gay. She said he never came out here. He moved to the city because he didn't find support here. She is speaking in his memory. Ms. Murray said she recently went through diversity training. They clearly defined what harassment is. If you say something that offends someone it makes it a less welcoming environment. She spoke about the term "homosexuals," which was at one time defined as a clinical disorder or a sexual deviant disorder, and that is why that term is offensive.

9. Claire Jaros said it is amazing what social media is able to do. The action taken this evening implies that you cannot be tolerant of someone who disagrees with you. Diversity exists on both sides of the aisle and instead of learning from one another the two sides enjoy tearing each other apart. She said that by seeing differences in one another we become better people. Ms. Jaros asked what message is being sent to the next group of volunteers. She gave the following quotation from Phil Robertson: "Our culture has accepted two huge lies. The first is that if you disagree with someone's lifestyle, you must fear or hate them. The second is that to love someone means you agree with everything they believe or do. Both are nonsense. You don't have to compromise convictions to be compassionate." Ms. Jaros said that Art Jaros is a unique individual to whom she's been married for almost 37 years. He is compassionate about his beliefs, which you may or may not agree with. But have you learned to accept his diversity? Our Founding Fathers did not agree upon everything; yet they had the

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compassion of their convictions to realize that united they could together seek a new beginning. Downers Grove has seen many changes over the last several years. Our compassion should be about uniting us in our differences, and together learn from one another.

10. An unidentified man who has lived in the Village for ten years said that he disagrees with the Board's decision and when it comes time to vote he will have to vote to fire all of the Council just as they have agreed to fire the board member.

11. Laura Marie has never attended a Village Council meeting. Her daughter attends Avery Coonley School, and she is lucky that her daughter attends such an inclusive school. She appreciates Mrs. Jaros' comments. However, Mr. Jaros can have any views he wishes, but as a Trustee at a public library he should keep them to himself. It is important to have inclusion training and to be inclusive for every member of the community.

12. An identified woman said that diversity of thought is important. Everyone is welcome to his or her own opinion but those who hold public positions still speak for the community. Mr. Jaros could write a book and it would probably be available at the Downers Grove Library. She said her Godmother is a librarian and has been for almost 30 years. She was at the library almost every day as a child where every book on every school of thought was available to her.

13. Debra Stava, 4929 Forest, said she is a grandmother of two grandchildren whose mother is gay. She was taught to respect everyone. Her father and his six brothers served together in the military so that people could come together and have freedom of speech. Freedom of speech is wonderful for those who do agree and those who do not agree. We are human beings first. The Library offers tools for teaching. She said that the Council members are leaders of the Downers Grove family. She said they need to think about the future and the opportunities for people of different cultures and ways of life to set up a generation of kindness, tolerance, etc.

14. David Haugen resides on Forest Avenue and has lived in Downers Grove since 1975. He has supported the library referendum, volunteers at the Library and donated to Friends of the Library. He explained that the Library has an anti-discrimination policy, and he referenced the State of Illinois Manual for Library Boards of Trustees. A member of a public board needs to be in agreement with the mission of organization. He asked about the number of members of the Library Board. He said there are apparently six members, and almost all public bodies have an uneven number of members so there can never be a tie.

The Mayor said that it is unique in the Library environment. Mr. Haugen said the Library Code of the State of Illinois says there should be nine members.

The Mayor said that might be a future conversation.

15. Barnali Khuntia, 5256 Carpenter Street, said her family moved to Downers Grove from Berwyn, which is an incredibly diverse community. Her children attend Avery Coonley School. She grew up in South Carolina, the old south. She has never felt as threatened as she does here. She has been chased by a man with a Confederate flag who has followed her several times and he keeps finding her. She keeps driving until she loses him. She loves Downers Grove and wants to raise her children here. She is building on a landmarked home. The attack felt personal to her specifically. They will leave if they don't see diversity. She pointed at the Council and said she doesn't see any diversity.

The Mayor replied that he looks forward to seeing her petition for the next election. People have to run for office. Diversity depends upon the people who choose to run for office. Voters have the power to change the make-up of the Council. The Mayor said that anyone who has been threatened by anybody should contact the Police Department.

16. David Deal commented that this issue comes down to leadership. It means more than just representing the community, but also trying to make the community a better place. He said that the Council has demonstrated leadership by its collective decision, and has told them they want to try and make the community a better place.

17. A woman who has lived in the Village for 13 days said that she and her wife moved here. She planned on using the Library, and she wants people to have diversity of thought. What got her involved was the report from

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the League of Women Voters about this discussion, and about the Library Board member's desire to protect children from "her" and that is when it became personal for her. She thanked the Council for taking action in this case.

The Mayor thanked her for her comments and reminded everyone that in the last election, there were four seats on the Council up for election, and every Council member ran unopposed.

18. Heather is a six-year resident. She said she goes to the library for opposing views information. She wants her son to be able to have any information available to him at the Library, and not rely simply on the Internet.

19. Matt Cizek said he is a 21-year resident and knows Mr. Jaros personally. About ten years ago Mr. Cizek had a serious battle with depression. Mr. Jaros and his family supported him. He doesn't understand how this difference of opinion leads to hate and intolerance. In 21 years of knowing Mr. Jaros personally, that is not the man he knows.

20. John said that the Jaros' house was always welcoming and accepting. He feels the Council made a wrong decision. Mr. Jaros has always been a respectful and honorable man.

The Mayor thanked the people for their views and for preserving decorum throughout the discussion.

6. Consent Agenda

COR 2017-7494 — A. Claims Ordinance: No. 6225, Payroll, August 4, 2017

BIL 2017-7495 — B. Bills Payable: No. 6348, September 5, 2017

RES 2017-7488 — C. Resolution: Authorize an Intergovernmental Agreement with the Board of Education of Downers Grove Grade School District 58

Summary: This authorizes an intergovernmental agreement between the Village of Downers Grove and the Board of Education for Downers Grove Grade School District 58 for reciprocal reporting of criminal offenses.

**A RESOLUTION AUTHORIZING EXECUTION OF AN INTERGOVERNMENTAL AGREEMENT
BETWEEN THE BOARD OF EDUCATION OF DOWNERS GROVE GRADE SCHOOL DISTRICT 58
AND THE VILLAGE OF DOWNERS GROVE**

RESOLUTION 2017-67

MOT 2017-7486 — D. Motion: Authorize a Contract Not to Exceed \$93,104.00 to Hancock Engineering for Engineering Services for the West Burlington and the Middaugh and Blanchard Drainage Improvement Projects

Summary: This awards a contract for municipal construction engineering services to Hancock Engineering of Westchester, Illinois in the amount of \$93,104.00 for the West Burlington Drainage Improvement and the Middaugh and Blanchard Drainage Improvement projects. The requested award amount includes a 10% contingency.

MOT 2017-7502 — E. Motion: Authorize \$24,675.00 to Air One, Inc., Elgin, IL, for Firefighter Turnout Gear

Summary: This authorizes the purchase of firefighting turnout gear from Air One, Inc. of Elgin, Illinois.

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MIN 2017-7499 — F. Minutes: Note Receipt of Minutes of Boards and Commissions**Summary:** Library Board of Trustees - July 26, 2017**Motion:** Commissioner White moved to approve the Consent Agenda as presented. Commissioner Earl seconded the motion.**Votes:** Yea: Commissioners White, Earl, Walus, Hosé, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

7. Active Agenda

ORD 2017-7459 — A. Ordinance: Authorize a Special Use for 1644 Ogden Avenue to Permit an Automobile Dealership**Summary:** This authorizes a special use for 1644 Ogden Avenue to permit an automobile dealership.

**AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 1644 OGDEN AVENUE TO PERMIT AN
AUTOMOBILE DEALERSHIP**

ORDINANCE NO. 5642

Motion: Commissioner White moved to adopt "An Ordinance Authorizing a Special Use for 1644 Ogden Avenue to Permit an Automobile Dealership," as presented. Commissioner Hosé seconded the motion.

Commissioner Earl said that she had previously asked that the test drive map be kept in the test drive cars, and asked whether that was considered with regard to this matter.

Mayor Tully replied that was viewed to be a broader issue to be established for all dealerships.

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

Nay: None

Mayor Tully declared the motion carried.

ORD 2017-7461 — B. Ordinance: Rezone Certain Property Located Immediately South of 1723 Ogden Avenue**Summary:** This rezones certain property located immediately south of 1723 Ogden Avenue from R-1, Residential Detached House 1 to B-3, General Services and Highway Business District.

**AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED IMMEDIATELY SOUTH OF 1723
OGDEN AVENUE**

ORDINANCE NO. 5643

Motion: Commissioner White moved to adopt "An Ordinance Rezoning Certain Property Located Immediately South of 1723 Ogden Avenue," as presented. Commissioner Earl seconded the motion.**Votes:** Yea: Commissioners White, Earl, Walus, Hosé, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

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ORD 2017-7460 — C. Ordinance: Amend Ordinance No. 5539 Authorizing a Special Use for 1723 Ogden Avenue to Permit an Automobile Dealership

Summary: This authorizes an amendment to Ordinance No. 5539 authorizing a special use for 1723 Ogden Avenue to expand an automobile dealership.

**AN ORDINANCE AMENDING ORDINANCE NO. 5539 AUTHORIZING A SPECIAL USE FOR 1723
OGDEN AVENUE TO PERMIT AN AUTOMOBILE DEALERHIP**

ORDINANCE 5644

Motion: Commissioner White moved to adopt "An Ordinance Amending Ordinance No. 5539 Authorizing a Special Use for 1723 Ogden Avenue to Permit an Automobile Dealership, as presented. Commissioner Earl seconded the motion.

David Haugen, a resident living on Forest Avenue, asked how this affects revenue for the Village.

Village Manager Dave Fieldman replied that this is an expansion of an existing dealership and the hope is that it will expand the sales tax revenue generated for the Village.

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

Nay: None

Mayor Tully declared the motion carried.

8. First Reading

Mr. Fieldman said the four items under First Reading relate to two issues involving reinvestments in the Village's industrial and business parks.

RES 2017-7497 — A. Resolution: Authorize an Incentive Agreement with Rexnord Industries, LLC

Michael Cassa, President of the Downers Grove Economic Development Corporation (EDC), said their office was contacted a few months ago by Cushman & Wakefield, a consultant firm, regarding a confidential project known as Project Altitude for their client, Rexnord Industries. Rexnord, based in Milwaukee, Wisconsin, is a 125-year-old company with a diverse array of global markets. They were searching for another manufacturing facility to house their aerospace headquarters. The project would be for approximately 200,000-250,000 square feet, and the search was nationwide. Economic incentives were a critical factor in their site selection process. The first phase in their search was to obtain property tax abatement with the local schools, and on August 21 the Board of Community High School District 99 unanimously approved the abatement agreement, and one week later the Board of Downers Grove Grade School District 58 also unanimously approved the abatement agreement. Mr. Cassa then reviewed the economic incentive agreement between the Village of Downers Grove and Rexnord for the redevelopment of property at 2400 Curtiss. That agreement includes the establishment of a new manufacturing facility and aerospace headquarters at the 2400 Curtiss site. A Certificate of Occupancy will be obtained by June 30, 2019, and Rexnord will operate from that facility for a minimum of five years. The Village agrees to waive 50% of the permit fees for Rexnord. The result of this agreement will be a new state-of-the-art aerospace manufacturing facility. Mr. Cassa thanked the staff and the local school districts for their part in the successful conclusion of this project, which will become a new significant anchor for the Ellsworth Business Park. This is a big win for Downers Grove by attracting a new manufacturing facility and establishing aerospace division headquarters for one of the world's premier aerospace companies. It will attract media coverage throughout the United States. He thanked the Village staff and both School Districts for their support. He said the EDC strongly supports this incentive agreement. He then introduced representatives of Cushman & Wakefield present at the meeting.

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Bradley Migdal, Sr. Managing Director, Cushman & Wakefield, said they were honored to present this project to the Council. He noted that this facility has been here for a long time and will stay here for a long time. Parts will be made here and there will be opportunities for people here as well. He said the next time someone is at O'Hare airport waiting for a part replacement, it may be a part made by Rexnord here in Downers Grove. He pointed out that the facility is not just a manufacturing facility, but is also a state-of-the-art R&D and Engineering facility which will create great opportunities not only for students in Downers Grove, but in the State of Illinois. These opportunities are not readily available in Illinois. If you want to get into the aerospace industry you tend to go out of state. This is a step in the right direction for Illinois. This new shining facility in Ellsworth Industrial Park will attract representatives of the aviation industry to Downers Grove.

Mayor Tully said if this were a card game they'd be talking about a straight flush. This is a rare opportunity for any community in Illinois not only to retain a valuable and critical business, but to have it reinvest and expand in something that doesn't just happen by accident. This is a win for Downers Grove, and for DuPage County and the State of Illinois. He said the representatives have been far too modest in describing how important this is and the ramifications it has beyond the Village borders. This is a company that has been courted by states throughout the country who were willing to write big checks to get the company to leave Downers Grove. The Village has been competing with other States. The State of Illinois has not helped financially with this effort. This is a prime example of local control and partnership between governing bodies including the Village and the local school boards. The long-term benefits to the area in terms of jobs, retail taxes, sales tax revenue etc., is important to the Village. He wants due recognition as to how important this is to the community. He thanked Rexnord for choosing to reinvest in the Village in such a substantial way.

Commissioner José added his thanks to Rexnord for choosing to remain in Downers Grove, and the EDC and the two local school boards for helping to make this possible.

ORD 2017-7413 — B. Ordinance: Rezone Certain Property (Flavorchem Corporation)

Mr. Fieldman said the next three items represent significant reinvestment by an existing business in the Oak Grove Business Park.

Stan Popovich, Director of Community Development, explained that the Flavorchem campus is in the Oak Grove Business Park on the north side of Downers Grove, located at 1525 Brook Drive. He noted that they are looking to create a campus Master Plan and showed the existing buildings at the Brook Drive location. Mr. Popovich displayed several plan drawings depicting proposed changes to the campus including an employee crossway, emergency vehicle pathways, truck turnoffs, loading docks and building additions to create an interconnected campus. He explained that the site currently has multiple zoning. The Village's Comprehensive Plan is concerned with long-term local businesses, and he reviewed how this plan complies with the Comprehensive Plan. All PUD and zoning criteria have been met. Mr. Popovich said that Flavorchem requires a license agreement for Brook Drive to improve the street as desired in their campus master plan, while the Village will maintain ownership of the street.

Ken Malinowski of Flavorchem stated that Flavorchem moved to Downers Grove in 1981. It is a family-owned and operated business and they have acquired eight buildings in Downers Grove over the years. The second generation of ownership is dedicated to providing a continued successful future of sustainable growth for the company. Mr. Malinowski said that representatives of Flavorchem were present. Flavorchem employs over 250 employees in Downers Grove. They have initiated a campus master plan to expand their footprint, improve operational efficiency, accommodate parking needs, etc. Their plan cannot be met without creating a PUD development and the vacation at Brook Drive. There is an industry requirement to control site and facility access. They believe a PUD and vacation of Brook Drive will enable them to accomplish their long-term objectives to create a corporate global headquarters, expand all facets of their operations and continue to deepen their roots in Downers Grove.

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Mayor Tully thanked them for reinvesting in Downers Grove. This is a land-locked community and the Village wants to retain good citizens of the community such as Flavorchem. He is grateful that they have come up with a creative solution to utilize existing land in a facilitative way. The Village role is to serve as facilitators and not regulators. He is excited about this creative solution. Flavorchem has been a long-term business in the Village and has been a terrific corporate partner for the community.

1. Mark Bratkiv, owner of 2901 Finley Road, said his business is directly adjacent to Flavorchem. He is opposed to the closing of Brook Drive, which is a public road. Authorizing the resolution to close a public street to make it a parking lot for the exclusive use of one business is not acceptable. During the Plan Commission hearing, Flavorchem asked that the road be vacated, but now they are calling it a license. Whether it's called a vacation or a license the result is exactly the same. Brook Drive will be closed for the sole benefit of Flavorchem. The Plan Commission voted 6:1 to reject the closing of Brook Drive for additional parking. He noted that the Village recently rebuilt Brook Drive to the tune of about \$3 million. He asked that the Council does not approve this.

2. Michael O'Connor identified himself as attorney for U.S. Brass & Copper, owner of the properties at 1401 Brook Drive. They employ approximately 40 people. He said that his client objects to the vacation of Brook Drive. He noted that vacating Brook Drive would have a negative effect. He said that the only thing his client objects to is the closing of Brook Drive. They have been a wonderful corporate partner and his client is glad to see Flavorchem expanding. At the Plan Commission meeting, the Commissioners asked that Flavorchem come back with a better plan than vacating Brook Drive. The Plan Commission voted 6:1 not to vacate Brook Drive. One Commissioner said that there is nothing preventing cars from cutting through Brook Drive to reach Finley Road. He said the Commissioners asked what else could be done instead of vacating Brook Drive. Mr. O'Connor said his client's access to facilities is critical, and this is a decision that the Village will have to live with for years. The intersection of Downers Drive and Butterfield Road will see more traffic if Brook Drive is closed. This is a dangerous intersection, and in a four-year period between 2011 and 2015 there were 281 accidents, 55 of which had personal injuries. Closing Brook Drive will force more traffic through that already dangerous intersection. In normal weather conditions, that intersection has a "D" level of service, which is almost a failing grade. Flavorchem's own traffic study has shown that these are dangerous intersections and will become more dangerous. This should not be done at the expense of the other owners in the industrial park, as it benefits only one business owner. He said his client does not believe this is critical to Flavorchem. He reiterated his client, U.S. Brass and Copper, is requesting not to vacate Brook Drive. They have no concerns about the remaining aspects of the petition, but the vacation of Brook Drive is too great of an expense to other property owners.

3. Steve Giesler, 1214 Maple, said he is one of the owners of 1501-1503 Brook Drive which was built in 1977. He noted that vacating Brook Drive has a detrimental effect on his property. His building will be at the gateway of the Flavorchem campus. Brook Drive, in front of his building, would become Flavorchem Drive. He said that at one of the Plan Commission meetings it was requested that the landscaping be revised to separate the business visibility for 1501-1503 Brook Drive. The site plans and renderings submitted by Flavorchem leave his building in light gray to appear as though they are part of the campus, which they are not. He noted that his property is on a corner lot so as to have two elevations visible from the street as a marketing tool. With Brook Drive being closed, 1501-1503 will lose visibility. There are also truck-maneuvering issues, which under the new plan would make truck maneuvering difficult at most. He then called attention to staff's recommendation #8 regarding a cross-access agreement. He has not been approached as to how that would work, and he would not want to be in a position where he is responsible for any of the cost, maintenance or construction that would go on for that easement.

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Mr. Giesler said he understands wanting to retain business and help them expand, but he doesn't think that he is being treated fairly. Anything that diminishes visibility and access to his property negatively impacts the value of it. It appears as though the Village wants to move this along fairly quickly. Flavorchem went before the Plan Commission in February and June with replies to the Plan Commission's request. Now Flavorchem is coming before the Village Council with the same proposal. Flavorchem wants to close the street. No paving or construction will happen until next spring. This is an important decision and he urged the Council to take their time with this. He is delighted to see Flavorchem want to expand and create a campus facility. He asked that the Council not close Brook Drive.

4. Kevin Halpin of Elite Electronic Engineering, 1516 Centre Circle, said Elite has been at that location since 1975. They are also a growing business, adding ten new employees in the last eighteen months. Mr. Halpin urged the Council to reject the proposal to close Brook Drive. Flavorchem a growing business, but should not be doing so at the expense of other businesses. He said that this proposal is essentially the same as the February 27 proposal voted down 6:1 by the Plan Commission.

Mayor Tully explained that the Plan Commission is a recommending board. The decision remains with the Council. There is a big difference between a license and a vacation.

Commissioner José said that, in reviewing the Plan Commission minutes, one of the big concerns was the \$380,000 that would potentially be waived by the Council as a fee for the vacation of Brook Drive. He said that is beyond the purview of the Plan Commission. That is a decision for the Council. He believes that all the businesses will still have access to their property.

Mr. Haugen of Forest Avenue said he served on the District 58 Board of Education for 12 years. He encouraged the Council to walk or drive the area.

Mayor Tully said that the Council often does that. This project has been in exploration for quite some time,

Commissioner Earl said she drove around that area for three hours one day.

ORD 2017-7412 — C. Ordinance: Amend the Zoning Ordinance to Designate the Property at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive; and 1429, 1503, 1505 and 1515 Centre Circle as Planned Unit Development #59 and Authorize a Campus Master Plan for Flavorchem Corporation

RES 2017-7414 — D. Resolution: Authorize an Agreement with Flavorchem Corporation providing for a License with Respect to Brook Drive

9. Manager's Report

10. Attorney's Report

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

1. An ordinance rezoning certain property (Flavorchem Corporation)
2. An ordinance amending the Zoning Ordinance to designate the property at 1500, 1509, 1515, 1516, 1525 and 1528 Brook Drive; and 1429, 1503, 1505 and 1515 Centre Circle as Planned Unit Development #59 and authorize a campus master plan for Flavorchem Corporation

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11. Council Member Reports

Commissioner José said he attended the EDC meeting last month, noting that there are exciting things in the hopper. The board members are very dedicated and knowledgeable. As to the comments raised earlier in tonight's meeting about appointees who value inclusion, he hopes that his colleagues will take this seriously. He also thanked his wife for her support and dedication.

Commissioner Walus reported on the Educational Foundation of District 58. She said that their fourth annual Oktoberfest would take place on September 16 and 17. More information can be found at www.58Foundation.org/Octoberfest/2017.

Commissioner Earl reported on the Main Street Art Show to be held on September 9 and 10 sponsored by Downtown Management Corporation.

Mayor Tully said he is the District 3 municipal representative to DuPage Stormwater Committee. The floodplain mapping update continues to go on. The map adoption is expected in early 2019.

The Mayor also said that on June 1, 2017, FEMA released revised flood insurance rate map panels. He complimented the staff regarding the watershed plan for St. Joseph's Creek.

Mayor Tully noted that Oak Trace Senior Center's groundbreaking will take place tomorrow.

The Mayor then announced that the Downers Grove Golf Outing hosted by the Grove Foundation will take place this coming Saturday.

12. Adjournment

Motion: Commissioner White moved to adjourn. Commissioner Earl seconded the motion.

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

Nay: None

Mayor Tully declared the motion carried and the meeting adjourned at 9:11 p.m.

Respectfully submitted,

April Holden

Village Clerk