

Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

12/11/2018

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 Barnett, Commissioner Walus, Commissioner Earl, Commissioner Waldack, Commissioner White, Commissioner José; 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 2018-8024 — A. Minutes: Council Minutes - December 4, 2018

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

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Mayor Tully declared the motion carried by voice vote.

4. Public Comments

This is the opportunity for public comments.

There were no comments.

5. Consent Agenda

Mayor Tully asked that item C, RES 2018-8007, a resolution authorizing acceptance of public improvements for Nelson Meadow Subdivision, be removed from the consent agenda and considered separately.

BIL 2018-8021 — A. Bills Payable: No. 6428, December 11, 2018

MOT 2018-8022 — B. Motion: Issue 2019 Class A Scavenger License to Allied Waste Services of North America, LLC

Summary: Application has been made by Allied Waste Services of North America, LLC for a Class "A" scavenger license. Finding that Allied complies with the applicable requirements of the Municipal Code, this approves and authorizes issuance of a Class "A" scavenger license to Allied Waste Services of North America, LLC for 2019. This license allows Allied to serve all premises within the Village. Allied is currently under contract with the Village to provide single-family scavenger, recycling and yard waste services through March 2023.

MOT 2018-8015 — D. Motion: Authorize a Three-Year Contract for 2019-2021 to H&H Electric Company, Franklin Park, Illinois, in the Amount of \$254,891.71 for Traffic Signal Maintenance

Summary: This awards a three-year contract for 2019 through 2021 for Traffic Signal Maintenance of Village-maintained traffic signals to H&H Electric Company of Franklin Park, Illinois.

RES 2018-8018 — E. Resolution: Amend the Employee Administrative Rules (Personnel Manual) of the Village of Downers Grove

Summary: This updates the Employee Administrative Rules Village Council Policy and updates the Village of Downers Grove Personnel Manual.

**A RESOLUTION AMENDING THE EMPLOYEE ADMINISTRATIVE RULES
(PERSONNEL MANUAL) OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS**

RESOLUTION 2018-89

RES 2018-7954 — F. Resolution: Authorize a License Agreement with T-Mobile Central, LLC, to Install, Maintain and Operate a Communications Facility on Village Property

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Summary: This authorizes execution of a license agreement with T-Mobile for cellular antenna on Village owned property located at 6701 Main Street.

A RESOLUTION AUTHORIZING EXECUTION OF A LICENSE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND T-MOBILE CENTRAL, LLC, TO INSTALL, MAINTAIN AND OPERATE A COMMUNICATIONS FACILITY ON VILLAGE PROPERTY

RESOLUTION 2018-90

RES 2018-8020 — G. Resolution: Authorize a Loan Repayment Amendment to the Loan Agreement (L175337) with the Illinois Environmental Protection Agency

Summary: This amends the loan agreement with the Illinois Environmental Protection Agency (IEPA).

A RESOLUTION AUTHORIZING EXECUTION OF A LOAN REPAYMENT AMENDMENT TO THE LOAN AGREEMENT (L175337) BETWEEN THE ILLINOIS ENVIRONMENTAL PROTECTION AGENCY AND THE VILLAGE OF DOWNERS GROVE

RESOLUTION 2018-91

MOT 2018-7987 — H. Motion: Authorize \$1,250,570.61 for Two 2019 Ford Police Responders, Two 2019 Ford Hybrid Sedans, One 2019 Ford Ambulance, One 2019 Ford Expedition, One 2019 Ford F-550 with Lindco Snow Plow Package, Three 2019 Ford F-450s, and One 2020 Peterbilt 348

Summary: A motion is requested to authorize the purchase of the following replacement vehicles for a total of \$1,250,570.61: Two 2019 Ford F-150 Police Responders from Sutton Ford of Matteson IL, in the total amount of \$81,092.00; Two 2019 Ford SSV Plug-in Hybrid Sedans from National Auto Fleet Group of Watsonville, CA in the total amount of \$74,795.48; One 2019 Ford F-550 Ambulance from Foster Coach Sales, Inc. of Sterling IL, in the total amount of \$294,510.00; One 2019 Ford Expedition from Kunes Country Ford of Antioch IL, in the total amount of \$42,682.00; One 2019 Ford F-550 with Lindco Snow Plow Package, from Sutton Ford of Matteson IL, in the total amount of \$92,300.00; Three 2019 Ford F-450's with Sauber Service Body Packages, from Currie Motors of Frankfort IL, in the total amount \$280,612.00; One 2020 Peterbilt 348 with Hi-Vac Aquatech Model B-10 combination jet/vac, from R.N.O.W., Inc. of West Allis WI, in the total amount \$384,579.13

MIN 2018-8017 — I. Minutes: Note Receipt of Minutes of Boards and Commissions

Summary: Liquor Commission - November 1, 2018, Plan Commission - November 5, 2018

Motion: Commissioner White moved to approve the Consent Agenda as amended. Commissioner Earl seconded the motion.

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

Nay: None

Mayor Tully declared the motion carried.

6. Active Agenda

RES 2018-8007 — C. Resolution: Authorize Acceptance of Public Improvements for Nelson Meadow Subdivision

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Summary: This accepts public improvements at the Nelson Meadow Subdivision.

**A RESOLUTION AUTHORIZING ACCEPTANCE OF PUBLIC IMPROVEMENTS –
NELSON MEADOW SUBDIVISION**

RESOLUTION 2018-92

Motion: Commissioner White moved to adopt "A Resolution Authorizing Acceptance of Public Improvements for Nelson Meadow Subdivision," as presented. Commissioner Earl seconded the motion.

Mark Cronin, 1117 Jefferson, asked for confirmation that maintenance of the easement will continue.

Village Manager Dave Fieldman confirmed that there is a two-year maintenance period for public improvements. All other property maintenance codes will apply.

Mr. Cronin asked about the sale of the property.

Mr. Fieldman said it would be a matter of public record.

John Schofield, 1125 Jefferson, said he believes the seller is required to give 30-day notice with respect to selling the property.

Mr. Schofield showed the location of his property. St. Joe's Creek is south of his and his neighbors' lots. The creek has not flooded, but it has come close to doing so. North of him is Nelson Meadow subdivision. If the stormwater infrastructure doesn't work, he and his neighbors will get flooded. The permeable surface will decrease as homes get built.

Mr. Schofield thanked the staff. Kerry Behr has been professional and thorough and a delight to work with. He thanked the Clerk's Office for fulfilling his FOIA requests.

Mr. Schofield said there is a need for ongoing vigilance as this item triggers the ability to build houses on the property. He showed a drawing of Nelson Meadow to illustrate the complexity of the project. He wants to be sure the Village is committed to stormwater matters.

With respect to the detention pond plantings, Mr. Schofield referenced a memo from Irene Hogstrom, a licensed landscape architect. The plantings serve to cleanse the stormwater. Ms. Hogstrom noted in her memo that the plan is good, but the execution was flawed. In the absence of proper plantings, invasive species have taken over. Mr. Schofield reviewed Ms. Hogstrom's recommendations.

Mr. Schofield said it is a critical time for installation, maintenance and replacement of plants in the detention pond. He hopes the Village has retained control and funds to compel this to be done or to do it themselves. This is documentation of a flaw in the public improvements. This project has been going on for 14 years. Mr. Schofield said documents have been archived at neighbors.nelsonmeadow.com.

Mayor Tully thanked Mr. Schofield for his comments and his dedication. He noted that the tools and rules for stormwater control are better than they were 14 years ago. He said people can expect the same vigilance going forward. Regarding the plantings, \$130,000 will be kept aside per the resolution. The Village has the power to make improvements to the detention area. This was not in place 14 years ago.

Mr. Schofield said the neighbors are grateful for the changes the Mayor outlined.

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

Nay: None

Mayor Tully declared the motion carried.

ORD 2018-8008 — A. Ordinance: 2018 Aggregate Tax Levy

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Summary: This establishes the 2018 Downers Grove tax levy in the amount of \$22,569,069.76 for the Village of Downers Grove and \$5,337,785 for the Library.

2018 AGGREGATE TAX LEVY ORDINANCE

ORDINANCE NO. 5730

Motion: Commissioner White moved to adopt "The 2018 Aggregate Tax Levy Ordinance," as presented. Commissioner Earl seconded the motion.

Commissioner Waldack said he has followed the budget for 20 years. It has been improved upon every year and everyone has the chance to look at it. Council and staff have been responsive to issues brought forward. He supports this and anticipates that this will go forward to a new Council.

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

Nay: None

Mayor Tully declared the motion carried.

ORD 2018-7989 — B. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #2 (Downers Grove Downtown Service Area)

Summary: This establishes the Special Service Area #2 tax levy in the amount of \$247,000.

**AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER 2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #2
(DOWNERS GROVE DOWNTOWN SERVICE AREA)**

ORDINANCE NO. 5731

Motion: Commissioner White moved to adopt "An Ordinance for Levying of the Taxes for the Fiscal Year Commencing on the First Day of January 2018 and Ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #2 (Downers Grove Downtown Service Area)," as presented. Commissioner Earl seconded the motion.

Mayor Tully asked why taxes are levied for 2018 in December.

Mr. Fieldman said in Illinois taxes are paid one year in arrears. This was started during the depression.

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

Nay: None

Mayor Tully declared the motion carried.

ORD 2018-7992 — C. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #6 (Fairview Fire Protection District)

Summary: This establishes the tax levy for the Special Service Area #6 in the amount of \$89,344.00.

**AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER 2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #6
(FAIRVIEW FIRE PROTECTION DISTRICT)**

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ORDINANCE NO. 5734

Motion: Commissioner White moved to adopt "An Ordinance for Levying of the Taxes for the Fiscal Year Commencing on the First Day of January 2018 and Ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #6 (Fairview Fire Protection District)," as presented. Commissioner Earl seconded the motion.

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

Nay: None

Mayor Tully declared the motion carried.

Motion to Adopt Ordinances ORD 2018-7990 through ORD 2018-7991 and ORD 2018-7993 through ORD 2018-7996 (Active Agenda Items D-I)

Summary: This establishes the tax levy for Special Service Areas #4, #5, #7, #8, #9 and #10 in the amount of \$0.00.

Motion: Commissioner White moved to adopt "Ordinances for the Levying of Taxes for Special Service Area #4, #5, #7, #8, #9, and #10, Commencing on the First Day of January 2018 and Ending on the Thirty-First Day of December 2018," as presented. Commissioner Earl seconded the motion.

Commissioner White said no new taxes are being levied.

Mayor Tully asked why it is necessary to pass these ordinances that levy no dollar amount.

Mr. Fieldman said it is necessary to levy something in order to make them valid and legal.

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

Nay: None

Mayor Tully declared the motion carried.

ORD 2018-7990 — D. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #4 (Green Acres Subdivision)

Summary: This establishes the tax levy for Special Service Area #4 in the amount of \$0.00.

AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER 2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #4 (GREEN ACRES SUBDIVISION)

ORDINANCE NO. 5732

ORD 2018-7991 — E. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #5 (Atwood Subdivision)

Summary: This establishes the tax levy for Special Service Area #5 in the amount of \$0.00.

AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER

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**2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #5
(ATWOOD SUBDIVISION)
ORDINANCE NO. 5733**

ORD 2018-7994 — F. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #7 (Dunham Subdivision)

Summary: This establishes the tax levy for Special Service Area #7 in the amount of \$0.00.

**AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON
THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER
2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #7
(DUNHAM SUBDIVISION)
ORDINANCE NO. 5735**

ORD 2018-7993 — G. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #8 (Nelson Meadow Subdivision)

Summary: This establishes the tax levy for Special Service Area #8 in the amount of \$0.00.

**AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON
THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER
2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #8
(NELSON MEADOW SUBDIVISION)
ORDINANCE NO. 5736**

ORD 2018-7995 — H. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #9 (35th and Saratoga Subdivision)

Summary: This establishes the tax levy for Special Service Area #9 in the amount of \$0.00.

**AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON
THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER
2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #9
(35TH AND SARATOGA SUBDIVISION)
ORDINANCE NO. 5737**

ORD 2018-7996 — I. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First day of January 2018 and ending on the Thirty-First Day of December 2018 for the Village of Downers Grove Special Service Area #10 (Bridgpoint Downers Grove Subdivision)

Summary: This establishes the tax levy for Special Service Area #10 in the amount of \$0.00.

**AN ORDINANCE FOR LEVYING OF THE TAXES FOR THE FISCAL YEAR COMMENCING ON
THE FIRST DAY OF JANUARY 2018 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER
2018 FOR THE VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #10
(BRIDGEPOINT DOWNERS GROVE SUBDIVISION)**

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ORDINANCE NO. 5738**Motion to Adopt Ordinances ORD 2018-7997 through ORD 2018-8004 (Active Agenda Items J-Q)**

Summary: This abates certain 2018 tax levies as enumerated on the agenda. The total amount to be abated is \$8,769,044.76. This amount can be abated since other sources of revenue are available to pay these debt service obligations.

Motion: Commissioner White moved to adopt “Ordinances Abating a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2010, 2010B, 2012, 2013A, and Refunding Bonds Series 2014, 2015, 2016 and 2017,” as presented. Commissioner Earl seconded the motion.

Mayor Tully asked for an explanation of abatement.

Mr. Fieldman said it is to give back or not collect because we have other revenue sources to pay these debt service obligations. However, we must legally levy for these.

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

Nay: None

Mayor Tully declared the motion carried.

ORD 2018-7997 — J. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2010

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2010.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION BONDS, SERIES 2010**

ORDINANCE NO. 5739

ORD 2018-7998 — K. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2010B

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2010B.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION BONDS, SERIES 2010B**

ORDINANCE NO. 5740

ORD 2018-8001 — L. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2012

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2012.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION BONDS, SERIES 2012**

ORDINANCE NO. 5741

ORD 2018-7999 — M. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2013A

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Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2013A.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION BONDS, SERIES 2013A**

ORDINANCE NO. 5742

ORD 2018-8000 — N. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2014

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2014.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2014**

ORDINANCE NO. 5743

ORD 2018-8002 — O. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2015

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2015.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015**

ORDINANCE NO. 5744

ORD 2018-8003 — P. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2016

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2016.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016**

ORDINANCE NO. 5745

ORD 2018-8004 — Q. Ordinance: Abate a Portion of the 2018 Tax Levy Related to the General Obligation Bonds, Series 2017

Summary: This abates a portion of the 2018 tax levy related to General Obligation Bonds, Series 2017.

**AN ORDINANCE ABATING A PORTION OF THE 2018 TAX LEVY RELATED TO THE
GENERAL OBLIGATION REFUNDING BONDS, SERIES 2017**

ORDINANCE NO. 5746

7. First Reading

Mr. Fieldman said staff will present item A later on tonight's First Reading. Mr. Fieldman introduced Jason Zawila, Planning Manager, to present items B and C. Mr. Fieldman welcomed Mr. Zawila to his first Council meeting. Mr. Zawila recently joined the Village; he has a great deal of experience in other communities and is a 12-year resident of the Village.

RES 2018-7975 — B. Resolution: Approve the Final Plat of Subdivision for 3970 Douglas Road

Jason Zawila, Planning Manager, said this is a final plat of subdivision to subdivide the property at 3970 Douglas Road into two lots of record. The property is located at the corner of 40th and Douglas. The existing home at 3970 Douglas Road will remain. The second parcel has no frontage along 40th Street. This proposed lot will have frontage along 40th Street and will be developed with a new single family residence.

Mr. Zawila said this request complies with the Comprehensive Plan, the Zoning Ordinance and the Subdivision Ordinance. The Plan Commission recommended approval.

ORD 2018-7974 — C. Ordinance: Amend Planned Unit Development #51, to Allow Revisions to the Campus Master Plan at Midwestern University Located at 555 31st Street

Mr. Zawila said this is a request to authorize a Planned Unit Development Amendment at Midwestern University, 555 31st Street, for a revised Campus Master Plan to construct a new support services building and relocate the chapel on the master plan. The master plan was last amended in 2015. The existing support services building, Haspel/Hambrick Hall, will be replaced with a new building located in the center of campus. The taller buildings will be clustered together.

Mr. Zawila said this meets all the required height and setback requirements. There is no anticipated increase in traffic as there is no anticipated increase in either staff numbers or student enrollment.

Mr. Zawila said this complies with the Comprehensive Plan and the Zoning Ordinance. The Plan Commission recommended approval.

Mayor Tully said it is always nice to see Dr. Goepfinger. It is exciting to see the changes and he appreciates the investment in Downers Grove.

Dr. Goepfinger, President and CEO of Midwestern University, thanked the Council for allowing the University to grow and expand. She said she is proud of the campus and the opportunity to partner with the Village.

MOT 2018-8019 — A. Motion: Authorize Approval of Key Terms for a Redevelopment Agreement with Location Finders International (LFI) and Direct Staff to Take Necessary Actions to Comply with the Key Terms

Mr. Fieldman asked Mike Baker, Deputy Village Manager, to address this item.

Mike Baker, Deputy Village Manager, said the Village has long-standing problems with Village Hall and the Police Station. The buildings are functionally obsolete, work has been deferred and the land is underutilized. Staff is requesting a motion to approve key terms for a redevelopment agreement with Location Finders International (LFI) and to direct staff to take actions to comply with the key terms. Mr. Baker showed the current site and the revised plan showing the location of the new buildings. LFI is seeking to acquire property on a portion of the Civic Center site to develop a medical office building. A combined Police Station/Village Hall facility would be constructed on the Village-owned portion of the site. A small townhome development would also be constructed as would the extension of Washington Street from Curtiss Street to the railroad right-of-way. The Police Station would remain functional and in use during construction. Village Hall staff would be temporarily relocated.

In terms of the costs, Mr. Baker said the total project costs are estimated to be between \$35 and \$37 million. Sale of the land to LFI is \$8 million. Sale of the land for townhomes is estimated to be \$.5 million. He said \$3 million of Village funds is available. The remainder, \$24.5 million, is proposed to be funded through the issuance of general obligation bonds to be repaid over 25 years.

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Mr. Baker then discussed how the proposed key terms including funding and financing reduces risks to the Village. The proceeds of the LFI land sale will be received upfront. The medical office is a single owner/occupant. There will be construction completion guarantees, and the Police Station will have continuous operation.

Mr. Baker then outlined the next steps to be taken. It is estimated that the costs of contractual services for work completed prior to Village Council consideration of the redevelopment agreement will exceed \$1.0 million.

Commissioner José said this is the fourth time talking about Village facilities. The Village is closer to the goal line than ever before. He thinks this is the right plan for the community. He noted that it minimizes the impact on taxpayers and unlocks the economic potential of this property by putting government owned property on the tax rolls. He looks forward to supporting it.

Mayor Tully asked about the Washington Street railroad crossing part of the plan.

Mr. Baker said staff will look at reconfiguration of the street and crossing. Staff will study options to improve safety where we know there are a lot of problems.

Mayor Tully said there is the potential to reconfigure and construct Washington Street from Curtiss to the railroad right-of-way.

Commissioner Waldack asked why this Council is taking steps to obligate future Councils.

Mr. Baker said staff is responding to an offer made by LIF in September.

Commissioner Waldack said we have an offer, a plan and general terms. It will be necessary to spend money before this is approved. He supports this. It is a better financial offer and will work out better than previous plans.

Commissioner Walus said she expressed concerns about the previous plans. She will support this plan. The Washington Street crossing is a major issue. This is the best plan the Council has seen. She will support it.

Commissioner Earl said she has lost sleep over previous plans, but not this one. The medical office building has a lower profile, there is a higher purchase price and the opportunity for townhomes. She feels this will work well for the Village. This has been a difficult process and she is pleased to support this.

Commissioner Barnett said he is excited about this; it is a great plan. It sounds as though there is unanimous support for this. This is a commitment on the part of the Village.

Commissioner White said he also supports this. Flaws in previous plans are addressed in this one. This is a better offer than the previous plan. It is important to move forward and this puts us in a position for a new Council to support this. He intends to support this.

Mayor Tully said he intends to vote in favor of this as well. He encouraged people to engage in this process, particularly those on the ballot in April. He noted that many actions a Council takes commit a future Council. He hopes the community can move forward on this. The Council will hold a Coffee with the Council on December 15 from 9:00 a.m. to 10:00 a.m. at the Library so people can discuss this topic.

Todd Paradis, 417 67th Court, said he supports this. Clearly something needs to be done. He asked who would own the townhouse property.

Mr. Baker said staff would go through the competitive RFP process.

Mr. Paradis asked about commuter parking.

Mr. Baker said spaces will be allocated to try to accommodate the Lot L parkers.

Mr. Paradis noted that construction costs and interest rates have gone up.

Mr. Fieldman said the estimated costs have updated figures.

Mr. Paradis said he wants to see this go forward.

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Jennifer Huda said she is a candidate for Council. She is glad to see a unanimous decision. She is concerned about the island the street construction will create for businesses to the west.

ORD 2018-7973 — D. Ordinance: Amend the Stormwater Utility Rate and Establish a Water Service Installation Bond

Mr. Fieldman said an ordinance has been prepared to increase the stormwater utility rate by 8 ½%. This is consistent with the FY19 budget, pursuant to direction by the Village Council provided during Long Range Planning and the 2016 Stormwater Utility report. This also establishes a water service installation bond in the amount of \$1,000 for water services that are outside of the Village limits.

Commissioner White said the main reason the Village can move forward with this is due to the long-standing planning and work that has been done ahead of time.

8. Mayor's Report

Mayor Tully reminded residents of the Coffee with the Council to be held on Saturday, December 15 at the Public Library. Secondly, on behalf of the Village, he wished Commissioner Walus a happy birthday.

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 approving an amendment to planned unit development #51, allowing revisions to the campus master plan at Midwestern University located at 555 31st Street
2. An ordinance amending the Stormwater Utility Rate and establishing a Water Service Installation Bond

11. Council Member Reports

Commissioner José commented on the protesters outside North High School. Their message is lost in their tone and manner and the images they are displaying. Their target audience is minors, not policy makers. He asked that the protesters leave the schools and churches out of it and address the right people; come to 801 Burlington Avenue.

Mayor Tully said people should take up their issues with those policy makers that can influence this.

Commissioner Waldack said it is crunch time and invited people to come to Downers Grove to do their Christmas shopping. Visit downtowndg.org for more information. Help keep downtown vibrant.

Commissioner Barnett said both District 99 and the Village are working to keep a safe environment. Actions may seem chaotic but they are not without oversight.

12. Adjournment

Mayor Tully asked for a motion to adjourn.

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

Council Minutes

Village of Downers Grove

December 11, 2018

Mayor Tully declared the motion carried by voice vote and the meeting adjourned at 8:19 p.m.

Respectfully submitted,

April Holden

Village Clerk