



Meeting Minutes

Village of Downers Grove – Council Meeting

Council Chambers

June 8, 2021

7:00 PM

1. Call to Order

Mayor Barnett called to order the Village Council meeting at 7:00 p.m. and led those in the room in the Pledge of Allegiance to the Flag. He explained the protocol for the meeting and the guidelines to submit public comment.

2. Roll Call

Council Attendance (Present): Mayor Barnett, Commissioner Walus, Commissioner Sadowski-Fugitt, Commissioner Kulovany, Commissioner Gilmartin, Commissioner Glover

Absent Council Member: Commissioner Hose

Non-Voting: Village Manager Dave Fieldman, Village Attorney Enza Petrarca, and Village Clerk Rosa Berardi

3. Proclamation

Mayor Barnett proclaimed the week of June 7-June 11, 2021 as Garden Week.

4. Public Comment

Mayor Barnett invited public comment for non-agenda items.

- A resident (did not state name) made anti-LGBTQ comments.
- Resident, Jim Kelly does volunteer work and is seeking a location to hold a carnival that “celebrates humanity”.
- The following residents voiced concerns about the proposed development at 5300 Belmont Rd:
 - Matt Anslow, 2101 Inverness Ave.
 - Concerned with soil contaminants

Mayor Barnett responded: Residents with concerns should schedule a meeting with the IL EPA Project Manager to address contaminant concerns.

- Ms. Amy Hanley, 5420 Ashbrook Pl. on behalf of her mother Bobbie Carlson
 - Concerns with dangers/effects of vehicles and on residential roads

Mayor Barnett responded: Concerns have been heard; the Village going through the building permit review process – no answers are available at this time; working with the developer to see if there is a solution to the tree screening that was removed; the Village staff (Community Development) makes the decisions when it comes to “by right developments” – public hearings aren’t required under existing code; concerns have been heard; answers may take weeks or months.

- Andrew Bolda, 5430 Ashbrook Pl.- Inverness Woods Condominium Assoc.
 - Concerned with traffic and changes of permeable surfaces to impermeable surfaces
- A resident (did not state name or address)
 - Concerned with the safety of children riding school busses
- A resident (did not state name) of Inverness Woods Condominium Assoc.
 - Concerned about the changes to the traffic pattern
- A resident (did not state name) of the Inverness Woods area
 - Concerned about the safety of residents due to traffic pattern and blind hill; requested the Council drive the area themselves
- A resident (did not state name), 2109 Inverness (former DG North High School Student)
 - Concerned about extra traffic and safety of students that will attend the school being built in the neighborhood

Mayor Barnett thanked all that made public comments and stated that the Village Council is very engaged and all in; members of the Village Council do visit sites of concerns and experience first-hand what the residents are referring to.

5. Minutes of Council Meetings

MIN 2021-8991 - A. Minutes: Village Council Meeting Minutes –June 1, 2021

***MOTION:** To adopt the meeting minutes of the June 1, 2021 meeting as presented.*

***RESULT:** Motion carried unanimously.*

***MOTIONED TO APPROVE:** Commissioner Walus*

***SECONDED BY:** Commissioner Sadowski-Fugitt,*

***AYES:** Commissioner Glover, Commissioner Gilmartin, Commissioner Kulovany, Mayor Barnett*

***NAYES:** None*

6. Consent Agenda

BIL 2021-8992 — A. Bills Payable: No. 6598 - June 8, 2021

MIN 2021-8994 — B. Minutes: Note Receipt of Boards and Commissions Meeting Minutes

MOTION: To adopt all items on the Consent Agenda as presented.

RESULT: Motion carried unanimously.

MOTIONED TO APPROVE: Commissioner Walus

SECONDED BY: Commissioner Sadowski-Fugitt

AYES: Commissioner Glover, Commissioner Gilmartin, Commissioner Kulovany, Mayor Barnett

NAYES: None

7. Active Agenda

ORD 2021-8965 — A. Ordinance: Approve a Zoning Ordinance Text Amendment to Allow for Drive-Through Medical Facilities as a Special Use in the O-R-M Zoning District

MOTION: To adopt a Zoning Ordinance text amendment to allow for drive-through medical facilities as a Special Use in the O-R-M Zoning District: **ORD 5868**

RESULT: Motion carried unanimously.

MOTIONED TO APPROVE: Commissioner Walus

SECONDED BY: Commissioner Sadowski-Fugitt

AYES: Commissioner Glover, Commissioner Gilmartin, Commissioner Kulovany, Mayor Barnett

NAYES: None

ORD 2021-8966 — B. Ordinance: Approve the Special Use to Operate a Drive-Through Medical Facility at 2205 Butterfield Road

MOTION: To approve the special use to operate a drive-through medical facility at 2205 Butterfield Road: **ORD 5869**

RESULT: Motion carried unanimously.

MOTIONED TO APPROVE: Commissioner Walus

SECONDED BY: Commissioner Sadowski-Fugitt

AYES: Commissioner Glover, Commissioner Gilmartin, Commissioner Kulovany, Mayor Barnett

NAYES: None

ORD 2021-8989 — C. Ordinance: Amend Provisions of Chapter 3 of the Downers Grove Municipal Code Regarding Delivery Service and Establishing "Pick-Up" Liquor Sales for Certain License Classifications

MOTION: To amend the provisions of Chapter 3 of the Downers Grove Municipal Code regarding delivery service and establishing "pick-up" liquor sales for license classifications: **ORD 5870**

RESULT: Motion carried unanimously.

MOTIONED TO APPROVE: Commissioner Walus

SECONDED BY: Commissioner Sadowski-Fugitt

AYES: Commissioner Glover, Commissioner Gilmartin, Commissioner Kulovany, Mayor Barnett

NAYES: None

MOT 2021-8990 — D. Motion: Approve the Final Design for the Construction of a Sidewalk on Norfolk Street from Saratoga Avenue to Main Street

MOTION: To direct staff to proceed with Alternative #1 for the construction of a sidewalk on Norfolk Street from Saratoga Avenue to Main Street and explore options for replacing displaced trees on a one-for-one basis.

RESULT: Motion carried 5:1

MOTIONED TO APPROVE: Commissioner Walus

SECONDED BY: Commissioner Kulovany

AYES: Commissioner Glover, Commissioner Gilmartin, Mayor Barnett

NAYES: Commissioner Sadowski-Fugitt

Commissioner and Mayor Comments/Questions

Commissioner Sadowski-Fugitt: Due to removal of trees in Opt #1 and resident preference of Opt #4 is voting against it; may be able to come together on Opt #1 in the future

Commissioner Walus: Wasn't able to attend last week Village Council meeting; was for Opt #4 but most of her colleagues didn't want Carriage walks; read an article regarding carriage walks in Bloomington, Illinois that have become dangerous over time for pedestrians to use and were being removed as they were no longer ADA accessible; spoke about concern about water with Opt #1 and the removal of trees; after weighing the options and with the note on Staff Report stating that staff will explore options to save or replace trees, she is for Opt #1.

Commissioner Gilmartin: Agrees with Walus regarding Opt #1; though doesn't want trees displaced, thinks the safety of pedestrians is most important; also thinks that cuts for carriage walks would cause cuts around the trees which could mean the trees would be affected in the future.

Commissioner Kulovany: Spoke of research done to try and save the trees and residents didn't like the option of easements; thinks safety trumps trees; drove passed Kingsley School this morning and children walking along the road, posing safety hazard; confident staff will do what they can to save/replace the trees.

Mayor Barnett: Asked residents to observe this process; staff and Council were asked to look into this; resulted in several options by Village staff and Council; every time there is a project like this, there's a weighing of construction costs, trees, storm water, safety; whether this subject or another, hopes residents see the work that goes into these types of projects; is proud of the process and the outcome; thanked all involved, including the residents that started this process.

8. First Reading

RES 2021-8969 — C. Resolution: Accept the Comprehensive Annual Financial Report and Audit for the Fiscal Year January 1, 2020 through December 31, 2020

Summary: This accepts the Comprehensive Annual Financial Report and audit for the Fiscal Year January 1, 2020 through December 31, 2020.

PRESENTATION: Village Manager Fieldman introduced Scott Termine – Auditor with BKD, LLP who reviewed the audit by phone during the meeting. Complemented the Village Finance team for putting together a smooth audit even during the pandemic. The audit consisted of 5 main deliverables including the Comprehensive Annual Financial Report; two TIF Reports; a single audit report; required communication to the board on the audit results (the management letter). Each of the reports provides a clean/unmodified opinion – the best that can be received; with no significant deficiencies or material weaknesses in internal control as part of the audit. One item from the Financial Statements was highlighted, is especially important during COVID situation with the uncertainties, which is the General Fund's fund balance position. As of 12/31/20 this was at \$20.3M. This is 43% of the 2020 actual expenditure, putting the Village at over 5 months' worth of expenditures; the best practice recommendation from the Government Finance Officers Association is to keep the amount at over 2 months at minimum and 5 months exceeds that and provides a stable cushion. With federal funding, the Village exceeded the \$750,000.00 threshold of expenditures of federal awards which triggers a single audit; this is the result of approximately \$2.5M in spending on Corona Virus relief funds from DuPage County. The report had clean opinions and no findings were noted. Lastly, he stated the Governmental Accounting Standards Board (GASB) is active with new standards – these were highlighted in the report.

Manager Fieldman thanked Mr. Turmine and the Village staff - including Judy Buttny and the entire Village Finance team.

MOT 2021-8975 — A. Motion: Approve the Amended Downtown Design Guidelines

Summary: This approves the amended Downtown Design guidelines.

MOT 2021-8976 — B. Motion: To Direct Staff to Prepare Necessary Text Amendments to the Zoning Ordinance Regarding Updates to the Current Review and Approval Process for Certain Construction Projects in the Downtown

Summary: This will direct staff to prepare necessary text amendments to the Village's Zoning Ordinance regarding updates to the current review and approval process for certain construction projects in the downtown

PRESENTATION: Director Stan Popovich, used a presentation to review the information staff was requested to provide. He reviewed the 3 options presented to Council. He read the definition of a façade renovation which included architectural work that requires a permit and includes any combination of 2 or more of a list of improvements that was presented. He then reviewed 3 existing buildings in the downtown area that underwent facade renovations- reviewing what staff would look for and how staff would work with the client toward the desired results. He proceeded to go over each of the building designs at the following locations:

- 1012 Curtiss Street
- 5216 Main Street
- 4941 Main Street

Commissioner and Mayor Comments/Questions

Commissioner Sadowski-Fugitt: Thanked Director Popovich for the three examples; they were very well articulated; she's looking to support the change of the Downtown Design Guidelines.

Commissioner Kulovany: Good job by all; we want people to build and renovate in Downers Grove with attractive building and these new guidelines will give businesses a lot of help; Downers Grove is not dictating architectural style, just architectural elements; agrees with Opt #3

Commissioner Walus: Agrees with Opt #3; thanked all involved in the work

Manager Fieldman response: Special uses and planned developments are required to comply with regulations at this time.

Commissioner Gilmartin: Concerned with process for new businesses; questioned the statement of complementary materials and colors Director Popovich made when reviewing 1012 Curtiss – was he referring to the colors of the building itself or also with surrounding buildings; regarding glass tinting – could glass be tinted for privacy.

Commissioner Glover: Agrees with Opt #3

Director Popovich response: Yes to both – the design should fit within the building itself and also within the downtown. Regarding the glass tinting, the petitioner could make a case to the ADRB; in cases where privacy would be needed or for other reasons, petitioners can ask for consideration.

Manager Fieldman response: These specifics will be discussed when an actual Ordinance is prepared, this would be once the direction of the Council is determined.

Commissioner Kulovany: Asked if the changes would have to go before the Plan Commission for approval.

Director Popovich response: Yes, the changes would go before the Plan Commission as Text Amendments and then would come back to the Village Council for final approval.

Manager Fieldman response: Purpose of ADRB is put a group of people to apply the standards based on staff analysis and recommendation and be sure there is a public process; staff can handle recommendations only; requirements should be made by a board.

Mayor Barnett: Struggles with the subjectivity component of this: spoke about the extent of requests that can be made to the ADRB.

Commissioner Kulovany: Spoke of ADRB possible name change – which was brought up to council in the past; if the current motion prevails to change, then the name of the board should include “Historic Review” in it.

Manager Fieldman response: That would be a separate item and would be brought about at a later time.

Mayor Barnett: Struggles with which projects would have to comply with the new guidelines; the debate is to what degree the new regulations should be applied as a requirement.

9. Mayor's and Council Member Reports

Commissioner Sadowski-Fugitt: Pride event put on by First United Methodist Church and EQDG was successful; much positive feedback; work to do, but is thrilled with the support the community has shown; is excited about the Youth Drop In Center to open in the fall.

Commissioner Walus: Commented on the Pride proclamation read by the Mayor at the last meeting (she wasn't able to attend) and how proud she is of staff and Council that it was read last week; she feels as if she is the biggest DG fan.

Mayor Barnett: Since March of 2020 there has been a weekly Health Department call that included Mayors and Managers and those calls have started to subside; 52% of residents are fully vaccinated in DuPage County –highest number in IL; encouraged those not vaccinated to get the vaccine; CSD99 will be hosting two vaccination events, please visit the [CSD99 Website](#) for further information.

10. Adjournment

MOTION: To adjourn the June 8, 2021, Village Council meeting.

RESULT: Motion carried unanimously.

MOTIONED TO APPROVE: Commissioner Walus

SECONDED BY: Commissioner Sadowski-Fugitt,

AYES: Commissioner Gilmartin, Commissioner Glover, Commissioner Kulovany,
Mayor Barnett

NAYES: None

Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 8:45 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk