



Meeting Minutes

Village of Downers Grove – Council Meeting

Council Chambers

January 18, 2022

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 José, Commissioner Walus, Commissioner Sadowski-Fugitt, Commissioner Kulovany, Commissioner Gilmartin, Commissioner Glover

Council Attendance (Not Present):

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

3. Proclamation

A. Civil Rights Week

4. Minutes of Council Meetings

MIN 2022-9283 — A. Minutes: Village Council Meeting Minutes - January 11, 2022

Summary: Village Council Meeting Minutes - January 11, 2022

MOTION: *To adopt the meeting minutes of the January 11, 2022 meeting, as presented.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Walus*

AYES: *Commissioners José, Walus, Sadowski-Fugitt, Kulovany, Gilmartin, Glover, Mayor Barnett*

NAYES: *None*

5. Public Comment

Mayor Barnett gave the guidelines for public comment and explained that members of the public can ask questions or engage Council members through the Village's reMARKs system, the CRC (Community Response Center), direct email, phone and when there are lessened COVID restrictions, at Coffee with the Council.

Marshall Schmitt of 4923 Seeley Avenue

- In favor of another Plan Commission Meeting.
- In favor of the cooperation he has received from the Village Attorneys.

6. Mayor's Report

There was no Mayor's Report

7. Consent Agenda

BIL 2022-9284 — A. Bills Payable: No. 6640 - January 18, 2022

Summary: No. 6640 - January 18, 2022

COR 2022-9285 — B. Claims Ordinance: No. 6441, Payroll - December 31, 2021 and January 07, 2022

Summary: No. 6441, Payroll - December 31, 2021 and January 07, 2022

MIN 2022-9295 — C. Minutes: Note Receipt of Boards and Commissions Meeting Minutes

Summary: Note Receipt of Boards and Commissions Meeting Minutes: Transportation and Parking Commission 07-14-21 and 8-11-21; Board of Fire and Police Commissioners 11-18-21; Liquor Commission 12-02-21

MOT 2022-9301 — D. Motion: Approve the Purchase of Ammunition From Ray O'Herron in the Amount of \$20,000.00

Summary: The motion approves the purchase of ammunition from Ray O'Herron in the amount of \$20,000.00.

RES 2022-9278 — E. Resolution: Approval of the Second Extension to the Contract with Marcott Enterprises, Inc. of Villa Park, IL in the Amount of \$85,286.79 for Debris Hauling Services **RES #2022-06**

Summary: This resolution authorizes a contract extension with Marcott Enterprises, Inc. of Villa Park, Illinois for the provision of debris hauling services to in an amount of \$85,286.79.

RES 2022-9294 — F. Resolution: Approve the Village's Participation in the Suburban Tree Consortium and Authorize Tree Supply and Planting Services in the Amount of \$152,000.00 for FY 2022 **RES #2022-07**

Summary: This resolution approves the Village's participation in the Suburban Tree Consortium and authorizes tree supply and planting services in the amount of \$152,000.00 for FY 2022.

MOT 2022-9300 — G. Motion: Authorize a Contract with ABC Commercial, Inc. of Wheeling, Illinois in the amount of \$21,000.00 for the Cleaning of the Train Station and Parking Deck.

Summary: This motion authorizes a contract with ABC Commercial, Inc. of Wheeling, Illinois in the amount of \$21,000.00 for the cleaning of the train station and parking deck.

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

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Walus

AYES: Commissioners Hosé, Walus, Sadowski-Fugitt, Kulovany, Gilmartin, Glover, Mayor Barnett

NAYES none

8. Active Agenda

ORD 2021-9274 — A. Ordinance: Amending Certain Traffic Control Provisions at Prairie and Forest Avenues **ORD #5911**

Summary: An ordinance amending certain traffic control provisions at Prairie and Forest Avenues.

MOTION:** To approve an ORDINANCE AMENDING CERTAIN TRAFFIC CONTROL PROVISIONS AT PRAIRIE AND FOREST AVENUES **ORD #5911

***RESULT:** Motion carried unanimously by roll call*

***MOTIONED TO APPROVE:** Commissioner José*

***SECONDED BY:** Commissioner Walus*

***AYES:** Commissioners José, Walus, Sadowski-Fugitt, Kulovany, Gilmartin, Glover, Mayor Barnett*

***NAYES:** None*

ORD 2022-9291 — B. Ordinance: An Ordinance Calling for a Public Hearing and a Joint Review Board Meeting to Consider the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Village of Downers Grove (Washington and Curtiss Street Tax Increment Redevelopment Project Area) **ORD #5912**

Summary: An ordinance calling for a public hearing and a Joint Review Board Meeting to consider the designation of a redevelopment project area and the approval of a redevelopment plan and project for the Village of Downers Grove (Washington and Curtiss Street Tax Increment Redevelopment Project Area).

MOTION:** To approve an ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF DOWNERS GROVE (WASHINGTON AND CURTISS STREET TAX INCREMENT REDEVELOPMENT PROJECT AREA) **ORD #5912

***RESULT:** Motion carried unanimously by roll call.*

***MOTIONED TO APPROVE:** Commissioner José*

***SECONDED BY:** Commissioner Walus*

***AYES:** Commissioners José, Walus, Sadowski-Fugitt, Kulovany, Gilmartin, Glover, Mayor Barnett*

***NAYES:** None*

Public Comment

David Rose, resident

- Questioned if there will be other opportunities for public comment on the TIF and what the process for comment will be?

Mayor Barnett: There will be opportunities; the State has laid out a series of processes that must happen in order to establish a TIF. Tonight's ordinance essentially says those processes are going to begin.

Village Manager, Dave Fieldman: Tonight's ordinance sets up a very public process. Page 2 of the agenda materials associated with this item lays out the dates of those meetings. The public is encouraged to participate and there are no limitations on public comment at those meetings. The Village Council will hold a public hearing for the proposed TIF on April 12th. There is also a Joint Review Board Meeting scheduled for February 14th.

9. First Reading

RES 2022-9286 — A. Resolution: Approving a Fourth Amendment to the Sales Tax Rebate Agreement with Downers Grove Imports, Ltd. d/b/a Pugi of Chicagoland

Summary: This resolution approves a fourth amendment to the Sales Tax Rebate Agreement between the Village of Downers Grove and Downers Grove Imports Ltd. d/b/a Pugi of Chicagoland.

Mr. Fieldman introduced Michael Cassa, president and CEO of the Downers Grove Economic Development (EDC) Corporation, to give background information on the fourth amendment to the sales tax rebate agreement with Pugi of Chicagoland.

Mr. Cassa said Pugi of Chicagoland is the largest single tax-generating business in the Village. There are three existing dealerships, Hyundai, Mazda and Volkswagen. Pugi is planning to build a fourth dealership, Hyundai Genesis; those plans are still coming together. They are in the process of remodeling and expanding the existing Hyundai dealership located at 1866 Ogden. This amendment to the existing sales tax agreement would require Pugi to complete the addition and remodeling by the end of 2022. It would also extend the annual sales tax rebate payments by five years; currently expiring in 2033. The sales tax rebate agreement would extend the terms of the agreement until 2038. Rebate payments remain at 50% of the annual sales tax paid to the Village, above the total sales taxes paid under the current agreement in 2023. It requires Pugi to adhere to all terms and conditions of the existing agreement.

Mr. Cassa spoke of the history of the sales tax rebate agreement between the Village and Pugi, which began in 2005 to provide incentives to operate a Volkswagen dealership. That agreement has been amended three times, as Pugi continued to invest and expand the dealership businesses in the Ogden corridor (Volkswagen, Mazda and Hyundai). Last year the Village approved a sales tax agreement for this property; that agreement was not executed by Pugi and will be declared null and void upon the execution of the Fourth Amendment. The agreement provides sales tax rebates for the remodeling and expansion of the Hyundai dealership. Pugi is planning the construction of a standalone Genesis Dealership at 2424 Ogden Ave (previously occupied by Max Madsen Mitsubishi) and is working with the Village and the EDC on that sales tax agreement which will be presented at a future Village Council Meeting.

Mr. Cassa stated the EDC strongly supports the fourth amendment to the sales tax agreement. Pugi continues to invest in Downers Grove and the Village is very fortunate to have them in our town.

Village Council Questions/Comments

Commissioner Kulovany

- In favor of this agreement and of sales tax revenue.
- In favor of Genesis dealership opening on a vacant lot – putting property back into revenue creation.
- Thanked Pugi for their continued investment in Downers Grove.

Public Comment

David Rose, returned to podium

- Questioned the role the EDC played in this?
- Commented on sales tax revenue being dependent on residents purchasing cars from within Downers Grove.

Michael Cassa: Village and EDC staff work closely on all incentive agreements. The EDC Executive Committee provides input, which is considered and included in the finalized agreement by Village staff. Regarding the collection of sales tax revenue, that is dependent on whether or not residents buy their cars in the Village. The Village is trying to create a corridor of dealerships to provide residents with more choices to shop in Downers Grove.

RES 2021-9268 — B. Resolution: Grant a Historic Landmark Designation for 5834 Middaugh Avenue

Summary: This Resolution grants a Historic Landmark Designation to the house at 5834 Middaugh Avenue.

Community Development Director Stan Popovich gave a presentation about this Historic Landmark Designation. In the presentation were photos of the home, which was built in 1954. The Historic Preservation Design Review Board found the house exhibits distinguishing characteristics of a Mid-Century Modern ranch with some Prairie style design elements.

Village Council Questions/Comments

Commissioner Kulovany

- Confusion about landmarking homes because are fancy/ornate homes; not true.
- Purpose of ordinance is to landmark homes to be representative of a certain time period.
- In favor of designation for this home based on 12.3029(a) and 12.302(b)(3); the house is at least 50 years old and the architectural period is representing a style type method of construction in indigenous materials.
- Not in favor of the house being designated based on 12.302(b)(1); this designation says the property has significant value as part of the historic heritage or culture characteristics of the community, county, state or nation; the Main Street Train Station, Main Street Cemetery and Fairview Train Station hold this designation.

Public Comment

Ellen Kay Raymond, on behalf of residents Gordon and Nancy Goodman

- The home did meet one of the landmark designation criteria; only one is needed for the designation.
- Gave a history of the home that is approximately 67 years old.
- Shared photos of the homes elevations.

Jean Follett, Board Member of Landmarks Illinois

- In favor of Historic Landmark Designation for 5834 Middaugh Avenue.
- Appreciates the fact that this home was built by a local contractor.

Marshall Schmitt returned to podium

- In favor of this Historic Landmark Designation
- In favor of Village looking at Landmark Ordinance as a whole; Longfellow property is not being protected.

John Schofield of 1125 Jefferson Ave.

- In favor of this Historic Landmark Designation
- Concurs with Commission Kulovany that the Village should have range of homes that collectively describes its history.

Commissioner Kulovany: Spoke of a letter he received from concerned citizen stating that landmarking this property would ruin property values because the hope was that all the homes could be torn down. Landmarking protects the front street-facing facades, so they'll look significantly the same; changes to the facade must go before the HPDRB. Additions to the back of it, as long as they are within the Village's zoning standards, are allowed.

Commissioner Hosé: In favor of the Historic Landmark Designation for this address. Happy that since significant changes were made to the Historic Preservation Ordinance in 2015-2016, there's been an explosion of interest in landmarking different properties, homes and other businesses. The owner must consent to the designation; it cannot be forced onto someone else's property, which is key to the ordinance. He is thrilled Mr. and Mrs. Goodman have decided to take advantage of it and he hopes many others do too.

10. Manager's Report

No Manager's Report.

11. Attorney's Report

No Attorney's Report.

12. Council Member Reports

No Council Member Reports.

13. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

MOTION: *To adjourn the January 18, 2022, Village Council meeting.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner Hosé*

SECONDED BY: *Commissioner Sadowski-Fugitt*

AYES: *Commissioners Hosé, Walus, Sadowski-Fugitt, Kulovany, Gilmartin, Glover, Mayor Barnett*

NAYES: *None*

Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 7:46 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk