



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

August 1, 2023

07:00 PM

1. Call to Order

Mayor Barnett called to order the Village Council meeting at 7:00 p.m. and let 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 Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

Council Attendance (Not Present):

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

3. Minutes of Council Meetings

MIN 2023-9906 - A. Minutes: Village Council Meeting Minutes – July 18, 2023

MOTION: *To adopt the meeting minutes of the July 18, 2023, Village Council Meeting, as presented.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Sadowski-Fugitt*

AYES: *Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett*

NAYES: *None*

4. Public Comments

John Cooper, a resident, noted his concern about the switching to daily parking from quarterly permit parking at the Belmont Train Station and suggested a phased approach if the switch takes place. He asked for data to support the loss in revenue that was mentioned during a past meeting.

The Mayor explained that this was a potential project and said to keep an eye on future Village Council meeting agendas.

Warner Kiuntke, a resident, spoke of Downers Grove being voted one of the most welcoming communities and how the LGBTQ community is celebrated within the Village. He also voiced his concerns that the Village is not diversified enough and suggested it should celebrate different ethnicities (like the City of Naperville does) and expressed a willingness to participate in any discussions about this issue.

5. Presentations

REP 2023-10003 A. Report: Economic Development Corporation Quarterly Report

Brian Gay, President and CEO of the Economic Development Corporation (EDC), shared updates with events the Corporation will be participating in, such as the ICSC (International Shopping Centers Convention) and the Site Selectors Guild, Illinois Basic Economic Development Course (the EDC will be instructing), IAAPI Convention, and the first of four events of the Community Navigator Program (the EDC is working with local partners to coordinate).

Mr. Gay presented the Q2 Key Performance Indicator Report video and said the video will be posted on the DGEDC Website. He explained that there had been 5 projects in the Village so far this year and in 2022 there were 11, so the numbers are on track with last year. Mr. Gay said that of those projects, 190 jobs are expected to be created, 126,000 square feet of retail/industrial/commercial space will be available, and about \$9.2 million will be created in private investments within the community. Mr. Gay noted:

- The combined sales tax received was \$6.09 million, a 5.44% year-over-year increase.
- Food and Beverage Tax was \$847,000 for the first quarter, a 1.68% year-over-year increase.
- Hotel Sales Tax was \$168,000, a 2.2% year-over-year increase.

Mr. Gay noted that between April 1st and the end of June, Downers Grove attracted 1.1 million visitors to the downtown area, a 4.3% increase year over year; of which, 368,000 were unique visitors who spent over 2 hours in the Village.

REP 2023-10004 B. Report: Downtown Management Corporation Quarterly Report

Erin Venezia, Executive Director of the Downtown Management Corporation (DMC), presented via PowerPoint. Ms. Venezia said that the first floor occupancy rate in the downtown stayed steady at 98%. She explained that Downtown Downers Grove Special Service Area #11, was home to 280 businesses. Ms. Venezia said that since May two new businesses were welcomed to the community, Bonita Bowls and Solana Aesthetics; two other businesses changed ownership in the downtown, Bar Chido and Kumon. Ms. Venezia also listed new businesses that would be coming soon and spoke about Dash Downers Grove, on Maple Avenue, welcoming their new residents to the property. Ms. Venezia said year to date, Downtown Downers Grove Gift Cards sales were at \$25,000 (up 34% from this time in 2022) and the DMC has reimbursed downtown businesses more than \$19,000 year to date (up 13% from this time in 2022). Ms. Venezia said between May 1st and July 23rd, 2023, there were:

- 368,000 unique visitors to the downtown (up 28% from 2019 and up 7% from 2022 for the same period of time)
- 1.1 million visits to the downtown (up 22% from 2019 and 1.3% since 2022)

Ms. Venezia said that Friday Night Live (live entertainment) will continue to run every Friday night, from 5:30-8:00pm, in conjunction with Downers Grove Moose Cruise Nights, from 4:00-8:00pm; with the Moose Lodge partnering with a different nonprofit each week. She noted that the Loyal to Local Program has begun, with two weekly winners drawn for two \$50 Downtown Gift Cards, ending with a grand prize drawing in September. Ms. Venezia also spoke of the Warhol Poster Contest among the downtown business and that 3 winners were chosen; all of the entries could be viewed in her office. She spoke of working with EQDG to showcase art on the windows of businesses in the Downtown area for the month of June. Ms. Venezia said the Annual Sidewalk Sale happened in July, with more than 20 retailers participating. She explained the 46th Annual Fine Arts Festival will be September 9th and 10th. Ms. Venezia concluded by mentioning the crosswalk improvement work, along with the DMC transitioning from a monthly newsletter to a weekly newsletter.

REP 2023-10007 C. Report: Village of Downers Grove Second Quarter Financial Report

Village Manager Dave Fieldman presented a financial update. He said the General Fund (the Village's primary operating fund) is budgeted to be sustainable with revenues of \$58.4 million, expenses of just under \$58 million, with an ending fund balance budgeted to increase by just over \$415,000 to \$22.6 million (approximately 39% of the Village's annual expenses). Manager Fieldman said through June, the General Fund Revenue performance was just over \$32 million, tracking favorable to the budget, with a year-end revenue estimate of \$62.6 million - \$4.2 million

better than the budget and is tracking about the same as last year. Manager Fieldman credited this to the Village's strong performance (Sales Tax, Home Rule Sales tax, and Food and Beverage Tax). He then stated that the General Fund expenses were just over \$27 million, tracking right on budget; further stating that staff estimates the year end expenses to be right about on budget, at just under \$58 million. He noted that a positive \$4.6 million fund balance is expected at the end of the year; further stating this would allow for the pursuit of the financial management strategies that have been discussed by the Council during LRP sessions. Manager Fieldman concluded by stating that the Village is right where it needs to be.

6. Consent Agenda

BIL 2022-9792 — A. Bills Payable: No. 6744 – August 1, 2023

COR 2022-9789 — B. Claims Ordinance: No. 6515, Payroll – July 14, 2023

MIN 2023-9995 — C. Minutes: Note Receipt of Boards and Commissions Meeting Minutes

MOT 2023-9996 — D. Motion: Authorize a Purchase from CDW Government, LLC for Sophos Central Managed Detection and Response Complete Subscriptions, Including Workstations, Server Licenses and Installation Services for 3 Years

Summary: This authorizes the purchase of Sophos Central Managed Detection and Response Complete subscriptions, including 350 workstation and 50 server licenses along with installation services for three years from CDW Government LLC of Vernon Hills, Illinois in an amount of \$106,993.27.

RES 2023-9993 — E. Resolution: Authorize an Agreement with Charles Taylor as the Village's Third Party Claims Administrator (TPA) for General, Auto and Worker's Compensation Claims

Summary: This authorizes a three-year agreement with Charles Taylor TPA to be the Village's Third Party Claims Administrator (TPA) to administer and manage general, auto, and worker's compensation claims against the Village.

RESOLUTION 2023-48

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CHARLES TAYLOR TPA

MOT 2023-9998 — F. Motion: Authorize an Agreement with IMG Development, LLC to Construct an Addition to the Fire Department Training Facility

Summary: This authorizes an agreement with IMG Development LLC of Lisle, Illinois to construct an addition to the fire department training facility in an amount not to exceed \$160,000.

MOTION: *To adopt the consent agenda, as presented.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Sadowski-Fugitt*

AYES: *Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett*

NAYES: *None*

7. Active Agenda

There was no Active Agenda

8. First Reading

There was no First Reading Agenda

9. Mayor's Report

REP 2023-10008 - Materials to be Placed on File - Honey Jam Cafe, LLC, d/b/a Honey Jam Cafe, Class "O" Outdoor Liquor License

Mayor Barnett read the materials to be placed on file with the Village Clerk's Office for a two-week period. This would allow for public comment or objections prior to the issuance of a license, once the two week period has passed. He stated that Honey Jam Café, LLC, is doing business as Honey Jam Café, located at 3000 Oak Grove Road, is an existing liquor license holder asking to add a Class "O" Outdoor Liquor License to their package. He said that the public hearing requirement for the request was being waived.

10. Council Member Reports

Commissioner Tully said that long-time member and hardy contributor to the community, Kathleen "Kathy" Nybo, recently passed away. He said Kathleen had served many years on the Community Events Commission, was very active in planning the former Heritage Festival (now the Grove Fest). She was also an active friend of the Edwards House Organization, which was dedicated to advocating the Historical Preservation and Voluntary Historic Land marking in Downers Grove. Commissioner Tully extended his condolences to Ms. Nybo's family.

Commissioner Gilmartin stated that the local organization 100 Women Who Care would have a relaunch event at Neat Kitchen & Bar in Westmont on August 2nd. He gave the website 100womenwhocaredownersgrove.com to learn more.

Mayor Barnett called for a short recess at 7:30 pm., stating that the Village Council Meeting would reconvene in the Committee Room to continue discussions on the Village's Long Range Plan for 2023-2025. He welcomed the audience to join the meeting in the Committee Room.

11. Manager's Report

REP 2023-10005 — A. Report: Long Range Planning: Report #5 - Priority Action Items and Strategic Goals

Mayor Barnett stated this is a continuation of the Long Range Planning process and that the intention of this meeting is to provide a level of clarity on the Priority Action Items (included in this meeting's agenda packet). He explained it would not be a selection, automation, or endorsement process, but rather is intended to be sure all the Council members have the same understanding of what the subject matter is. The Mayor said the Council is working together to go through about 14 of the 30 Priority Action Items to make sure that any clarification is provided or questions are answered.

Manager Fieldman said this is a key component of the Long Range Planning (LRP) process because it establishes the Council's Priority Action Items and sets the Council's work plan that accompanies it; the work plan for the Village from September of 2023 through about May of 2025. He noted that the annual budget items that staff prepares in the years 2024 & 2025 are intended to support the Priority Action Items (PAI) identified through the LRP process. He reiterated that setting the PAIs for the (18 months or so) work plan is one of the most important things that the Village Council has to do. Manager Fieldman stated that there were 30 potential items put on the list at the last meeting, which is the most he has seen during his time with the Village. He said that the purpose of this meeting is to establish a shared understanding of the descriptions of each item, being deliberative, so that at the end of the LRP process the plan reflects Council's priorities. Manager Fieldman stated that after this meeting, the next step would be for a couple staff members to meet with each Council member, individually, from August 2 to August 18 and then staff would draft the work plan between August 22nd and September 5th. He noted that there will be no Village Council Board Meeting on August 15th and a special meeting would take place on August 22nd, so that all the Council members could be present. Manager Fieldman said 14 potential items would be presented at the current meeting.

1. Fairview Focus Area Implementation Plan

This project consists of implementing the recommendations of the Fairview Area Focus Area Plan in the Comprehensive Plan. Preparing and pursuing a Fairview Focus Area Implementation Plan would include:

- *Defining the area included in the project*
- *Amendments to the Zoning Ordinance and Zoning Map*
- *Financial policies and incentives to facilitate redevelopment of private properties*
- *Financial policies and mechanism to pay for public improvements*
- *Business attraction and retention efforts*
- *Streetscape and landscape improvements*
- *Redevelopment of commuter parking lots*

Mayor Barnett explained that during this meeting the Council was only reviewing 14 of the 30 Priority Action Items because members of the Council had questions or needed clarification about these items. He explained this meeting would be a mix of the last LRP discussion, along with a first reading type of environment. He explained he would give all of the Council members an opportunity to comment on each of the items.

Commissioner Tully said he is not concerned about the area. He stated there is an aspirational identification of the properties that will be involved in the Fairview Focus area and there would also be opportunities to adjust as the process moved along. Commissioner Tully noted he has no issues with the description as is.

Commissioner Davenport stated he thinks the description captures what the Council is looking to do. He said he would add a highlight to the description that includes a quote from the current Comp Plan “Warren Avenue right of way provides an excellent opportunity for a safe, off-street pedestrian connection between Fairview and Downtown”. Commissioner Davenport noted that adding this statement shows a connection to the downtown.

Commissioner Gilmartin said he had nothing to add aside from Commissioner Davenport’s connection comment.

Commissioner José had no additional comment.

Commissioner Sadowski-Fugitt had no additional comment.

The Mayor asked if the involvement of a consultant or ad hoc committee would have any anticipated involvement in this process. If so, he wanted to know when they would be added and what the target timeline is. He pointed out that this could be selected as a part of the Council’s work plan, which is approximately 2 ½ years, and wanted to know if part of the intended result of this project would be a part of the target timeline.

Manager Fieldman said this is one of the only items on the list that would go beyond the current Council’s term because it is a multi-decade timeline project, much like that of the Downtown Implementation Plan (running from the late 1990s until just recently).

The Mayor said he believes that a consultant and possibly an Ad Hoc Committee should be engaged with such a huge project.

Commissioner Tully agreed with the Mayor and said that there were many iterations of the Downtown Plan and each of them sparked thought and creativity. He said that the downtown does not actually look like any of them. The Commissioner concluded by stating that there has to be a starting point and if there is change to follow.

Manager Fieldman said that he heard consensus to add Commissioner Davenport’s concept. He will add that language and also that likely there will be many consultants introduced throughout the multi-year process

The Mayor asked what the Council thought about adding an Ad Hoc Committee; further stating that it sets

expectations for the community about how the future process.

Commissioner Tully said agreed with the Ad Hoc Committee.

Commissioner Davenport said he agrees and thinks it is a necessary way to involve the community.

Commissioner Tully agreed with Commissioner Davenport; further stating that that the public may have ideas that are not feasible or practical and having that type of layout is a good thing, so that expectations are managed.

Commissioner José said he was thinking more along the lines of neighborhood meetings instead of an Ad Hoc Committee.

Mayor Barnett added that this would be the development of a process to facilitate public input beyond just showing up at a meeting.

Commissioner Davenport gave an example of doing something similar while he was on the School Board. He said this sounded like a good approach.

Manager Fieldman said he will also add to the description the Comprehensive Plan's connection concept, that consultants would be used over time, that there would be a public input process

2. Community Grants Program

This project includes exploring the creation of a Community Grants Program. Under this program the Village would provide grant funding to qualifying not for profit organizations using an application based competitive process.

Commissioner Gilmartin said he wants to remove the application-based competitive process. He wants to look at it with fresh eyes with the best way to execute. Commissioner Gilmartin suggested the selection be based on certain criteria. He noted that based on the way it is currently worded, he feels it is limiting the Village. He said he wants to remove the verbiage after "provide grant funding to qualifying not-for-profit organizations".

Commissioner Davenport said he supports the change.

Commissioner Tully stated that he does not have a problem with removing the verbiage about the application based competitive process. He added that he felt there was some uncertainty because the former process was a competitive process. He said that if the Council was looking to create a new program, there needed to be criteria in place.

Commissioner Davenport said he thought that the word "exploring" captured what Commissioner Tully was referencing.

Commissioner Tully said he believes the word "local" should be included – "local not for profit organizations".

Commissioner José said he agrees with using the word "local" and that his definition of the needs based element is different than that of others. He stated he thinks it could go to organizations suffering from mission creep versus true not for profits such as Family Shelter Services and/or Meals on Wheels. Commissioner José noted that when talking about tax dollars, the budget may not always be in the financial shape that they heard earlier in the meeting. He said the Council needed to be cognizant of the long-term financial obligations of the Village (lead service line replacement, pension funding, etc.). He said no matter what approach is taken, reinstating the old program or creating a new program, there needs to be an effort put forth to eliminate a need in the community.

Commissioner Tully stated that the original program was not limited to this, but it was primarily used to drive tourism in Downers Grove and was initially funded with Hotel/Motel Tax; the idea was to tie it all into visitors with events and programs, art displays, live theater performances, concerts – all things that attracted visitors to town that would not have survived with some type of financial assistance. He explained that Meals on Wheels was not connected to

this program, it was separately funded. Commissioner Tully went back to the word “exploring” and said that there are questions that would not be answered tonight that would need to be discussed at future meetings.

The Mayor said the word “need” is not in the description and that is intentional.

Commissioner José said that his recollection, from some private conversations and from previous Council discussions, is that this made the initial list of Priority Action Items because it included the term exploring and not the term expanding (because of the potential line item for Meals on Wheels). This was intended to look at other need based not for profit organizations in the community. He said to Commission Tully’s point, there were some different visions of this on the Council.

Commissioner Tully said he wants everyone to understand what it was used for and what it will be used for. He pointed out that the previous program ended because of financial challenges.

Commissioner Davenport said he could see a program with a different focus on a year-to-year basis. He added that there is a difference of opinion about what the needs are and that is all captured in the word “exploring”.

Commissioner Sadowski-Fugitt said she is good with the word “exploring” in the description, adding the word “local”, and with the deletion of “application based competitive process”, making it more general.

Commissioner Glover and Mayor Barnett both concurred with Commissioner Sadowski-Fugitt.

Manager Fieldman thanked the Council for clarifying that item.

3. Enhance the Downtown Outdoor Dining Program

This project consists of creating permanent public and private areas for use as outdoor cafes. The areas would be aesthetically pleasing. Outdoor cafes would no longer be located in on-street parking spaces surrounded by concrete barriers. Sidewalks would be physically expanded to accommodate areas for outdoor cafes. Some existing on-street parking spaces would be permanently removed.

Commissioner Gilmartin stated that he had concerns with making decisions this early on about removing parking spaces and limiting the way that outdoor dining would look. He said he feels important decisions need to be made and he wants to consider options other than expanding the sidewalks, i.e. possibly shutting Main Street down for outdoor dining. He said he is ok with keeping the description of the item as is and the details can be flushed out later.

Commissioner José said he had no interest in closing down Main Street for outdoor dining. He said the description of the item was spot on. He also stated that the only potential option is to expand the sidewalks and get rid of a few parking spots.

Commissioner Sadowski-Fugitt stated that she concurred with Commissioner Gilmartin and had concerns about safety; the safety of the pedestrians and those people who need wider spaces, or ADA access, to get through without bumping into tables. She said she did not want to the focus on this to be too narrow and just include an expansion of what is there now. She said there should be other considerations (that could involve zoning) with possibly using the alley ways, the streets, and roof tops. The Commissioner stressed that now was the time to have the discussion. She said when the Council continues discussions about possible options, an emphasis needs to be placed on the safety of pedestrians, patron, and restaurant staff.

Commissioner Glover said that the description fit his thought process and vision. He stated that he is all for broadening the scope a little bit, but is unsure about closing down Main Street. He said he is open to other ideas.

Commissioner Davenport stated that he agreed with the comments made regarding the safety element and that he also agrees with the portion of the definition stating “outdoor cafes would no longer be located in on-street parking

spaces”; further stating that he believed the safety aspect should explicitly be stated in the description; further stating this should be done by indicating that safety is the primary motivation for some of the changes to outdoor dining and that it is not just about aesthetics.

Commissioner Tully said that there should be some expressed linkage between the items *Enhance the Downtown Outdoor Dining Program* and the *Develop a Downtown Landscape and Hardscape Plan* item because he did not believe that the outdoor dining enhancements could be made to the downtown without taking a look at the downtown as a whole, which would include the landscape and hardscape.

Mayor Barnett stated that he too believed that the two items should be linked. He also agreed that the description should include what is driving this item - which is both safety and aesthetics. He believes considering both could drive outcomes and processes. The Mayor said he agreed with most of what the Commissioners had stated except for the closing of Main Street for outdoor dining. He concluded by reiterating that he believes there is a strong linkage between the Enhance the Downtown Outdoor Dining Program and the Develop a Downtown Landscape and Hardscape Plan *that was not breakable.*

Manager Fieldman summed up the comments that he had heard as the Council direction: 1) Describe the project a little more broadly and; 2) Note the connection of beautification, aesthetics, public safety, and life safety (a key driver). Manager Fieldman noted that because of the change in the description there is a more direct linkage. This is because without the use of concrete barriers, the outdoor dining areas will roll right into the landscape.

The Commissioners concurred.

Commissioner Gilmartin stated that one of his comments prior to the meeting was regarding the hardscape and landscape of the downtown and why it was not extended to any of the public places that could be improved or beautified.

Manager Fieldman used that as a queue to introduce the next item.

4. Develop a Downtown Landscape and Hardscape Plan

This project would consist of developing and implementing a plan to enhance the physical appearance of the public areas in the downtown through landscape and hardscape materials. The plan would address the type and location of tree, shrub and flower plantings. The design and location of other hardscape improvements such as pavers, knee walls, benches and other types of seating, streetlights, street signs and other similar improvements will be addressed.

Commissioner José stated that he was good with the description as is.

Commissioner Sadowski-Fugitt stated that she wanted clarification as to why this was directed to the downtown; further asking if it was because it was in the center of town or because it has its own SSA.

Manager Fieldman stated that one of the major drivers is that the parking in this area of town was on publicly owned assets (as opposed to privately owned) and also due to the public nature of the shared open spaces, i.e. train station spaces, the plaza, etc.

Commissioner Tully stated that he did not have anything to add to the description as listed. He then commented on how wonderful the landscaping currently looked in the downtown and that he has received numerous comments about it.

Commissioner Davenport stated that he remembered being part of a group of people, years ago, that tried to convince the Council to plant trees in the downtown area. He said the current Council is building on the good work of previous Councils and that the downtown is looking fantastic. The Commissioner stated that it is the heart and soul of Downers Grove and sends an important message (as do monument signs - to be discussed later); further stating that this is a

great way to communicate to the rest of the world what Downers Grove is all about.

Commissioner Gilmartin said that was a great Segway into why this is being done only in the downtown. He said the new facility being build is the keystone to him and leveraging some of that look and feel, through downtown and beyond is the right extension. He stated when people cross into Downers Grove there should be a public space that connects to the Downers Grove “brand”. The Commissioner stated he believes it makes a difference in how the town is portrayed. He concluded by stating that he is all for improving and doing what is needed in the downtown, but also feels that it should be extended into other areas outside of the downtown. Commissioner Gilmartin also mentioned the importance of public nodes that had been brought up during a past meeting (on the list of items but not a part of the this meeting’s discussion).

Mayor Barnett stated that a challenge of the LRP process is that each of the Priority Action Items can get much bigger than they started. He said that the downtown is being used for this item to have a defined space to start with. The Mayor concurred with Commissioner Gilmartin and said that the new facility gives the Council some design clues that should be expanded throughout the community; further stating that with a two year work plan, developing this item with a plan for one area makes it manageable – whereas developing a plan for everywhere in town would make it too big.

Commissioner Gilmartin said that he would like to set some type of standard based off of the downtown work. He would like the same type of work to be applied when other projects/opportunities were presented outside of the downtown.

Commissioner Davenport spoke about how the Fairview Focus Area project would be an incubator of sorts, which could be expanded into other areas of town. He thinks a lot of lessons could be learned that can be applied to the rest of the Village. The Commissioner concluded by stating that he believes this item is more unique to the downtown area and that he is not sure that there will be lessons learned that can be applied to areas outside of the downtown.

Commissioner Gilmartin said he thought that the new facility was a good starting point.

Manager Fieldman summed up the Council’s discussion on this item. He stated that he heard three different concepts. 1) The hardscape and landscape plan for the downtown, as currently written and; 2) A beautification plan for all publicly owned spaces and; 3) Using the current description, with the addition of verbiage indicating that when the public right of way beautification begins, these designs can be the basis of design for those future projects. Manager Fieldman asked for direction from the Council this project. Mayor Barnett added 4) The linkage of this item to the Outdoor Dining item. Additionally, he stated that when looking at the entire downtown, the use of public space and the redesign and re-application of that use, the two items are linked.

Several Council members agreed with the Mayor.

Commissioner Gilmartin said he believes combining the two items makes it less compelling to carry it over to other areas once all the work is done.

Commissioner José said he believes it is part of the Village’s DNA to take pieces of a project that are good and apply them to other areas of town; further stating that lessons learned and things that turn out to be something to be celebrated would be applied elsewhere in town.

Commissioner Tully called it the incubator. Commissioner José concurred.

Manager Fieldman brought the conversation back to what the Council direction is. He said what he heard is to keep this item description as is. When the Council gets into the actual picking of the projects for the work plan, it is possible that this project and the outdoor dining project, as re-described, are merged together. This would happen at the August 22, 2023 Village Council meeting.

The Council members concurred.

5. Consider Allowing Video Gaming for Restaurants with On-Premise Consumption Liquor Licenses

This project consists of drafting and considering an Ordinance permitting operation of video gaming devices for restaurants holding liquor licenses that allow for on-premise consumption, located in areas outside of the downtown (DB, DT and DC zoning districts). Items for consideration include the number of gaming licenses available, the number of devices permitted at each location, requirements for creating a separate area for gaming and establishing fees.

Commissioner Sadowski-Fugitt stated that she is good with this. She said she would like to open this up to businesses in the downtown area, but will go with the consensus of her fellow Council members.

Commissioner Glover said this fits the description that he was envisioning and he is comfortable with the way it is written. He agreed with Commissioner Sadowski-Fugitt and would be comfortable with it throughout town.

Commissioner Gilmartin said he is comfortable with it as written and said he would also be comfortable with adding a pilot option to it, as previously mentioned by Commissioner Tully.

Commissioner Davenport said that he would support the ideal of a trial period, of a not yet determined amount of time (mentioning the possibility of one year). He said in terms of the items for consideration, he would add aesthetics.

Commissioner Tully stated that he felt everyone understood what was being pursued, the previous Council already pursued it. He concluded by stating the rest is in the drafting of the new ordinance.

Mayor said that he did not care to comment on the item.

Commissioner José stated that he would not be voting on this item and he did not agree with the pilot piece of it either – stating it was a politician’s way out. He said that once it is approved it would not be pulled out. He continued by speaking of the feedback he received regarding video gaming – he said 10:1 were against having video gaming and if it was voted in, most people did not want it allowed in the downtown. The Commissioner stated it was as if winners and losers were being chosen based to their location in town. He said this goes back to the feedback from the community and the Downers Grove brand; people do not want it in the downtown because they do not think it fits the community. Commissioner José said because of this, he thought there was a logical disconnect to only allow it in certain parts of town – it should be all in or all out.

Commissioner Tully said that other things had sunsetted in town before and that it was up to the political will of the Council. He gave the example of food trucks, stating that they were allowed in the downtown on a trial basis and the decision was made to pull them from the downtown.

Mayor Barnett stated that he did not think the issue with this item would be with the Legal Department putting together an Ordinance; further stating that he believed the issue would be the Council’s difference of opinion on this item. He told Manager Fieldman the description, as written, appeared to be what the Council wanted to pursue.

Commissioner Gilmartin stated that he would like to add the pilot part into the description.

Manager Fieldman stated that the pilot could be described as “consideration of a pilot program or trial”. He said it would be a way to describe that it would be up for discussion.

Some of the Council members agreed.

Commissioner Glover stated that he does not agree with adding pilot, as it would mean that it is being tested out. He further stated that he felt the test had been completed by many other towns that have it and have not walked it back.

He thinks it is essential to allow it in order for businesses in town to be able to compete with those outside of the city limits.

Commissioner Tully stated that he has spoken with businesses and they were fine with the pilot.

Commissioner Davenport stated that he did not believe that adding the pilot option piece did not mean to back out, but rather to work out the kinks, learn lessons, and to tweak things as needed.

Commissioner José said the Council did not need a “sunset” in order to go back and change an ordinance. It is done all the time.

Commissioner Sadowski-Fugitt also stated that she did not feel there was a need for a pilot, as the Council could tweak licenses and legislation as needed.

Commissioner José said he agreed with Commissioner Glover except the competition would be within Downers Grove and not outside of the community.

Manager Fieldman said if this item is selected for the final list, both staff and the Council now know what future discussions would be.

Mayor Barnett stated that this is the process the Council is supposed to go through.

6. Environmental Sustainability Plan

This project consists of preparing and implementing an Environmental Sustainability Plan using the Greenest Region Compact framework as a guiding document. The Environmental Concerns Commission would participate in this process. In addition, the Village would consider hiring a professional, full-time staff member specializing in environmental sustainability & policy. A consultant may be engaged to assist with this project.

Manager Fieldman said per Council’s direction in June (2023) this project was very close to Option 3b.

Commissioners Glover, Tully, José, Sadowski-Fugitt, and Mayor Barnett did not have any changes.

Commissioner Davenport stated that he is good with the description but would like the name of the Environmental Concerns Commission to be changed, possibly to Environmental Commission or Environmental Sustainability Commission.

Commissioner Gilmartin stated that Option 3b had a reporting element to it that this description does not mention. He said he is ok, however, if it was in the framework and would be discussed at a later time.

Manager Fieldman confirmed that it was in the framework.

7. Private Tree Protection Ordinance

This project consists of adopting an Ordinance with regulations intended to reduce or minimize the number of privately owned trees removed in conjunction with construction and development activities. The regulations would focus on creating awareness of the existing privately owned trees that may be affected by the proposed construction and development activities. The Ordinance may be similar to the historic preservation ordinance.

Mayor Barnett stated he thinks what is written is sufficient. He stated that he believes we should be thinking about whether there is a meaningful difference in the work required to draft an ordinance that is for voluntary vs. involuntary work; further speaking of the Historic Preservation Ordinance and that its meaning is voluntary. The Mayor said he believes the scope is correct.

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Commissioner Tully said he agrees with this and that the last sentence in the description is important to him because it respects both the objective and property rights. He stated it was done successfully with the Historic Preservation Ordinance, so he does not see why it cannot be done with trees as well. The Commissioner added that if it is not voluntary, he believes it would become a lot more complicated because then it would involve due process and the like.

Mayor Barnett said this was material as the Council moved into the next 2-3 weeks of deciding what they can and cannot do; further stating with this, it would depend on the work involved and the legal side of things.

Manager Fieldman stated that when putting together the work plan, a Gantt chart would be included that would entail how long the project would take. He asked for clarity from the Council as to whether they wanted this to be a voluntary approach or not.

Mayor Barnett stated that the last sentence in the project description is critical as to why he is interested in this project.

Commissioner Tully concurred.

Commissioner Davenport stated that he does not like the title of this project. He stated that words matter and there is more to this project than preserving or protecting. The Commissioner stated that this should encourage the public to plant trees and should be called a Tree Canopy Ordinance. He is unsure why the word private is in the title and he believes this should be connected to what is done with public trees and public parkways.

Manager Fieldman said from the staff's prospective, this project is listed in this way for two reasons: 1) It was introduced as a Private Tree Ordinance; and 2) It may have been introduced this way because the Village already has a Public Tree Protection Ordinance in the books.

Commissioner Davenport said he would like to look at it as more than just protection. He would like clarification in what is written by changing the last sentence and expanding more. He believes it should state that the Village is looking to promote tree preservation and also incentivize people to preserve trees, maybe add additional trees, but not outlaw the cutting down of trees on private property.

Commissioner Tully said he believes the last sentence is providing the framework of the project – voluntary framework that balances public and private interest.

Commissioner Gilmartin agreed with Commissioner Davenport and thinks the word voluntary should be included, as some people may know that the framework is there, but others may not.

Commissioner José said he is good with adding the word voluntary and believes it should be added right before the word Historic Preservation Ordinance.

Commissioner Sadowski-Fugitt said she is good with adding the word voluntary. She said to her it is important that certified arborists are involved with any sites that have construction and development activities; further stating that she would also like to make tree surveys a requirement. She stressed that if the word voluntary is included in the description, she wants clarification as to what is voluntary. She said the objective is to save as many trees as possible. She also spoke of the possibility of having a fund set aside to plant new trees.

Village Manager Fieldman said that staff was trying to convey that the project as described is voluntary on the resulting side, but not on the procedural side.

Commissioner Davenport asked what would prevent someone from removing a tree prior to applying for a permit and doing the work. He said he believes this needs to be thought of for more than just construction related activities to be effective; further stating that this is restricted to privately owned trees, removed in conjunction with construction development activity.

Manager Fieldman stated as opposed to privately owned trees removed.

Commissioner Davenport and Gilmartin agreed.

Manager Fieldman thanked the Council for the clarity, as it will assist when the work plan is created.

Commissioner Sadowski-Fugitt stated she cannot imagine the oversight of looking at every single tree that is coming down and believes it makes sense to look at larger scale projects that involve the removal of a greater amount of trees. She is comfortable with leaving the description as is.

Mayor Barnett said he believes this is a step in the right direction and that this project can be adjusted as needed moving forward if things are not working as planned.

Commissioner Glover said that he is good with the way it is written and has no problem with adding the word voluntary. He said he likes the idea of incentivizing the planting of new trees.

Manager Fieldman said that he is hearing the following: 1) To be more specific in the reference to the Preservation Ordinance; and 2) To use the word voluntary in a way that suggests it is the outcome and not the submittal requirements.

Commissioner Davenport said he wanted to add that there is a connection between this and the Stormwater Management Ordinance. He said as an architect, he knows that depending on a lot size, there is a requirement to put in a certain amount of underground detention and reworking of the grade. He stated that this could lead to the cutting down trees in order to accommodate the infrastructure. The Commissioner said that he wanted to point out that there may be some extenuating circumstances.

8. Consider Developing an Inclusive Housing Plan or Program

This project consists of creating a voluntary inclusive housing plan and/or program intended to increase the supply and availability of affordable housing units and lower the entry points for housing in the Village. Amendments to the Zoning Ordinance which facilitate the construction of additional affordable housing units may be considered. The plan and/or program would support the Comprehensive Plan goal of having a variety of housing options across a range of price points.

Commissioner Tully said that he has no problem with the way the description is written. He said that a lot of definitions, metrics, and data would need to be pulled together to do anything and that would come with the exercise. The Commissioner said all would be considered during future discussions.

Commissioner Davenport said he was good with the description and shared the same view as Commissioner Tully.

Commissioner José stated that he wants to see a specific reference to getting the data for not just Downers Grove, but for the areas around the Village. He wants to find out what efforts are going on with DuPage County and even other parts of Northern Illinois. The Commissioner said it is important to find out what is going on with more than just the Village; further stating that the affordable housing problem is more than just the extent of Downers Grove and requires more resources than the Village has to offer. Commissioner José suggested using data and possible partnerships while using a much more regional scope.

Manager Fieldman stated that if the project starts with understanding the housing market in Downers Grove, as it relates to the surrounding areas, than that may require the use of consultants; this would also include extra time added to the proposed schedule and Gantt chart. Manager Fieldman asked the Council to clarify if they are looking for the project to include a housing market analysis that includes Downers Grove price points in comparison to the region, as if so, staff recommends the use of consultants.

Commissioner Davenport said that he had that in his notes but did not mention it.

Commissioner Tully stated that he assumed that was going to happen during the next stage. He said that in order for this to have a positive impact and be successful, there needs to be a collection of data and metrics that would provide the starting point. The Commissioner assumed it was a part of the framework and stated if needed, for clarification, he suggested using the word investigating in the description, i.e. “the project consists of investigating and creating” or “investigating the creation of”.

Manager Fieldman asked the Council if they agreed with adding “understanding the housing market” or “getting data on the housing market”.

The Council members concurred.

Manager Fieldman stated that if that is added as a part of the description, than consultants will be added as well.

Commissioner Davenport agreed with looking at this on a regional basis, not just Downers Grove.

Commissioner Sadowski-Fugitt said she would assume that all of the data would be looked at, as most of what is being discussed is a regional problem. She said the Council only has the ability to control Downers Grove and the larger data point is needed in order to understand where the Village stands and to have the context to move forward.

Commissioner Gilmartin said that the description is about increasing the supply in the Village, so the outcome is Village based. He believed that should stay the same and that the input should come from the region.

Mayor Barnett stated that it is not known if it should be increased yet, as data is needed. He said that is the reason for adding “investigating the possibility of creating”, as the data might end up driving it. The Mayor continued by stating that when discussing another PAI (Fairview), questions were raised as to whether a consultant, ad hoc committees, and/or data collections would be needed. He said the Council needed to look at all the Priority Action Items through a lens as they prioritize them.

Village Manager Fieldman added that the length of time and duration of the projects also needed to be considered.

Commissioner Gilmartin said that the addition of a consultant could be added to almost all the PAIs. He said he assumed that would be determined as part of the work plan.

Manager Fieldman said that currently, Village staff did not have the time to do a market study and if a consultant is needed, it will be in the description. Manager Fieldman said that this would also be reflected in the budget, as the budget supports the work plan.

Mayor Barnett stated that part of the current process is to come up with the work plan and the other part is to end up with descriptions, so that the public can understand what the project is and why it is being done. He also added that discussions about whether or not a consultant should be included in the projects, drives different periods of time for when people should expect action.

Manager Fieldman said that staff will make it explicit that this project will start with a data collection analysis and will continue from there.

9. Amend Residential Stormwater Storage Regulations

This project would amend the existing residential stormwater storage regulations enacted in 2017. The amendments address additions to existing houses. Regulations would vary by Zoning District and the size of the subject property (amount of pervious area) and would offer additional flexibility in meeting the requirements. Regulations may be tied to the preservation of existing trees recognizing that trees assist in the management of stormwater runoff.

Commissioner Davenport stated that he thinks the current regulations have served well until now. He said he believes that tweaks are needed to the ordinance that would not take a lot of work. He also said he thinks the description captures it well. The Commissioner shared that he has clients, with larger lot sizes (and with additions greater than 400 square feet), require the addition of water detention basins and they can cost anywhere from \$20 - \$50k. He added that in some districts there are no issues with flooding (i.e. Districts R1, R2 and maybe even R3) and, therefore, no value is added to the construction – the work has no great affect. He stated that he thinks funds in those areas should be spent elsewhere, where it is needed, and the residents would appreciate the relief in costs. He said he believes the description already captures this, but he wanted to explain his rationale because of the amount of remodel and addition work being done around the Village. He added that he does not make money on this portion of the construction. The Commissioner concluded that this is about the practicality and the effectiveness of the work, in addition to the cost to the residents.

Commissioner Gilmartin stated that he is looking forward to discussing the merits of this and to learn more about what the problem is that needs fixing. He said if this item goes through, he looks forward to learning more about it, as it seems narrow in terms of amendments. The Commissioner concluded by saying that the wording is fine for him based on what Commissioner Davenport just explained.

Commissioner José stated that he had a neighbor that had a large addition added to his house and it required these systems to be put in place. He said that he would comment further on that during later discussion.

Commissioner Sadowski-Fugitt said that she thinks this will take more work than just discussions and she believes this can become large, very fast. She said she is good with the description as is.

Commissioner Glover said that he agrees with Commissioner Davenport. He had to put in two basins on his lot and does not think they were needed. He said he believes they could have been used elsewhere in town, where they could be more effective for the whole community. The Commissioner said he is good with the description as is.

Mayor Barnett said that cost is not an accidental thing, there were models when this was put in place. With regard to the description, he questioned the flexibility component and the fundamental premise; further stating that it moves away from impermeable area to lot size, in terms of the intent of the method of regulation. The Mayor said that right now the real focus, and metrics used, is permeable and impermeable area.

Village Manager Fieldman said that it states both. He said staff heard both concepts at play when this was raised by Commissioner Davenport at the June 18th meeting. One concept is lot size and the second concept was pervious versus impervious area.

Mayor Barnett asked Commissioner Davenport for clarification that the set of regulations would be defined by the existing conditions, which is not what is currently done. He said that is a fundamental change; further asking if a change in impervious area would no longer be the function of the regulation.

Commissioner Davenport said not explicitly.

Commissioner Gilmartin said he felt confused and believed it was the wording of the description.

Mayor Barnett said he was trying to understand what the basis for regulation would be.

Commissioner Gilmartin stated that the description indicates that regulations would vary due to the zoning district and the size of the subject property, with a third factor, impervious area, listed in parenthesis.

Mayor Barnett said it does not say “change in”.

Commissioner Gilmartin said he is trying to understand and asked if they are looking at it by zoning district, by size of

property, by pervious/impervious area, or a combination of all.

Mayor Barnett said the intent is a combination of all. Regarding regulations, the Mayor said that going forward any changes in regulations need to include changes in runoff characteristics. He said that has nothing to do with lot size or pervious area, but has to do with basin shape and site soil. He reiterated that this has nothing to do with a lot size; further stating that one of the challenges and questions is what will be used to regulate. The Mayor concluded by stating that he does not want to spend a lot of time selecting a new means of regulating, if there is a disconnect.

Commissioner Gilmartin asked for the Mayor to clarify if he was stating that regulations set by zoning district, size of property, or pervious/impervious area are ineffective or irrelevant to use as data points.

Mayor Barnett stated that zoning is irrelevant – as the physical characteristics of the site are irrelevant. He said that impervious area is the biggest factor. He said that lot size is likely immaterial as well, because it is the detail conditions of the site that matters. The Mayor said he did not want to spend any time trying to regulate stormwater based on zoning or site size.

Manager Fieldman stated that he is hearing that the project was described as it was presented and now a Council member is stating that it is on the list, but if it goes forward, there might be some objections.

Mayor Barnett agreed.

Commissioner Davenport said to remove zoning districts. He said he used it as a way to explain that some zoning districts had larger lot sizes than others.

10. Develop Neighborhood Conservation Districts

This project would consist of creating neighborhood conservation districts. Existing desirable attributes and elements which establish a desirable neighborhood character (house size, building heights, building setbacks, specific house attributes like porches, etc) would be identified. Regulations or provisions intended to preserve and enhance the desirable attributes and character would be developed and applied to specific residential neighborhoods. This could be a voluntary process. This project may consist of zoning overlay districts.

Commissioner Gilmartin said he had no changes.

Commissioner José said he would change the word could to would (second to last sentence).

Commissioner Davenport, Sadowski-Fugitt and Mayor Barnett agreed.

Commissioner Glover said he agreed and had no changes.

Commissioner Tully stated that some kind of investigation or assessment should be added. The use of words is important and neighborhood characteristics are hard to define. He wants an assessment or survey component, as neighborhoods in Downers Grove are eclectic.

Commissioner Davenport said that this exercise may prove that it is not a practical thing to do.

Commissioner Tully said he would like the addition of a survey or something along those lines.

Manager Fieldman confirmed that staff would change the second could to would and then add the concept of investigation or an assessment if this gets selected.

11. Review Standard Street Cross Section

This project consists of reviewing the existing design standards for Village streets (curb and gutter, sidewalks,

streetlights, etc) and considering changes to these standards. The project would result in an updated set of standards that would be applied when improvements are made to Village streets.

Commissioner José is good with this.

Commissioner Sadowski-Fugitt said she feels as if this is linked to the Bike and Pedestrian Plan.

Village Manager Fieldman said it could be linked to the Bike and Ped Plan, which would be discussed next, thus leaving a lot of the street standards alone. He said on the flip side, some street standard changes could also be made without pursuing the Bike and Ped Plan.

Commissioner Sadowski-Fugitt said that is true, however, things like sidewalks and streetlights are applicable for both. She said she believed this could be tied to other projects.

Commissioner José said that he would disagree because of the curb and gutter piece of this project.

Commissioner Sadowski-Fugitt said she agrees and that is the only piece that would be disconnected.

Commissioner Glover said he is comfortable with the description.

Mayor Barnett said if either of the Bike and Ped Plans move forward, this could be a part of either – even if on a more narrow scope. He said there is also a historic piece to this, asking the question, when the Village replaces things, should they replicated or should they be changed. He said the one thing that separates this, is the ongoing repair and rebuilding of streets; further stating that if a Bike and Ped Plan is in place, there will probably be a path moving forward. The Mayor said even though there may be things going on that are not a part of that plan, they could still be affected by it. He concluded by stating they could separate, but could also end up as a Part I and Part II.

Commissioner Tully said he is good with it.

Commissioner Davenport asked about a possible tie with the Tree Preservation Priority Action Item. He gave details about the connection with public trees.

Village Manger Fieldman said existing standards speak to the spacing of public trees. He said that would be made explicit.

Commissioner Gilmartin said he thinks this is worded fine. He said he agrees with Commissioner Sadowski-Fugitt and believes this is tied to the Bike and Ped Plan and does see that moving forward, without this moving forward, as well. He said he does see how it is different though.

Manager Fieldman introduced items #12 and #13 – the two projects are very similar but could also have very distinctive differences.

12. Bike and Pedestrian Plan Update

This project consists of updating the 2013 Bike and Pedestrian Plan. The Transportation and Parking Commission would assist in preparing the update. A consultant would also be engaged to assist with the project.

13. Enhance the Bike and Pedestrian Plan and Implement Its Policies and Recommendations

This project would result in transforming the Village into a “pedestrian first” community. The project would be “more than just an update to the Bike and Ped Plan.” It would contain a clear vision to guide Village decisions and improvements related to pedestrian affordances and non-motorized transportation. The plan would focus on all forms of non-motorized transportation and actions which could be implemented on a systematic basis. A key deliverable would be a plan indicating the type and scope of improvements to be made on existing streets. A consultant may be

engaged to assist with this project.

Commissioner Sadowski-Fugitt said that she is not looking for this project to result in a pedestrian first community. She said she believes this would be a really great first step into transforming what the area could look like; further stating that if people are visiting from other communities, they are going to need places to park. She said for that reason, she suggests it as pedestrian friendly, not as much pedestrian first, with all of the components that fall under it. The Commissioner said she sees that it is more than an update to the Bike and Ped Plan, it is much more comprehensive. She concluded by stating that she would be cautionary with saying pedestrian first, due to the environment (and climate) the Village is in.

Commissioner Glover said that he likes pedestrian friendly versus pedestrian first.

Mayor Barnett stated that he believes this is intended to take the current Bike and Ped Plan and be more visionary with it (look long range). He said with that in mind he liked the idea of going with pedestrian first as opposed to friendly. The Mayor stated that parking would not suddenly be eliminated, but the description would say, in much stronger words, what the Village goals are. He concluded by stating that the difference between this and the Bike Plan is all in the wording, how strong the wording is.

Manager Fieldman said with this one, staff tried to reflect more emphasis on outcome and deliverable over time. He said with the 2013 Plan, about half to 60% of the recommendations were completed, but a lot of the bigger ones were challenging. Manager Fieldman said the intent with this is to focus on results.

Mayor Barnett stated that he feels the Bike and Ped Plan is designed to be transformative to the community and not just an update. He added that this includes discussions of finance, timelines, and additional input from the community.

Commissioner Tully said he has a clear understanding of what this item consists of.

Commissioner Davenport said he thinks part of the focus should include the regional piece to it; further stating that this item was a recommendation in the current Comprehensive Plan. He went on to quote the Comp Plan. The Commissioner said that part of the focus should be connecting to and amplifying the effectiveness of paths into adjoining jurisdictions. He said there should be something about a regional sort of connection, as it was part of the original vision.

Commissioner Sadowski-Fugitt said she liked that.

Commissioner Gilmartin said from a standpoint of finances and timeline, there are considerations for all of the items. He said even the regional comments are important and this could not be done without that piece. The Commissioner said this is more than just an update to the plan and he does not want it to sit in a drawer for another 10 years. He said he will continue with that at the next meeting; further stating that the word that is important for him is implementation and that he agrees with public engagement. Commissioner Gilmartin said that he realizes there may be limitations in terms of how the Village is laid out, but he would like to get a clearer vision of what this could be. He concluded by stating that this is not about putting a bike lane down the middle of a street, it would be a decade long commitment that should be conveyed as pedestrian first.

Commissioners Sadowski-Fugitt and José said they were fine with using pedestrian first, as long as the visionary goal is captured and the context is there (as described by Commissioner Gilmartin).

Village Manager Fieldman said he is leaving pedestrian first and adding the concept of regional connectivity.

14. Consider Amendments to Parking and Open Space Regulations for New Commercial Developments

This project consists of amending the existing parking requirements and open space regulations for new commercial developments. It would result in the reduction of required off-street parking spaces and an increase in the amount of

required open space and/or landscaping areas.

Mayor Barnett said that this should state new commercial redevelopments and developments.

Commissioner Tully said that this is a bigger issue and it is about looking to what the future of transportation is in the area. He said that was an issue before the pandemic hit and now there is a tremendous rise in flex hours for people that go into the office. The Commissioner stated that before the pandemic there was a trend with rideshare services and alternative modes of transportation, with fewer people driving. He also stated that parking has changed nationwide. He said that he would like to know what the expected parking trends in the nation and Midwest will be in the next 5-20 years; further stating that he recalls some communities eliminating plans for additional parking and reallocating existing parking structures for other uses. Commissioner Tully concluded by reiterating that it is very important to take into consideration where we will be 15-20 years from now.

Commissioner Davenport said the goal of this is to improve aesthetics, reduce the amount of pavement, and create more green spaces and areas for public notes. He spoke about how this would help with the heat island effect and made note that the Comp Plan speaks about green spaces reducing the effect of heat islands.

Commissioner Gilmartin questioned if the purpose of this item is to reduce the number of required off street parking spaces. He asked for confirmation that this is not just to reduce the number of parking spaces to build a larger building, but it is intended to reduce the requirements in exchange for open spaces and landscaping. The Commissioner asked for clarification of what open space is in comparison to landscape. He also asked if the Village would be dictating this.

Manager Fieldman explained that in the current Village Code there is a requirement for a specific design at the end of parking rows and there is also an open space requirement (general green area).

Commissioner Davenport saw this as a reduction in the number of parking spaces required (per square foot of the building).

Mayor Barnett stated that his intention was to create more green and open space and for the things mentioned by Commissioner Davenport. He explained that when evaluations of the community are completed, from a tree standpoint, the three areas looked at are commercial space, public space and private space. The Mayor said that since commercial space was an identified component of that, this would help over time by improving water runoff, etc.

Commissioner Gilmartin then asked if this initiative was to enhance pervious areas or just to cut back parking spaces.

Mayor Barnett explained that the Village drives a required amount of parking. He explained that the required parking then drives the amount of green space and this was trying to adjust that ratio.

Commissioner Davenport commented that the corner of 75th and Lemont Road was a direct result of the Village's requirements for the required number of parking spaces.

Village Manager Fieldman added there was also a lot that was demolished at that location that was converted to parking (not because of code requirements).

Commissioner José did not have any comments.

Commissioner Sadowski-Fugitt stated that she felt this tied into the Sustainability Plan, as well as the Bike and Ped Plan. She said the larger part of this idea is to encourage people to use motorized vehicles less frequently. The

Commissioner assumed the data and research that Commissioner Tully spoke of would be a part of this as well because she couldn't imagine moving forward without looking at the data. She said we are a couple of years out of

COVID and there are some trends emerging, so this makes project makes sense to her. Commissioner Sadowski-Fugitt reiterated that this project could be linked to many others that the Council was discussing.

Village Manager Fieldman summarized that changes in the wording of this item would be made to not just include new commercial developments, but also significant redevelopments. He added that data collection of trends and issues, in and around Downers Grove, would be the backbone of this project.

Commissioner Glover asked if this was amended, what would happen if someone needed or wanted more parking. He also asked if they would also still be required to have the additional green space that is being proposed.

Manager Fieldman said that the Village Code contemplates this in several places and that can be discussed at a later time.

Manager Fieldman then stated at this point in the meeting, the list of Priority Action Items that has been reviewed consisted of those where two or more Council members submitted questions or suggestions on the descriptions. He said that now was the time for the Council members to bring forth any of the other 16 that had not been reviewed at this meeting.

Mayor Barnett said he wanted to make sure that there were no items that the Council members needed clarity on or that they had questions on.

Commissioner Gilmartin asked for clarity in terms of the difference between the Action Items and the Priority Action Items, as they were listed in the report.

Manager Fieldman said that in the table included in the packet it said both "Potential Action Items" and "Potential Priority Action Items" – there was no distinction intended. Staff was trying to convey that work was identified in all 29 of the items. He explained that staff took the Gateway Sign item off of the Priority Action List (taking the number down from 30 to 29) because it was already going to be brought forth to the Council, as work has already been started on the project.

Commissioner Glover commented regarding public nodes. He said he understood that the Council wants to install public nodes in commercial areas such as Ogden Ave., 75th Street, and Butterfield Rd. He said it is important that the public is able to get to those public nodes and right now there are no sidewalks that connect all the way down to roads. He asked if the sidewalks would be mentioned as part of this project.

Mayor Barnett stated that he did not have the answer to that question; further stating that that the concept was to have public spaces that are well structured that can be used by the public. He said another concept is to have places that could be used to create charging stations, or other public spaces, in areas like street segments that do not actually lead to anything (there are some off of Ogden).

Manager Fieldman asked the rest of the Council if they agreed with adding the concept of access to the public nodes to its description.

The Council concurred.

Public Comment

Laura Temple, a resident, asked for clarification of the schedule of future Village Council meetings that include LRP sessions.

Manager Fieldman stated that the next public meeting (Village Council Meeting), that will include an LRP discussion, will take place on August 22nd - which is not a regularly scheduled Village Council meeting. At that time staff will present a draft list of projects and the proposed schedule of completion.

Ms. Temple asked whether the other 15 priority action items would be discussed prior to the meeting on August 22, 2023.

Mayor Barnett stated that the description of the other 15 items were set as described in the packet and there would not be another meeting scheduled (aside from 8/22) unless requested by the Council.

A resident expressed concerns about the removal of parking spaces as a part of the outdoor dining item; further asking the Council to take into consideration those businesses that do not have outdoor dining and need the parking. She also requested the Council take into consideration the members of the population that do not walk well and have a need for the parking spots.

Robin Tryloff, a resident, expressed content to see the following on the proposed PAI list: Inclusive Housing Program, Fairview Focus Area Plan, Public Art; further stating she hopes to see inclusive housing as part of the RFP for the Village property that is being sold. She said she feels passionately about the role of the arts in the community and thinks the public leasing piece that was mentioned is a great idea.

Warner Kiuntke, a resident, suggested when considering terms for an inclusive affordable housing program, persons with disabilities are included, because their income is quite limited. When considering a possible Community Grants Program, he asked the Council to consider a less competitive process for not for profit organizations.

Manager Fieldman said that based on the Council's direction during the meeting, staff would be removing competitive from the description of the PAI.

A resident spoke of the need for the Village to have a sustainability plan in place, the possibility to hire a sustainability staff member that specializes in applying for funds, and she recommended changing the name of the Economic Concerns Commission.

Ken Lerner, a resident, said he thought the Council had a good discussion on Tree Preservation; further stating that much of the work had already been done by staff in April 2022; further stating that there should be incentives in place to encourage the public to add or save trees.

A resident stated that he was happy to hear about so many exciting things to improve the community and that many of the projects mentioned fell, in a sense, under the umbrella of the Environmental Sustainability Plan. He questioned the process of prioritizing the items that fell under environmental sustainability.

Bob Johnson, Jr. asked the Council to focus on the bottom line of sustainability and be sure things are chosen that will last long term and for future generations.

Commissioner Gilmartin thanked the residents for attending the meeting. Other Council members concurred.

12. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

MOTION: *To adjourn the August 1, 2023 Village Council Meeting.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Sadowski-Fugitt*

AYES: *Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett*

NAYES: *None*

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Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 9:58 pm.

Respectfully Submitted,

Rosa Berardi
Village Clerk