



VILLAGE OF DOWNERS GROVE
Stormwater and Flood Plain Oversight Committee Meeting
November 28, 2022, 7:00 p.m.

Downers Grove Public Works Facility
5101 Walnut Avenue, Downers Grove, Illinois

I. CALL to ORDER

Chair Wicklander called the meeting to order at 7:02 p.m. A roll call followed, and a quorum was established.

II. ROLL CALL / WELCOME NEW MEMBERS

Members Present: Chair Wicklander, Mr. Bobo, Mr. Iovinelli, Ms. Mills

Members Absent: Ms. Borman, Ms. Richert, Ms. Schultz

Staff Present: Julie Lomax, Stormwater Administrator
Andy Sikich, Director of Public Works
David Moody, Assistant Director of Public Works – Operations
Scott Vasko, Assistant Director of Public Works – Engineering

Public Present: None

New Chair, Will Wicklander, was welcomed.

New members, Scott Bobo and Katie Richert, were welcomed to the Committee.

III. APPROVAL of January 24, 2022, Minutes

Mr. Iovinelli made a motion, seconded by Mr. Bobo, to approve the minutes from January 24, 2022. **Motion carried by a voice vote 4-0.**

IV. PUBLIC HEARING

The Public Hearing was opened and Andy Sikich gave a presentation for the Preliminary Environmental Impacts Determination (PEID) by the Illinois Environmental Protection Agency (IEPA) for the Downers Grove Public Water Supply IEPA Loan project plan.

No members of the public were in attendance, and there was no public comment.

Mr. Bobo made a motion, seconded by Ms. Mills, to close the Public Hearing. **Motion carried by a voice vote 4-0.** The public comment period will remain open for 10 days and will close at the end of the day December 8, 2022.

V. NEW BUSINESS

The 2023 Meeting Dates were reviewed. Future meetings will be moved to Village Hall, and meetings will be video and voice recorded. Staff to verify availability of Council Chambers for the scheduled meetings before the meeting dates are finalized.

Community Rating System (CRS) Program for Public Information (PPI) was reviewed, including the project list. The goal of the PPI is to inform and educate the public about floodplain, flooding, disaster preparedness, and flood insurance.

Mr. Iovinelli made a motion, seconded by Mr. Bobo, to approve the CRS PPI. **Motion carried by a voice vote 4-0.**

VI. STAFF REPORT

A. 2022 Stormwater Projects

The following stormwater capital projects were completed in 2022: Wisconsin Avenue Drainage Improvements (east of Belmont), Lyman and 62nd Drainage Improvements, Otis-Grant-Florence Drainage Improvements, Sterling & 39th Drainage Improvements, Downers-Lee Bike Path Drainage Improvements.

B. DuPage County Water Quality Grant

The Village was awarded a water quality grant for a mechanical separator to be installed in the grassy area on the west side of Mochel Drive. Design is in progress and the project will be completed in 2023. A mechanical separator will remove pollutants from the storm sewer before entering St Joseph Creek in the 11' diameter pipe.

VII. OLD BUSINESS

None

VIII. PUBLIC COMMENT

None

Mr. Iovinelli made a motion, seconded by Ms. Mills to adjourn the meeting at 7:35 p.m. **Motion carried by voice vote of 4-0.**

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**VILLAGE OF DOWNERS GROVE
HISTORIC PRESERVATION AND DESIGN REVIEW BOARD
MINUTES OF AUGUST 16, 2023 7:00 P.M.**

Chairperson Pro Tem Reimer called the August 16, 2023 of the Historic Preservation and Design Review Board to order at 7:01 p.m. and requested a roll call:

1. ROLL CALL

PRESENT: Chairperson Reimer, Ms. Chalberg, Mr. Styczynski, Ms. Ciuffini-Kemp
ABSENT: Ms. Gassen, Mr. Renner, Ms. Kolev,
STAFF: Flora León, Senior Planner
VISITORS: N/A

2. APPROVAL OF May 17, 2023 MEETING MINUTES

Motion by Ms. Chalberg, second by Mr. Styczynski to approve the minutes of the May 17, 2023 meeting. Roll call:

AYE: Ms. Chalberg, Mr. Styczynski, Mr. Ciuffini-Kemp, Ch. Reimer
NAY: None
ABSTAIN: None

Motion passed.

3. PUBLIC HEARING:

FILE 23-HLA-0004: A petition seeking a Certificate of Appropriateness to renovate a local Historic Landmark, located at 5 Jacqueline Drive, Downers Grove, IL (PIN 09-07-400-002 and 09-07-400-003). Michael J. Davenport, Petitioner and Maureen & Mark Grove, Owners.

Chairperson Pro Tem Reimer reminded the board that for this petition, the HPDRB will be responsible for making tonight's decision and the case will not be forwarded to the Village Council for final approval. He proceeded to review the protocol for the public hearing.

Ms. Flora León, Senior Planner, reviewed the request for a Major Certificate of Appropriateness and proceeded showed the location of the subject property on the overhead map for the board. Ms. León shared a slide that provided a timeline of the home's historic preservation cases. The Commissioners were reminded that the Country Revival-style home was landmarked on February 5, 2018. The petitioner/owners were now requesting to convert the existing garage and add additional living space. The Historic Preservation and Design Review Board approved the same Major Certificate of Appropriateness request on April 21, 2021; however, the petitioner did not move forward with the project and the Major Certificate of Appropriateness expired. On August 1, 2023, the applicant secured a Minor Certificate of Appropriateness. This request included a proposal to remove and replace the existing multi-paned casement windows with new multi-paned casement windows along the south (primary façade), the east, and west facades. The proposed windows were a like-for-like replacement in terms of color, style, and functionality.

Ms. Leon then presented photos of the existing garage, along with the proposed changes were depicted. Three changes to the structure included: 1) aluminum clad wood windows that would match existing and include simulated divided lights; 2) the remainder of façade to be restored

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with salvaged brick from the structure with similar color and texture as existing; and 3) a new concrete step and landing are proposed to the east of the entrance. Ms. León, Senior Planner referenced staff's response to the standards for approval and found that based on Sections 12.504 and 12.505 of the Historic Preservation Ordinance, the petition met the criteria for a Major Certificate of Appropriateness. Staff recommended approval by the HPDRB with the conditions outlined in staff's report.

Ch. Reimer invited questions from the commissioners. Hearing none, he invited the petitioner to approach the podium.

Mr. Michael Davenport, Davenport Architects, noted that the homeowners were not able to attend the meeting but very much appreciated the Board's time. Mr. Davenport explained that the original Major COA expired due to delays associated with the pandemic. He added that the package before the Board for review was exactly what was proposed previously.

Ch. Reimer thanked Mr. Davenport for his testimony and welcome deliberation from the commissioners.

Ms. Ciuffini-Kemp asked if anything had changed regarding the approval guidelines since the original approval was granted. Ms. León confirmed that the standards of approval had not changed since the original approval.

Ms. Chalberg made a motion that based on the findings, the HPDRB approves the Major Certificate of Appropriateness for the proposed improvements at 5 Jacqueline Drive with the following conditions: 1) The improvements shall substantially comply with the architectural drawings created by Davenport Architects dated March 8, 2021, except as to conform to applicable codes and regulations; 2) no harsh chemicals or sandblasting techniques should be used on the subject property during any point of the construction and rehabilitation. Cleaning any historic feature shall be utilized completed with the gentlest means possible. Second by Mr. Styczynski. Roll call:

AYE: Chalberg, Styczynski, Ciuffini-Kemp, Reimer

NAY: None

Motion passed unanimously.

4. OLD BUSINESS: None

5. NEW BUSINESS: None

6. PUBLIC COMMENT: None

7. ADJOURNMENT

Chairperson Reimer called for a motion to adjourn.

Mr. Styczynski moved, seconded by Ms. Chalberg to adjourn the meeting at 7:18 p.m. Motion carried unanimously.

/s/ Village Staff

(As transcribed by MP-3 audio)

Downers Grove Fire 2% Fund
Meeting Minutes, September 18, 2023
5420 Main Street, Downers Grove, IL 60515, 8:00am

Board Present: Chief Spinazola, Deputy Chief Pekelder, Deputy Chief Frank, Lt. Kinney, Lt. Meister, FF/PMs Brown, Nowak

Absent: Lt. S. Markowski, FF/PM Kairis

Guests Present: Lt. Cavenaile, Retired Lt. Cipra, FF/PM Bonsonto

Called to order at 08:12 by A. Kinney

Minutes from August 21st, 2023 Meeting: motion by Meister second by Spinazola.
All in Favor. Motion Carried.

Treasurer's Report:

July Report – Beginning \$283,169.57, Ending \$278,239.09
August Report- Beginning \$278,239.09, Ending \$273,071.10
Widows Fund \$53,476.76

No report for this month due to an issue with getting the report from 801. Kris Nowak made a motion to defer the treasurer's report till the October meeting. Seconded by Meister. All in favor.

Old Business:

-**Station 101 Training Prop Project:** Hopes to have the final drawings completed today. Contractor has a goal to start installation at the end of September. A deposit has been made. Discussion was held on the extra 40' shipping container and its use.

-**Station 101 Fence Project:** Fence Project is complete and looks very nice.

-**Chair Discussion**-Lt. S. Markowski was not present at the meeting. He had left a general fund request NTE \$18,000 for a total of 13 chairs. 7 Chairs to Station 102, 6 to Station 103. Motion by Meister to approve the purchase, Second by Kinney. All in Favor. Motion Carried.

Outstanding Purchases:

-Station 103 picnic table should be arriving today (9/18), Station 101 table should be delivered in the near future.

Bylaw Update

S. Markowski has reviewed the bylaws and didn't see any major changes. Chief Spinazola will also review them.

New Business:**General Fund Requests:**

-6 -Fire Dex Pro 3D - Fire Gloves for Gold Shift 102 for a total of \$966.00. Motion to purchase NTE \$1000.00 by Meister, Seconded by Nowak.

All in Favor. Motion Carries.

-Table Saw Request has been denied by the chief.

-Request from Kris Nowak for First Arriving. Chief Pekelder advised the board that this is considered a luxury item and that if we did it, 2% will have to maintain all costs throughout the use of the software. Discussion was held on the approval of Building Services and IT. Chief Spinazola makes the motion to approve the purchase pending the approval of building services. NTE \$7500, Second by Kinney. All in Favor. Motion Carries.

Purchase Requests:**-Station 101 –**

-Grinder Discs and holders for tool cleaning request will be handled by Small Tools.

- 7 replacement office chairs thru staples. NTE \$1200.00. Motion by Meister. Second by Brown.

All in favor Motion Carries

-Station 102 – none**-Station 103 –**

-Request for Fridge for the Bay Floor. Motion by Meister to purchase NTE \$1000.00 Second by Nowak.

All in Favor. Motion carries.

-Request for the squat machine denied by Chief Spinazola.

Station 105 –

-Request for Napoleon Grill was modified by the 2% Committee to purchase a Weber grill that is the same as the other three stations. Nowak made the motion to NTE \$2,000, Second by Kinney.

Vote was 4 Aye, 1 Nay. Motion Carried.

Good of Fund:

-Next Meeting will be October 16th, at 800AM at Station 102. All requests shall be turned in by Friday 10/13. A decision was made to have all future meetings on the third Monday of the month.

Motion to Adjourn the Meeting by Brown, Second by Nowak at 0900hrs. All in Favor, Motion Passed.

Minutes presented by B. Brown, Secretary

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VILLAGE OF DOWNERS GROVE
PLAN COMMISSION MEETING

October 2, 2023, 7:00 P.M.

Chairman Rickard called the October 2, 2023 meeting of the Downers Grove Plan Commission to order at 7:00 p.m. and led the Plan Commissioners and public in the recital of the Pledge of Allegiance.

ROLL CALL:

PRESENT: Chairman Rickard, Commissioners Boyle, Maurer, Roche Toth

ABSENT: Commissioners Dmytryszyn, Frankovic, K. Patel, V. Patel

STAFF: Planning Manager Jason Zawila, Development Planner Emily Hepworth

OTHERS

PRESENT: Tony Saracco

APPROVAL OF SEPTEMBER 18, 2023 MINUTES

Motion to approve by Commissioner Toth, seconded by Commissioner Roche.

PUBLIC HEARING

Chairman Rickard explained the protocol for the public hearing process and swore in those individuals that would be speaking during the public hearing.

FILE 23-PCE-0028: A petition seeking approval for a Special Use approval to construct an accessory structure on a lot of record prior to the construction of a principal structure. The property is currently zoned R-4, Residential Detached House Four. The property is located directly west of the intersection of Carpenter Street and Curtiss Street, commonly known as 5140 Carpenter Street, Downers Grove, IL (PINs:09-07-406-031 & -032) Daniel & Gina Pekofske, Petitioner and Owner

Tony Saracco, stated on behalf of the petitioners he is the contractor for the project. Mr. Saracco provided an overview of the request and stated that the petitioners request to construct a garage on a single-family lot, which will be used as a workout room in the second story. He concluded his presentation and asked if the Plan Commission had any questions.

Chairman Rickard asked for public input; however, no members of the public were present.

Chairman Rickard then asked for the staff report.

Development Planner, Emily Hepworth, provided a location map and photos for the vacant parcel, explaining that the petitioner purchased the property and demolished the previous home this year. She then reference the request, which was to place an accessory structure on the property, prior to a

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principal structure, which requires a special use. She referenced that the petitioners reside in the single-family home immediately to north of the subject property. She noted that the petitioner would consolidate the subject property, where the garage is proposed to be constructed. She then provided the approval criteria for review and stated that staff felt this criteria was met and recommended approval.

Commissioner Maurer, sought clarification on the location of the driveway and confirmed the required setback from the property line to south. He also inquired what the required setbacks were for the home to the immediate south. Ms. Hepworth noted that driveways are required to have a 1-foot setback from the property line. She then answered that the home to the south was required to have a 5-foot setback.

Commissioner Boyle inquired if they will be required to follow the stormwater regulations. Ms. Hepworth confirmed that they would need to follow the stormwater requirements.

Chairman Rickard invited the petitioner's representative to return the podium for any closing statements. Mr. Saracco noted that his clients spoke with all of their neighbors and they did not have any issues with the project. He then further commented that the garage will complement the petitioners house design and they were discussion additional landscaping to be placed on the site.

Chairman Rickard than requested a motion for the recommendation.

BASED ON THE PETITIONER'S SUBMITTAL, THE STAFF REPORT, AND THE TESTIMONY PRESENTED, COMMISSIONER MAURER MADE A MOTION THAT FOUND THAT THE PETITIONER HAS MET THE STANDARDS OF APPROVAL FOR THE SPECIAL USES AS REQUIRED BY THE VILLAGE OF DOWNERS GROVE ZONING ORDINANCE AND IS IN THE PUBLIC INTEREST AND THEREFORE THAT THE PLAN COMMISSION RECOMMEND TO THE VILLAGE COUNCIL APPROVAL OF 23-PCE-0028, SUBJECT TO THE FOLLOWING CONDITIONS:

1. THE PROPOSED DETACHED GARAGE SHALL SUBSTANTIALLY CONFORM TO THE PLANS AND SPECIFICATIONS ATTACHED TO THIS REPORT EXCEPT AS SUCH PLANS MAY BE CHANGED TO CONFORM TO VILLAGE CODES, ORDINANCES, AND POLICIES.

2. A RESTRICTION SHALL BE RECORDED AGAINST THE PROPERTIES WITH THE DUPAGE COUNTY RECORDER OF DEEDS THAT REQUIRES DEMOLITION OF THE DETACHED GARAGE PRIOR TO THE SALE OF THE PROPERTIES IF THEY ARE NOT TRANSFERRED SIMULTANEOUSLY TO A SINGLE ENTITY., AND THEREFORE,

SECOND BY COMMISSIONER TOTH

ROLL CALL:

AYE: BOYLE, MAURER, TOTH, ROCHE, CHAIRMAN RICKARD

NAY: NONE

APPROVED

MOTION APPROVED. VOTE: 5-0

Mr. Zawila provide an update on previous cases and informed the Plan Commission that there will be a meeting on November 6, 2023.

THE MEETING WAS ADJOURNED AT 7:16P.M. UPON A MOTION BY COMMISSIONER TOTH, SECOND BY COMMISSIONER ROCHE. A VOICE VOTE FOLLOWED AND THE MOTION PASSED UNANIMOUSLY.

/s/ Celeste K. Weilandt
Recording Secretary

(As transcribed by Ditto Transcripts)