



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

December 05, 2023

07:00 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 Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

Council Attendance (Not Present): None

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

3. Minutes of Council Meetings

MIN 2023-9917 - A. Minutes: Village Council Meeting Minutes – November 21, 2023

MOTION: To adopt the meeting minutes of the November 21, 2023, Village Council Meeting, as presented.

RESULT: Motion carried unanimously by roll call.

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 Hearing

A. Public Hearing: 2023 Tax Levy Public Hearing

Mayor Barnett called the Public Hearing to order at 7:01 p.m.

Mayor Barnett gave the procedures for the public hearing.

Village Manager Dave Fieldman gave a brief presentation. He explained that the budget has been presented 3-4 times at prior meetings. He noted that there was no change in the tax levy.

Village Council Comments/Questions

Mayor Barnett also reminded all that the budget had been presented a few times already to the public. He said that any comments or questions regarding the budget can be emailed to the Council.

The Public Hearing adjourned at 7:06 p.m.

5. Public Comment

Warner Kiunte, resident, requested that the Village be inclusive of people of all cultures.

Laura Temple, resident, commented on the beautiful holiday décor in the downtown,. She said she was hopeful that inclusive housing would be a part the Fairview Project and she requested the Village form an Ad Hoc Committee to provide the research and data needed on inclusive housing.

Janet Whittingham, resident, expressed concern about the Village's lack of communication to the public with regard to the Long Range Plan. She also expressed concern about outdoor dining affecting public parking and requested a public survey on the subject.

6. Consent Agenda

BIL 2022-9814 A. Bills Payable: No. 6768 - December 5, 2023

COR 2022-9815 B. Claims Ordinance: No. 6531, Payroll - November 17, 2023

MIN 2023-10123 C. Minutes: Note Receipt of Boards and Commissions Meeting Minutes

MOT 2023-10100 D. Motion: Approve the Renewal of the Re-Insurance for General, Automobile, Law Enforcement, Public Officials, Employment Practices, Excess Liability, Excess Workers Compensation, Property, Employed Lawyers, Cyber and Crime, and Pollution Coverage for the Village for 2024

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

***RESULT:** Motion carried unanimously by voice vote.*

***MOTIONED TO APPROVE:** Commissioner Hosé*

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

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

***NAYES:** None*

7. Active Agenda

ORD 2023-10077 A. Ordinance: Adopting the Fiscal Year 2024 Budget in Lieu of Passage of an Appropriation Ordinance

***MOTION:** To adopt AN ORDINANCE ADOPTING THE FISCAL YEAR 2024 BUDGET IN LIEU OF PASSAGE OF AN APPROPRIATION ORDINANCE, as presented. ORDINANCE 6008*

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

***MOTIONED TO APPROVE:** Commissioner Hosé*

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

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

***NAYES:** None*

Village Council Comments/Questions:

Commissioner Hosé thanked the Village staff for their work on the budget.

8. First Reading

ORD 2023-10078 A. Ordinance: 2023 Aggregate Tax Levy Ordinance

- ORD 2023-10079** B. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #4 (Green Acres Subdivision)
- ORD 2023-10080** C. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First day of December, 2023 for Village of Downers Grove Special Service Area #5 (Atwood Subdivision)
- ORD 2023-10081** D. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #6 (Fairview Fire Protection District)
- ORD 2023-10082** E. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #7 (Dunham Subdivision)
- ORD 2023-10083** F. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #8 (Nelson Meadow Subdivision)
- ORD 2023-10084** G. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #9 (35th & Saratoga Subdivision)
- ORD 2023-10085** H. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #10 (Bridgepoint Downers Grove Subdivision)
- ORD 2023-10086** I. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #11 (Downtown Downers Grove)
- ORD 2023-10087** J. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #12 (Fairview Ridge Subdivision)
- ORD 2023-10130** K. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2023 and Ending on the Thirty-First Day of December, 2023 for Village of Downers Grove Special Service Area #13 (Kapovich Subdivision)
- ORD 2023-10088** L. Ordinance: Abating a Portion of the 2023 Tax Levy Related to the General Obligation Refunding Bonds, Series 2014.
- ORD 2023-10089** M. Ordinance: Abating a Portion of the 2023 Tax Levy Related to the General Obligation Refunding Bonds, Series 2015
- ORD 2023-10091** N. Ordinance: Abating a Portion of the 2023 Tax Levy Related to the General Obligation Refunding Bonds, Series 2016
- ORD 2023-10092** O. Ordinance: Abating a Portion of the 2023 Tax Levy Related to the General Obligation Bonds, Series 2019

ORD 2023-10093 P. Ordinance: Abating a Portion of the 2023 Tax Levy Related to the General Obligation Refunding Bonds, Series 2020

ORD 2023-10095 Q. Ordinance: Abating a Portion of the 2023 Tax Levy Related to the General Obligation Bonds, Series 2022

Village Council Comments/Questions:

Mayor Barnett explained that items A—Q on the First Reading portion of the agenda were related to the Tax Levy. He thanked those that had participated along the way.

RES 2023-10119 R. Resolution: Granting a Historic Landmark Designation for 5408 Carpenter Street

Village Community Development Director Stan Popovich used a [PowerPoint presentation](#) to give details about the 1940's home and to share a photo. He noted that the Historic Preservation Design Review Board recommended approval and that this would be the 31st home on the Historic Landmark list.

Public Comment:

Maryann Badke, resident, said she is happy to be landmarking her home and commented that there are no two homes alike on her street. She thanked the Council for their consideration.

Irene Bragen, resident, said she supported this home as a historic landmark home.

Village Council Comments/Questions:

Commissioner Tully thanked Ms. Badke for putting her house forth for landmarking. He said he remembered when the first house was landmarked in Downers Grove. He noted that this is one of those things that emphasizes how Downers Grove preserves the balance between tradition and progress.

Commissioner Gilmartin said it is a beautiful home and supports this 100%.

Commissioner Davenport stated that he sat on the committee that landmarked homes for 16 years and was the Committee Chair when the first home was landmarked. He noted that this is a good way to preserve an affordable home. Commissioner Davenport commented that it is a beautiful example of a Cape Cod and he thanked the resident for preserving it.

Commissioner Sadowski-Fugitt said that she remembered this home when she was canvassing for her re-election and noted that it stood out. She thanked the resident for going through this process.

Mayor Barnett thanked the resident for putting her house up for landmarking. He stated that Downers Grove has a diverse set of housing stock, and he thinks it is great that this house is being preserved. The Mayor suggested that residents type the word "landmark" in the search bar on the Downers.us website for further information on the landmarking process.

9. Attorney's Report

Pursuant to Section 2.5 of the Downers Grove Municipal Code, Village Attorney Enza Petrarca presented the following for Village Council consideration:

1. An ordinance approving the 2023 Aggregate Tax Levy Ordinance.

2. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #4 (Green Acres Subdivision).
3. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #5 (Atwood Subdivision).
4. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #6 (Fairview Fire Protection District).
5. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #7 (Dunham Subdivision).
6. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #8 (Nelson Meadow Subdivision).
7. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first Day of December, 2023 for Village of Downers Grove Special Service Area #9 (35th & Saratoga Subdivision).
8. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #10 (Bridgepoint Downers Grove Subdivision)
9. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first Day of December, 2023 for Village of Downers Grove Special Service Area #11 (Downtown Downers Grove).
10. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #12 (Fairview Ridge Subdivision).
11. An ordinance for the levying of taxes for the fiscal year commencing on the first day of January, 2023 and ending on the thirty-first day of December, 2023 for Village of Downers Grove Special Service Area #13 (Kapovich Subdivision).
12. An ordinance abating a portion of the 2023 Tax Levy related to the General Obligation Refunding Bonds, Series 2014.
13. An ordinance abating a portion of the 2023 Tax Levy related to the General Obligation Refunding Bonds, Series 2015.
14. An ordinance abating a portion of the 2023 Tax Levy related to the General Obligation Refunding Bonds, Series 2016.
15. An ordinance abating a portion of the 2023 Tax Levy related to the General Obligation Bonds, Series 2019.

16. An ordinance abating a portion of the 2023 Tax Levy related to the General Obligation Refunding Bonds, Series 2020.

17. An ordinance abating a portion of the 2023 Tax Levy related to the General Obligation Bonds, Series 2022

10. Mayor's Report

REP 2023-10126 A. Report: Materials to be Placed on file for an On-Premise Liquor License for Cooper's Hawk Community Coffee & Wine Bar

Mayor Barnett said this report was clerical in nature. He noted that he is the Liquor Commissioner and this is the start of the liquor license process for Cooper's Hawk Community Coffee & Wine Bar. The Mayor stated that the application will be on file for two weeks in the Village Clerk's Office and any objections should be addressed to the Clerk's Office.

11. Council Member Reports

Commissioner Davenport congratulated Downers Grove North Football Team on their Second Place finish in State. He expressed having a great time at the Grove Express 5k on Thanksgiving morning.

Commissioner Glover noted that Downtown Management Corporation (DMC) will be doing business with Santa on Saturdays and Sundays from 1:00 to 4:00 until December 17th. He explained that the gingerbread house displays and voting for the favorite holiday window decor will run through December 10th. Commissioner Glover said that Merry Madness will be held on December 14th from 5:00 to 8:00 p.m. He explained that there are a number of oversized holiday decorations set up for pictures and asked that any photos taken by them be shared on social media. Commissioner Glover said that the DMC is offering Candy Cane Cash Rewards all season and he explained there will be an all-ages gingerbread man hunt with prizes for kids and adults.

Commissioner Sadowski-Fugitt thanked all for their support of the Grove Foundation throughout the year and noted that \$15,600 worth of grants were awarded to local community organizations.

Commissioner Tully recognized Becky Nelson, Vice President of Chamber 630, as the driving force of the Chamber. He noted that she is moving on to other things. He thanked her for her service and contributions.

Mayor Barnett stated he was not present for the race or tree lighting and thanked Commissioner José for filling in for him at the tree lighting.. He also thanked the community for continuing to show support the way they do by participating and helping with organizations around town. He noted that the community is filled with people who are finding their place and making great contributions.

At 7:33 p.m., Mayor Barnett called for a five-minute break. He said the meeting would reconvene in the Committee Room for the Fairview Focus Area discussion and welcomed all to join.

12. Manager's Report

INF 2023-10127 A.: Fairview Focus Area Implementation

Mayor Barnett introduced Community Development Director Stan Popovich.

Mr. Popovich explained the purpose of this discussion. He used a [PowerPoint](#) to show maps of the Fairview Focus Area concepts. He explained the focus area breakdown of the Fairview 1, Fairview 2 and Fairview 3 areas. He gave details about each of the areas, highlighting the uses, the height/density of the buildings, the form of the area, parking locations, multi-family residential areas and outdoor dining.

Village Council Questions/Comments:

Mayor Barnett opened the discussion to the Council and asked if anyone had questions about the boundaries of the area.

Commissioner Gilmartin asked for clarification with regard to allowing two principal structures per lot in the Fairview 3 area. He asked if the structures were only for residential use or if they could be a live/work area.

Mr. Popovich said that one of the two structures could be used as a workspace area or possibly even a small retailer. He noted that one of the structures could also be used as a small commercial space with an office and the second structure could be a smaller home behind it.

Mayor Barnett asked what the differences were between Fairview 2 and 3. He noted his understanding that Fairview 2 was intended to be similar to the existing downtown, with houses that are used for 100% commercial purposes, and Fairview 3 could have the original primary home as the office and the garage behind could be used for different business.

Mr. Popovich said in Fairview 3 there would potentially be two principal structures and in Fairview 2 the discussion was to include a different housing variety with two structures, but there could also be flexibility of commercial use there too.

Commissioner Tully clarified that there could potentially be two different uses in the same structure as opposed to two different structures.

Mayor Barnett said he does not have an opinion on the second structure yet. He said it is different for someone to build a structure specifically for a second resident, like putting a small house in the backyard to rent out, versus someone converting a part of the garage to build an in-law arrangement. He further stated that some adjustments had been made in the current code for this – but there is a family relation component to it. The Mayor said at this time he is interested in duplicating that in this area, which is not what is being presented.

Manager Fieldman asked the Mayor that if he would be OK with having two structures on a lot if they were for residential use only.

Mayor Barnett said yes, but that he is not interested in having a second structure on a lot for someone that is not related to the family in the main structure. He asked Stan for clarification on the current special use component.

Manager Fieldman said this would be a single family approach.

Mr. Popovich explained that currently with the special use, the in-law suite has to be a part of the main house, i.e. an attached garage, above an attached garage, etc.

Commissioner Tully stated he has a different take on this. He said he does not want to link different uses to different structures. Commissioner Tully stated he thinks there should be more innovative ideas in the core of the focus area, i.e. tiny houses and micro units/. He further stated that this would create different opportunities for affordability, innovation, and for environmental sustainability. He said that moving away from the core area, there should be a transition into the neighborhoods. He gave Village staff credit for these ideas and concepts. Commissioner Tully noted that in the core he wants more incentives for different types of uses and price points, moving to more transitional uses moving outward – away from the core – which is similar to what the Village does elsewhere to blend the areas in. The Commissioner said it is an exciting opportunity to redesign the core and play with the uses.

Mayor Barnett explained to Commissioner Tully that he was only speaking about Fairview 3 when speaking of the restrictions, because that is where the area blends into the traditional neighborhood.

Commissioner Davenport said he thinks the areas adjacent to the single family home area should have stricter regulations. He stated that moving inward, he was thinking of housing such as duplexes, that can house two different families.

Mayor Barnett explained he is speaking of two separate structures.

Commissioner Davenport said currently single family zoning does not allow for a single structure to have two unrelated families living in it.

Manager Fieldman asked if the Council would be in agreement to have a single family homes converted to duplexes, allowing for two unrelated families to resident in them.

Many of the Council members concurred.

Commissioner José said he might think about it, but it depends on the zoning of the area. He said it would make sense along Rogers, in particular. He said he is against someone building a second structure in their backyard to monetize, (referring to Airbnb), further stating he is not interested in turning an apartment on a detached garage into a rental property anywhere in areas 1, 2 and 3. Commissioner José said he loves the idea of density allowance and affordable units in areas 1 and 2, but does not agree with two principal structures.

Commissioner Glover noted he is also not in agreement with two principal structures. He said he is interested in duplexes.

Commissioner Sadowski-Fugitt said she is in favor of more options living options to be given to people, especially for people starting their careers or a senior looking to age in place. She said she is not interested in short-term rentals like Airbnb but would like to see longer term rentals. Commissioner Sadowski-Fugitt said she knows of people that want to live in Downers Grove but cannot afford it.

Mayor Barnett asked if it would be better to have a broader area of traditional apartments.

Commissioner Sadowski-Fugitt said it could be, but she thinks there is a different feel when living closer to a residential neighborhood.

Mayor Barnett stated that if they are trying to create an environment where more units are available, incentivizing would be more impactful and would maintain the expectations.

Commissioner José reiterated that Airbnb is not allowed and questioned how many resources are devoted to enforcing it.

Commissioner Sadowski-Fugitt said that action would happen quickly upon a neighbor complaint. She said she was thinking about a secondary structure, for example, for a single mom with a baby that needs to be in a quiet area with no neighbors above or next to them. The Commissioner said this would give people a more autonomous unit. She asked about engaging the Metropolitan Mayors Caucus to see what the data behind it is. Commissioner Sadowski-Fugitt reiterated that this would be good for people trying to get a foot in the suburbs.

Manager Fieldman said in next week's agenda, they will speak about the consultant that will be hired that can touch on housing.

Commissioner Tully stated he does not think building two units is feasible for people.

Mayor Barnett said he believes a 800-900 sq. ft. unit can be build for a reasonable amount. He also said someone can easily convert a garage.

Manager Fieldman asked for thoughts from Council regarding taking a detached garage and converting it to another house.

Commissioner Tully asked if it would meet all the codes.

Commissioner Davenport said he does not think it would be allowable by code to convert a garage. He said you would have to build the garage with the thought of converting it to a living space before building it.

Mayor Barnett asked if the Council wants that type of environment.

Commissioner José said if someone builds a garage that can be rented out, he still does not like it.

Mayor Barnett asked if there is interest in exploring more about different lot sizes.

Commissioner Gilmartin questioned if there was something inherent to Fairview 3 that make it a good area for the two principal structures.

Mr. Popovich said because of the variety of residential uses already there, this would allow that without building up (vertically).

Commissioner Gilmartin noted that there are two very different concepts, one is allowing a single family home to add a second structure for family or business and another is allowing the lots to have multiple buildings on them, such as apartment buildings. Commissioner Gilmartin noted that he is struggling with the idea of a second structure and what the restrictions would be. He said he is not sure how to apply the restrictions in a reasonable and systematic way.

Manager Fieldman said that the Council's discussions would help to fine-tune it.

Commissioner Gilmartin said he thinks it would be tough to define "family".

Mayor Barnett said they do multi-family areas now, but it has to be connected, not a separate structure.

Manager Fieldman said it is one principal structure with two dwellings. He said that staff can provide Commissioner Gilmartin with the definitions in the ordinance of "family" and "dwelling units."

Commissioner Gilmartin said he does not want to have the VRBO model. He wants to continue the discussion and decide where he really stands, noting he is currently in the middle now.

Manager Fieldman explained that at a prior meeting, when the Council expanded the boundaries of the area using the key concepts of the Comprehensive Plan, that is where the ideas were derived.

Commissioner Glover spoke regarding Fairview 1 and asked if anyone else wanted to limit uses on the ground floor to only include retail establishment requirements, with office spaces being located to other floors or the rear of the buildings.

Commissioners Tully and José both said that has been tried and it did not work.

Mayor Barnett said historically, it created more big, empty spaces. He said that having people in and out of spaces is much more vibrant than a place that says "vacant."

Commissioner Glover asked if an office could come in under a "special use".

Commissioner Gilmartin said he agrees with Commissioner Glover, as the workforce has shifted to a hybrid model. He said he can see focusing more on retail.

Commissioner Tully said if first floor retail was required, then office use would be prohibited.

Commissioner Gilmartin suggested prohibiting office use only.

Commissioner Davenport said if that requirement was downtown, there would be a lot of empty spaces. He stated if they cannot do it downtown, it will not be successful in this area.

Many Council members concurred.

Commissioner Gilmartin asked what percentage of the downtown is office versus retail space.

Commissioner Tully suggested this be discussed later. He noted if you can categorize general uses, that can be addressed later.

Commissioner Gilmartin said he did not see any entertainment on the list. He noted he thinks that some type of live theater, live music, or other form of entertainment should be included in Fairview areas 1 and 2. Commissioner Gilmartin said he likes the idea of the inclusive housing density. He also thinks that live/work is very important at this time and he likes that in this area. He said he thinks everything else is good.

Manager Fieldman asked if Council concurred and they did.

Commissioner Davenport reiterated the idea of transitioning from a dense area into neighborhood areas. He compared it to the Downtown Core transitioning to the DT district and then to single-family homes.

Manager Fieldman said in 2018-2019 there was a change in the downtown, lowering the height in the core of the downtown and then it goes up moving away from the downtown.

Mayor Barnett said there was historical commentary there but they were trying to avoid creating a canyon effect.

Commissioner Davenport said that permissive and flexibility were discussed about this area, and he believes this is an incubator for ideas to see if there is any success that could be explored. He said this is an ideal place for trying a second structure/dwelling. Commissioner Davenport said he is not interested in a VRBO here. He is interested in allowing more flexibility and opportunity for different types of housing for people just starting out, teachers, etc. Commissioner Davenport said a separate space could be even for grown children that come home to visit their parents or for parents that move in with their kids. He stated he likes the ability to live together but separately and wants it to be less difficult than it is now through zoning. Commissioner Davenport noted it would be helpful to see what is being proposed versus what is currently allowed in Areas 1, 2 and 3.

Commissioner Sadowski-Fugitt brought up green space connections, especially in area 1. She said if they are re-envisioning this, she wants to be more visionary in having dedicated property and land on these properties for sustainability and connections to Downtown.

Mayor Barnett said that potential zoning is being discussed and that can be discussed when the topic moves to streetscape design.

Commissioner Davenport suggested possible setbacks for restaurants that have outdoor dining elements. He said he thinks that could create a nice feel and look along Fairview. He noted he wants to stay away from further conversations about taking away parking for outdoor dining.

Mayor Barnett said that Commissioner Davenport should think that through, as there is a material difference from what that and was proposed by Village staff. He said at some point zoning is set and has to be followed. He said, as an example, if you require a Built-to zone, like in the downtown, you could not just build further off the lot line.

Mr. Popovich explained certain provisions in Built-to zone that allow for a little setback.

Mayor Barnett asked if this can be compared to the Marquee.

Mr. Popovich said yes.

Manager Fieldman said the Streetscape Plan is coming up and that is where the Council can control the public space and regulate the private space.

Mayor Barnett said like the density opportunities, if this is a way to encourage opportunities for more open space.

Manager Fieldman clarified that it is a purposeful concept that encompasses urban wall with green spaces, green ways, and outdoor dining.

Many Council members concurred.

Commissioner Gilmartin noted that walkability and connectivity to the downtown should be considered. He said he thinks that walkability and sidewalks are very important and should be a priority in this area.

Commissioner Davenport asked if the DT zoning ends at Prospect Ave.

Commissioner Sadowski-Fugitt said yes.

Commissioner Gilmartin said they are next to each other but wants them connected in a way that is thoughtful.

Commissioner Davenport stated they are already connected and not separate.

Manager Fieldman said the regulatory fashion and the streetscape designs will happen simultaneously in the downtown and the Fairview area, and they can marry them all.

Commissioner Glover asked why the sliver between Rogers and Douglas was not included in the Fairview area. He spoke about the possibility of redirecting Maple Avenue, as mentioned in the Comp Plan.

Manager Fieldman stated that moving boundary lines along major streets was best to promote growth and if that is preferred now is the time to do it.

Mayor Barnett asked the downside of drawing those lines elsewhere.

Manager Fieldman explained the downside of splitting zoning on property lines vs. roads. He then recapped the following that were brought up during the discussion and needed to be looking into.

- Two principal structures and the types of uses, existing versus new.
- Address duplexes versus two principal structures and short-term rentals.

Manager Fieldman said during the next discussion, the staff will give examples as it relates to the current code.

Mr. Popovich said he heard the general support of Fairview 1 and 2 in density and height discussions.

The Council concurred.

Jason Zawilla, Community Development Planning Manager, said the staff will keep in mind the entertainment uses.

Manager Fieldman said the staff will keep working and will bring things back to the Council in a couple of weeks.

Public Comment

A resident, and landlord in the Fairview area, requested that the Council does not get caught up on the regulations of retail vs. office space. He said it is good to have a mix for the residents to make several stops in one area and if the uses are limited it may become confusing on who he can rent to.

Robin Tryloff, resident, endorsed Laura Temple's recommendation regarding the Ad Hoc committee to address the affordable housing need. She asked the Council to make a commitment to include a requirement for high rises to include affordable housing.

Warner Kiunte, resident, requested the Council consider individuals with special needs when using the word inclusivity. He spoke about work he has done with HUD in another community by placing people with special needs in housing.

Laura Temple, resident, said she is excited about the Village bringing on a staff member specializing in sustainability to keep an eye on this development. She also reiterated the importance of the Council to consider an Ad Hoc Committee to address affordable housing.

Joyce Dorian, a relatively new resident to Downers Grove, said she is excited to learn all that she has about inclusive housing. She is also in support of a possible Ad Hoc Committee.

Janet Whittingham, resident, wants to be sure the community is aware of these plans. She asked the Council to be careful and not change the character of the town.

13. Adjournment

Mayor Barnett thanked all for their attendance and input.

Commissioner José asked for a motion to adjourn the meeting into executive session.

MOTION: *To convene the December 5th, 2023 Village Council meeting into closed session pursuant to section 2(C)(1) of the Illinois Open Meetings Act to consider the appointment, employment compensation, discipline, performance or dismissal of specific employee of the Village.*

RESULT: *Motion carried unanimously by roll call.*

MOTIONED TO APPROVE: *Commissioner José*

SECONDED BY: *Commissioner Sadowski-Fugitt*

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

NAYES: *None*

Mayor Barnett declared the motion carried by voice vote and the meeting convened into open session at 9:03 p.m.

Respectfully Submitted,

Council Minutes

Village of Downers Grove

December 05, 2023

Rosa Berardi
Village Clerk