



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

February 6, 2024

07:00 PM

1. Call to Order

Commissioner Hosé 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.

2. Roll Call

Council Attendance (Present): Commissioner Hosé, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Tully, Commissioner Glover, Commissioner Davenport

Council Attendance (Not Present): Mayor Barnett

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

3. Minutes of Council Meetings

MIN 2024-10176 — A. Minutes: Village Council Meeting Minutes - January 16, 2024

***MOTION:** To adopt the meeting minutes of the January 16, 2024, Village Council Meeting, as presented.*

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

***MOTIONED TO APPROVE:** Commissioner Sadowski-Fugitt*

***SECONDED BY:** Commissioner Gilmartin*

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

***NAYES:** None*

4. Public Comments

Warner Kiunte, resident, thanked the Mayor, Council and Village Staff for statements made to the group of people that questioned the migrants that arrived in Downers Grove. He expressed his concerns with comments made by the same group at a Library Board Meeting and then spoke on the history of migrants coming to the US.

Jim Kelly spoke about a rally and “black balloon day” that he is putting together in memory of people that lost their lives to drug addiction.

5. Consent Agenda

BIL 2024-10174 — A. Bills Payable: No. 6780 - February 06, 2024

COR 2024-10175 — B. Claims Ordinance: No. 6539, Payroll - January 12 and January 26, 2024

RES 2023-10133 — C. Resolution: Approve the First Amendment to the License Agreement with Chicago SMA Limited Partnership D/B/A Verizon Wireless (801 Burlington Avenue)

Summary: This resolution approves the first amendment to the license agreement with Chicago SMA Limited Partnership D/B/A Verizon Wireless (801 Burlington Avenue)

RESOLUTION 2024-16

A RESOLUTION AUTHORIZING EXECUTION OF A FIRST AMENDMENT TO LICENSE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CHICAGO SMA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS (801 BURLINGTON AVENUE).

RES 2024-10273 — D. Resolution: Approve and Easement Agreement with the Downers Grove Park District for the Construction and Maintenance of a Pump Station and Appurtenances Thereto at 1931 Curtiss Street

Summary: This resolution approves an Easement Agreement with the Downers Grove Park District for the Construction and Maintenance of a Pump Station and Appurtenances Thereto at 1931 Curtiss Street

RESOLUTION 2024-17

A RESOLUTION AUTHORIZING EXECUTION OF AN EASEMENT AGREEMENT FOR THE CONSTRUCTION AND MAINTENANCE OF A PUMP STATION AND APPURTENANCES THERETO AT 1931 CURTISS STREET BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE DOWNERS GROVE PARK DISTRICT.

RES 2024-10281 — E. Resolution: Approve a Temporary Construction Easement with the Downers Grove Park District for the Construction of a Pump Station and Appurtenances at 1931 Curtiss Street

Summary: A Temporary Construction Easement Agreement with the Downers Grove Park District for the construction of a pump station and appurtenances at 1931 Curtiss Street.

RESOLUTION 2024-18

A RESOLUTION AUTHORIZING EXECUTION OF A TEMPORARY CONSTRUCTION EASEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE DOWNERS GROVE PARK DISTRICT.

RES 2024-10275 — F. Resolution: Expressing Intent to Continue Participation in the Suburban Tree Consortium and to Authorize Certain Purchases for FY 2024

Summary: This resolution expresses intent to continue participation in the Suburban Tree Consortium and to Authorize Certain Purchases for FY 2024.

RESOLUTION 2024-19

A RESOLUTION EXPRESSING INTENT TO CONTINUE PARTICIPATION IN THE SUBURBAN TREE CONSORTIUM AND TO AUTHORIZE CERTAIN PURCHASES FOR FY 2024.

RES 2024-10274 — G. Resolution: Approve a First Extension to the Agreement with True North Consultants, Inc.

Summary: This resolution approves a first extension to the agreement with True North Consultants, Inc.

RESOLUTION 2024-20

A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND TRUE NORTH CONSULTANTS, INC.

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

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

***MOTIONED TO APPROVE:** Commissioner Sadowski-Fugitt*

***SECONDED BY:** Commissioner Gilmartin*

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

***NAYES:** None*

6. Active Agenda

MOT 2024-10262 — A. Motion: Approve the Key Terms Dated February 6, 2024 and Direct Staff to Negotiate a Redevelopment Agreement for Civic Center Lot 2 with LCI Development Partners, Inc.

Summary: This motion approves the key terms dated February 6, 2024 and directs staff to negotiate a redevelopment agreement for Civic Center Lot 2 with LCI Development Partners, Inc.

MOTION: To adopt a motion to APPROVE THE KEY TERMS DATED FEBRUARY 6, 2024 AND DIRECT STAFF TO NEGOTIATE A REDEVELOPMENT AGREEMENT FOR CIVIC CENTER LOT 2 BETWEEN THE VILLAGE AND LCI DEVELOPMENT PARTNERS, INC.

RESULT: Motion carried unanimously by roll call.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

AYES: Commissioners Sadowski-Fugitt, Gilmartin, Davenport, Tully, Glover, Mayor Pro Tem José

NAYES: None

Village Council Comments/Questions:

Commissioner Tully thanked Village staff for adding additional key terms.

Mayor Pro-Tem José also thanked Village staff for the revisions to the key terms.

7. First Reading

ORD 2024-10280 — A. Ordinance: Increasing the Number of K-1 Catering Liquor Licenses

Village Manager Dave Fieldman explained that this increases the number of liquor licenses authorizing the sale of alcohol related to catering events from 4 to 12. He explained that the increase is due to a change in the business model for a banquet facility on Lacy Road – they are now using multiple caterers rather than providing the services in house.

Village Council Comments/Questions:

Commissioner Tully thanked staff for the explanation of the item and asked if there had been any issues with this type of liquor license in the past.

Village Attorney Enza Petrarca responded no.

Commissioner Gilmartin asked for verification that this is for any caterer that wants to serve alcohol, not just the banquet facility mentioned.

Village Attorney Petrarca said it is for any caterer that wants to serve alcohol and this can be used throughout the Village.

8. 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 increasing the number of K-1 Liquor Licenses.

9. Mayor's Report

There was no Mayor's Report.

10. Council Member Reports

There were no Council Member Reports.

Mayor Pro-Tem José called for a five-minute recess with the meeting reconvening in the Committee Room for the Manager's Report. He encouraged the audience to attend.

11. Manager's Report

The meeting reconvened at 7:18 p.m. in the Committee Room.

MOT 2024-10267 — A. Report: Butterfield Road Corridor Plan

Community Development Director Stan Popovich presented via PowerPoint. He gave a description and background of the Butterfield Road Corridor Plan. He said the plan was attached to the agenda packet online. Mr. Popovich explained the four goals:

- Support multi-modal transportation options to accommodate safe regional vehicular, public transit, pedestrian, bicycle movement.
- Ensure the Butterfield Road corridor is resilient to changing commercial and office market conditions.
- Ensure that residents and employees of the corridor have access to parks and open space.
- Maintain quality of life for the corridor's residents and ensure access to businesses and jobs.

Mr. Popovich explained there were 11 recommendations and 41 strategies. He said staff's recommendation was to accept the Plan and forward the plan to Houseal Lavigne, LLC, for consideration.

Village Council Comments/Questions:

Commissioner Gilmartin said he is excited about the timing of this in the wake of recent Village Council discussions. He said he looks forward to seeing this in action and incorporating it into the Downers Grove's plan.

Commissioner Tully thanked Mr. Popovich for taking the initiative of making sure that the Council understands the origins of the plan and he said he is happy the Council is a part of this.

Mayor Pro-Tem José thanked Mr. Popovich. He noted that there were a lot of common themes mentioned with this and with the begging conversations of the Comp Plan journey - i.e. more pedestrian and bike friendly and more green spaces. Mayor Pro-Tem José stressed that he wants the focus in this area to be on retail.

Public Comments:

Warren Kiunte, resident, said he is an avid cyclist and that Downers Grove paths are not connected to the larger paths. He asked if there is a plan to interconnect the paths to other communities.

Mayor Pro-Tem José said Mr. Kiunte would be seeing more on the Bike and Ped plans, with respect to connecting to those paths, over the next 18 months to two years.

Commissioner Davenport said that it is all presented online and that this is one of the goals in the plan.

Scott Richards, resident, asked if there have been communications about this between the towns.

Mr. Popovich said with this plan, there were monthly meetings with neighboring Community Development Directors, and they all take notes on what is coming up in the neighboring communities.

Jim Kelly expressed his concern with what he considers the biggest problem with this corridor, the entrances and exit areas.

Mayor Pro-Tem José agreed, but said there are high traffic intersections on Butterfield and the report details that. He said due to jurisdiction, the Village does not have control over that. He said redoing the access would be an enormous effort that would involve a lot of other entities.

INF 2024-10270 — B. Information: 2024 Comprehensive Plan and Related Projects - Project Initiation Workshop
Summary: 2024 Comprehensive Plan and Related Projects - Project Initiation Workshop

Mr. Popovich continued onto Item B and introduced Nik Davis and Oscar Martinez from Houseal Lavigne to present.

Mr. Nik Davis presented and recapped what had happened since the project preview at the January 16th Village Council meeting. He the handed out a questionnaire to Council members. Mr. Davis asked the Council to identify five issues or concerns confronting Downers Grove. He explained that the same question would be asked of the public, during the public engagement process. Mr. Davis asked each Council Member to share one of their issues.

Commissioner Davenport shared: Empathy for opposing points of view, i.e., things happening at the Library Board Meetings and things at Council meetings, such as video gaming. He said if people cannot come together, then he would like all to agree to disagree.

Mr. Davis said that finding a compromise is one of the most difficult parts of putting a Comprehensive Plan together and he is trying to put everything together in 18 months.

Commissioner Sadowski-Fugitt shared: The issue of a lack of diversity of housing stock – she frequently hears there’s a lack of entry-level housing.

Mr. Davis said he agrees that housing diversity and affordability is a major issue.

Commissioner Tully shared: The issue of preserving the balance between tradition and progress. He said they are a historic community, founded in 1832, and are proud of their history and its roots. Commissioner Tully expressed the importance of the Village leading change, responding to it appropriately and still respecting the history at the same time.

Mayor Pro-Tem José shared: He also thought housing diversity was an issue. He said he thinks there is diversity in Downers Grove, but that there is not enough, and it has to be enhanced. Piggybacking on Commissioner Tully’s comments, Mayor Pro-Tem José said they are also seeing changes in the retail marketplace where more and more people are ordering items on their phones, causing effects to brick-and-mortar stores and Village collecting sales tax.

Commissioner Glover shared: Parking and the use of parking is a top issue, such as the changes in the commuter lots and downtown areas. He said some people do not think there is enough parking, and others think there is too much.

Mr. Davis said this is a big issue and a problem in many communities, and this will be reviewed.

Commissioner Gilmartin shared: The issue of connectivity, particularly transportation, such as connecting the Fairview Focus Area and Downtown, the connection of Ogden Ave, 63rd and 75th to town, and connecting the North and South. He spoke about changing things to accommodate different types of transportation. i.e. pedestrians and other non-motorized transportation. The Commissioner said he thought this could be connected to the empathy issue Commissioner Davenport brought up because it involves connecting the community together.

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Mr. Davis concurred that there seemed a lack of geographic connectivity as well as a perception issue. He said the Comprehensive Plan will talk about this, as will the Bike and Pedestrian Plan.

Commissioner Davenport shared: His concern of financial resources for the Long Range Plan. He said it is great to put a plan together to create connectivity, more affordable housing, and things of that nature, but eventually he thinks they will be faced with the dilemma of how to get it done.

Commissioner Sadowski-Fugitt shared: Public engagement as a concern and having lost media outlets, i.e., the Daily Herald paper does not cover Downers Grove as it used to. She said with limited staff and resources it is a challenge to engage the community as they move along with these projects.

Mr. Davis said they will work hard on this and that it will be a big talking point.

Commissioner Tully expanded on Commissioner Davenport's comments: He noted the rising cost of services, capital investment, and infrastructure maintenance along with increased unfunded mandates.

Mayor Pro-Tem José shared: He has concerns about the revitalization of Fairview and Belmont areas. He expressed that one of the great advantages that Downers Grove has is location with regard to transportation. He noted that Metra has reduced service at Fairview, so less people are parking there, leaving that area underutilized.

Mr. Davis recapped Mayor Pro-Tem José's concerns as a loss of opportunities that could have been in those nodes/locations.

Mayor Pro-Tem José concurred.

Commissioner Glover expanded on Mayor Pro-Tem José's concern and shared: The issue of underutilized commercial areas in the Fairview Corridor, Ogden and other areas around the Village.

Mr. Davis concurred with revisiting traditional corridors and addressing some of the opportunities to be more progressive on 63rd, 75th and parts of Ogden Avenue.

Commissioner Gilmartin shared: The change in people working from home and how thinking about the way people work and shop will impact the use of the corridors.

Mr. Davis noted that COVID changed much of this, but noted that there is an increase in the metra ridership again and where people are working. There were changes with COVID, but those changes may be reverting to what the norm was before COVID again.

Commissioner Gilmartin said the changes to office use have stuck around longer than he thought. He said as someone that rents an office, there is still change. He noted it is better than it was a year ago, but as a Village they need to consider this. The Commissioner stated even discussions regarding the Fairview Focus Area would have been different five years ago.

Mayor Pro-Tem José said the impact of Metra ridership is still there.

Commissioner Davenport shared: The issue of stormwater management. He said a lot has been accomplished in past years, much of it was catching up with was not done before. The Commissioner said he thinks this will be a problem moving forward trying to keep up, which includes the financial burden.

Commissioner Sadowski-Fugitt shared: The issue that the Village is built out with not much undeveloped land.

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Commissioner Tully shared: A way to keep the community desirable is to maintain a reasonable cost of living in the Village, which translates to the taxes, etc. He stated this will be controlled with economic development. The Commissioner said a community not only attracts residents and keeps them, but they also attract and retain businesses. He noted that it is up to the Council to keep up with infrastructure to maintain a beautiful community.

Mayor Pro-Tem José and Commissioner Glover concurred with Commissioner Tully.

Commissioner Gilmartin shared the other items on his list: This included economic development, stormwater/environmental concerns, housing diversity/inventory, being landlocked, and aging infrastructure.

Commissioner Davenport shared the other items on his list: This included zoning, affordability of housing, and economic development. He said that what the Council decides to allow and not allow directly impacts all of the outcomes.

Mr. Davis said this will be discussed in this plan, the zoning map.

Commissioner Davenport shared: Safety and need for multipurpose trails. He said this goes along with connectivity. He stressed that safety is a big concern.

Commissioner Tully added changing expectations for community engagement and how to deal with limited media resources.

Commissioner Davenport said communication seems fractured because people get their information from so many different places.

Mr. Davis said it is their job to connect the community with the process. He said the ways to get people to show up are increasing, such as using pop-up engagements.

Commissioner Tully noted that having continuous innovation requires staff, resources, an engaged community, Council leadership with forethought and imagination, etc.

Mr. Davis concurred that continuous innovation is a goal that everyone strives to accomplish. He then reviewed the 16 issues that were captured from Council and asked them to vote on their top three items. Mr. Davis then reviewed the Council's votes to assemble the top issues. These included: Economic Development, Lack of Housing Diversity, Preserving Balance between Tradition/Progress, Lack of Connectivity, Financial Concerns.

Mayor Pro-Tem José noted that some of the topics are interrelated.

Mr. Davis said they will try to find themes and connect them.. Mr. Davis next asked the Council to identify three specific projects or actions they would like to see undertaken to positively impact the Village.

Commissioner Tully stated the Council has already gone through a high priority action item list and has a work plan. He listed the following in order of importance to him:

1. Reimagining the 75th Street Commercial Corridor.
2. Improving the tree canopy.
3. Securing the long-term viability of the Class A office space.
4. Updating the sign ordinance to reflect a changing environment.

Commissioner Sadowski-Fugitt's list was detailed as follows:

1. Inclusive housing policies.
2. Incentivizing renewable energy when thinking of larger scale projects.

3. Using the existing Bicycle and Pedestrian Plan to make more connections to surrounding communities and existing trails.

Mayor Pro-Tem José listed the following projects he would like to see:

1. The installation of gateway signs.
2. Having a TIF district around the Fairview Area.
3. The 75th Street area.

Commissioner Glover added his list as follows:

1. 75th Street and 63rd Street areas.
2. Downtown and Fairview Area Streetscape.
3. Enhancing the outdoor dining to attract and retain visitors outside the community.

Commissioner Gilmartin gave the following list:

1. Bicycle and Pedestrian Plan expanded to connect north to south and east to west; addressing the moats in those areas.
2. More community engagement on a regular basis, including the addition of a Communications Board as part of the Village Boards and Commissions.

Mr. Davis asked the Council to list the strengths of the community.

Commissioner Davenport shared: The Fairview Focus Area Implementation is an incubator for success – lessons learned there can be applied elsewhere in the community. He continued by listing economic development, dedicated multipurpose trails, connecting parks places, neighboring trails, revised zoning to create more opportunities for the development of more housing options. He noted the great mix of people of Downers Grove is the biggest resource. He also referenced the excellent schools and the multiple generations that want to remain in Downers Grove. Commissioner Davenport noted the location of Downers Grove in proximity to Chicago, the access to transportation and a great economy are other aspects that set it apart.

Mayor Pro-Tem José shared: He concurred with Commissioner Davenport's assessment about the tremendous talents and resources that the residents offer. He spoke about the talent pool of the people that apply for Boards and Commissions positions. He said he believes that there will be great feedback from the pop-up sessions and that they will be important moving forward. Mayor Pro-Tem José stated the location of Downers Grove, along with its primary strength of the vibrant Downtown, is what sets them apart.

Commissioner Sadowski-Fugitt shared: Downers Grove is a very welcoming community. She said the small, vibrant businesses were part of what drew her to the area. Commissioner Sadowski-Fugitt stated that aside from the great location, one of Downers Grove's strengths is in preserving the greenery versus other communities. She also mentioned the value of having an award-winning library, which she visits with her daughter.

Commissioner Gilmartin shared: He agreed that Downers Grove is in a great location, especially with regard to the airports. He said he agrees with people feeling welcome in Downers Grove, noting that he arrived here 19 years ago. The Commissioner said he thinks the neighborhood elementary school system has helped to connect the community. He also spoke about the downtown area and the desire for the Council to replicate and capitalize on it in the Fairview area.

Commissioner Glover shared: He thinks Downers Grove is a big town with a small-town feel. He noted that people know the owners of the small businesses and that ties into the great downtown. Commissioner Glover said that Downers Grove has a great proximity to so much, including the highways, train station, amenities and shopping- all within five minutes.

Commissioner Tully said he concurred with what had already been said and shared: The community's location is a great value and Downers Grove has a very strong brand identity. He stated that Downers Grove is a city of neighborhoods, and everyone comes together. Commissioner Tully spoke about how people who have grown up in Downers come back after moving away. He said the Village has an authentic, historic and destination downtown with tons of amenities. The Commissioner gave a shout-out to the Village Staff with top-notch services along with a great Police and Fire Department, Public Works, and library. He referenced the tax levy being low and being an extremely good value, all due to hard work of the staff. Commissioner Tully noted that Downers Grove has a great and vocal community that challenges their leadership, and they have many boards and commissions, all of which makes for a better community.

Mr. Davis said this meeting set a foundation for the Houseal Lavigne team. He noted a similar set of questions would be posed to the public. He said he looked forward to sharing the findings of the public process over the next few months. He then explained the next steps of the process.

Commissioner Gilmartin said it was unfortunate that Mayor Barnett was not in attendance and could not participate. He asked for confirmation that the Mayor will have the same input.

Mr. Davis said the Mayor will have the same opportunity to add the same input as the others did.

Mayor Pro-Tem José thanked Mr. Davis for taking the time to attend and run a portion of the meeting. He said the Council is up for the challenge.

Manager Fieldman thanked the residents for coming and encouraged them to participate and get the word out to their friends. He also thanked the Council as well as the Village staff, including Stan Popovich and his team for making this possible. Manager Fieldman also thanked Nik Davis and Oscar Martinez for their work on the presentation and engagement of the evening.

12. Adjournment

Mayor Pro-Tem José asked for a motion to adjourn the meeting.

MOTION: *To adjourn the February 6, 2024 Village Council Meeting.*

RESULT: *Motion carried unanimously by voice vote.*

MOTIONED TO APPROVE: *Commissioner Sadowski-Fugitt*

SECONDED BY: *Commissioner Gilmartin*

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

NAYES: *None*

Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 8:42 pm.

Respectfully Submitted,

Rosa Berardi
Village Clerk