



# Meeting Minutes

Village of Downers Grove - Council Meeting

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**Council Chambers**

**May 14, 2024**

**07:00 PM**

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## 1. Call to Order

Pledge of Allegiance to the Flag

## 2. Roll Call

**Council Attendance (Present):** Mayor Barnett, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

**Council Attendance (Not Present):** Commissioner José

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

## 3. Proclamations

### A. National Bike Month

Mayor Barnett presented the proclamation to Downers Grove Bike Club member, Glen Hoffman.

### B. Police Week

Mayor Barnett presented the proclamation to the Downers Grove Police Department staff members

### C. 2024 Historian of the Year – Jim Toth

Mayor Barnett presented the proclamation to the Historian of the Year, Jim Toth.

## 4. Minutes of Council Meetings

**MIN 2024-10204** — A. Minutes: Village Council Meeting Minutes – May 7, 2024

**MOTION:** To adopt the Meeting Minutes of the May 7, 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 Barnett

**NAYES:** None

**MIN 2024-10377** — B. Minutes: Executive Session Meeting Minutes for Approval Only - May 7, 2024

**MOTION:** To adopt the Executive Session Meeting Minutes of the May 7, 2024, 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 Barnett

**NAYES:** None

## 5. Public Comments

Lara Temple, a resident, thanked those who plan for and plant the Village landscaping. She shared suggestions for qualities to consider when appointing a new Library Board Trustee.

Warner Kiunte, a resident, spoke about diversity in the community. He also expressed concerns for the impacts certain groups have had on the library, the members of the Council and the community overall. He asked the Council to reflect on how the community welcomes and acknowledges minority groups.

## 6. Consent Agenda

**BIL 2024-10200** — A. Bills Payable: No. 6800 - May 14, 2024

**MIN 2024-10378** — B. Minutes: Note Receipt of Boards and Commissions Meeting Minutes

**MOT 2024-10354** — C. Motion: Approve an Agreement with Martam Construction, Inc. of Elgin, Illinois, for the Blodgett Avenue Drainage Improvements

**Summary:** A motion is requested to award a contract for the Blodgett Avenue Drainage Improvements to Martam Construction, Inc. of Elgin, Illinois, in the amount of \$1,467,546.51, plus a 5% contingency for a total not-to-exceed cost of \$1,540,923.84.

**MOT 2024-10355** — D. Motion: Approve an Agreement with H. Linden & Sons of Plano, Illinois, for the Indianapolis Reconstruction/2024 Water Main Improvements Project

**Summary:** A motion is requested to award a contract for the Indianapolis Reconstruction/2024 Water Main Improvements project to H. Linden & Sons of Plano, Illinois, in the amount of \$1,778,055.33, plus a 5% contingency in the amount of \$89,402.77 for a total not-to-exceed cost of \$1,866,958.10.

**MOT 2024-10364** — E. Motion: Approve a Contract with Superior Road Striping, Inc. for 2024 Pavement Striping Maintenance (TR-023)

**Summary:** This motion approves a contract with Superior Road Striping, Inc. for the 2024 Pavement Striping Maintenance (TR-023) in the amount of \$225,000.00.

**MOTION:** To adopt the **Consent Agenda of the May 14, 2024**, 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 Barnett

**NAYES:** None

## 7. Active Agenda

**ORD 2024-10332** — A. Ordinance: Authorizing a Special Use for 5133 Main Street to Permit Multi-Family Units on the Second Floor and a Parking Variation

**Summary:** This ordinance authorizes a Special Use for 5133 Main Street, in the Downtown Core (DC) zoning district, for multi-family residences on the second floor of an existing building, with a parking variation.

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**MOTION:** To adopt **AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 5133 MAIN STREET TO PERMIT MULTI-FAMILY UNITS ON THE SECOND FLOOR AND A PARKING VARIATION**, as presented.

**ORDINANCE 6044**

**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, Gilmartin, Mayor Barnett

**NAYES:** None

**ORD 2024-10333** — B. Ordinance: Rezoning Certain Property located at 4241 Florence Avenue

**Summary:** This ordinance authorizes the rezoning of 4241 Florence Avenue from R-1, Residential Detached House 1, to B-3, General Services and Highway Business.

**MOTION:** To adopt **AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4241 FLORENCE AVENUE** as presented. **ORDINANCE 6045**

**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 Barnett

**NAYES:** None

**ORD 2024-10335** — C. Ordinance: Authorizing a Special Use to Permit an Automobile Dealership and to Construct an Accessory Structure Before the Principal Structure is Established at 4241 Florence Avenue

**Summary:** This ordinance authorizes a Special Use to permit an automobile dealership and construction of an accessory structure (parking lot) on a lot of record prior to the construction of a principal structure at 4241 Florence Avenue.

**MOTION:** To adopt **AN ORDINANCE AUTHORIZING A SPECIAL USE TO PERMIT AN AUTOMOBILE DEALERSHIP AND CONSTRUCT AN ACCESSORY STRUCTURE BEFORE THE PRINCIPAL STRUCTURE IS ESTABLISHED AT 4241 FLORENCE AVENUE**, as presented. **ORDINANCE 6046**

**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 Barnett

**NAYES:** None

**ORD 2024-10336** — D. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois to Designate the Property at 310-330 Ogden Avenue and 4241 Florence Avenue as Planned Unit Development #68 (310-330 Ogden Planned Unit Development)

**Summary:** This ordinance amends the Zoning Ordinance of the Village to designate the Property at 310-330 Ogden Avenue & 4241 Florence Avenue as Planned Unit Development #68 (310-330 Ogden Planned Unit Development).

**MOTION:** To adopt **AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS TO DESIGNATE THE PROPERTY AT 310-330 OGDEN AVENUE AND 4241 FLORENCE AVENUE AS PLANNED UNIT DEVELOPMENT #68 (310-330 OGDEN PLANNED UNIT DEVELOPMENT)** as presented. **ORDINANCE 6047**

**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 Barnett

**NAYES:** None

**ORD 2024-10358** — E. Ordinance: Rezoning Certain Property Located at 310-330 Ogden Avenue and 4241 Florence Avenue (310-330 Ogden Planned Unit Development)

**Summary:** This ordinance rezoning certain property located at 310-330 Ogden Avenue and 4241 Florence Avenue from B-3, General Services and Highway Business to B-3/PUD, General Services and Highway Business/Planned Unit Development.

**MOTION:** To adopt **AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 310-330 OGDEN AVENUE AND 4241 FLORENCE AVENUE (310-330 OGDEN PLANNED UNIT DEVELOPMENT)** as presented. **ORDINANCE 6048**

**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 Barnett

**NAYES:** None

**ORD 2023-10144** — F. Ordinance: Approving a Redevelopment Agreement between the Village of Downers Grove and Gold Coast Exotic Imports, Inc.

**Summary:** This ordinance authorizes the execution of a Redevelopment Agreement between the Village of Downers Grove and Gold Coast Exotic Imports, LLC (GCEI) for the properties located at 250, 310 and 330 Ogden Avenue and two vacant properties at 4241 Florence Avenue.

**MOTION:** To adopt **AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND GOLD COAST EXOTIC IMPORTS, LLC** as presented. **ORDINANCE 6049**

**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 Barnett

**NAYES:** None

### **Village Council Comments/Questions**

Mayor Barnett explained that all items on the Active Agenda are related and provided a brief overview of the project with Gold Coast Exotic Imports, LLC.

### **8. First Reading**

**ORD 2024-10310** — A. Ordinance: Authorizing a Special Use for 902 Maple Avenue to Permit Construction of a Three-Story Multi-Family Building

Village Manager, Dave Fieldman, provided a brief overview of the proposed project and introduced the attorney for the petitioner, Al Domanskis.

Mr. Domanskis thanked the Council and the public for their consideration and noted that he is available for further discussion after the meeting. He presented via PowerPoint and gave a brief overview of the proposed development. He explained that the petitioner is not looking for any relief from the zoning requirements. He reviewed the height of the building, the signage, the landscaping, the residential design of the paver driveway, the garbage pickup procedures, and spoke of the construction process. He stated that all requirements would be met. Mr. Domanskis shared that the petitioner would work to preserve the existing trees, in addition to incorporating fencing and arborvitae in the landscaping. He shared that he welcomed any comments or questions from the audience or Council.

### **Public Comment**

Glen Hoffman, resident, expressed concern about this development and the Council's consideration after the Plan Commission voted against it. He said he believes it would not contribute to the welfare of the community

Lisa Forst, a resident, expressed that she was not in favor of the proposed development.

Rich Kulovany, former Village Commissioner, expressed that he is opposed to this development and concurred with Glen Hoffman on the subject. He shared that he does not think this follows the Downtown Design Guidelines.

Ian Ogdon, a resident, expressed he is opposed to this and spoke about existing traffic problems in the community, specifically on Main Street.

Forest Moberg, resident, expressed his concerns regarding the proposed development and he asked the Council to vote against this.

Selma Moberg, resident, spoke in opposition of this item and questioned the validity of statements included on this item in the agenda packet online. She also expressed concerns about high volumes of traffic and the safety at the intersection of Maple Avenue and Washington Street.

Clorinda Greco, downtown business owner, asked if these units would be rented or purchased. She further asked where visitors of this property would park.

Katie Callahan, a resident, spoke in opposition of this item, and if passed, requested fencing and arborvitae along the fence line. She noted that she has hired a structural engineer to inspect her property.

Ed Briner, a resident, spoke in opposition of this item and mentioned other projects that have been approved by the Council that he does not think have been beneficial to the community. He also thanked the Council for the things they have done to improve the Village.

John Miller, a resident, thanked the Council for listening to what residents had to say and asked that they follow the Plan Commissions recommendation. He spoke of his concern about the design of the building.

Christine Martin, a resident, expressed she opposes the construction of this proposed development and asked the Council to put the residents first. She asked the Council if there are any proposals for development at the location of the existing blacksmith's shop.

Mayor Barnett said he has not seen anything but would need to get confirmation on that. He suggested she speak with the shop owner.

Maureen Callahan, a resident, expressed her concerns about this and of traffic at the intersection of Maple and Washington. She expressed that she appreciates the walkability of Downers Grove and would like to keep it as safe as possible. She asked the Council to consider the residents.

### **Village Council Comments/Questions**

Commissioner Davenport spoke of his time on the Historic Preservation Committee. He spoke about the ability to landmark property under the current Historic Preservation Ordinance and said that this could only be done by the property owners themselves. He said the owners of this property had the right to develop it under the current zoning guidelines. The Commissioner stated that the current proposal is less impactful on the traffic in the area than other proposal could be. He shared that though the current proposal meets the special use and zoning requirements, he does not think it follows the Downtown Design Guidelines. He spoke of the site design, building mass, the building facades (corner lot), the character of the building, and the landscape. The Commissioner shared concerns about the design of the top of the building and read the suggested guidelines for features, such as a corner cornice, that could be included. He said he thinks there is a lot of architectural guidance written in the Downtown Design Guidelines and the petitioner has not responded well to it. Commissioner Davenport suggested that some of the flaws could be fixed without substantial redesign.

Commissioner Sadowski-Fugitt echoed Commissioner Davenport's comments about historic preservation. She explained that technically, throughout the Village, any structure that houses more than two family units requires special use. She said the Plan Commission voted against this because they did not the form in which it was presented and they wanted more back and forth between the developer and the residents. She said she is appreciative of the developer's attempts to make changes, and it is important to note their good faith effort to make changes. The Commissioner said she understands Commissioner Davenport's concerns about the Downtown Design Guidelines and agrees that because the building sits on a corner lot, it has two front facades that need to be considered. Commissioner Sadowski-Fugitt expressed that she would like to see a bit of an improvement on the corner of the building.

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Commissioner Tully explained that the Council has no obligation to agree with the Plan Commission, but that the Council does take their recommendation very seriously. He said this parcel is currently zoned Downtown Transition, by design, to help with smoother transition from the downtown into the neighborhood. He said this building does meet the bulk of the requirements and is shorter in height than some of the residential buildings across the street. The Commissioner shared that all property owners have the right to do what they like with the property they own, in accordance with what the zoning ordinance allows. He shared that when the Historic Preservation Ordinance was passed in 2007, the opportunity to landmark homes was presented. He said from 2007 to 2015, only two homes were landmarked, and since 2015, that number is up to around 30. He spoke about the idea being brought up of thematic historic districts and shared that there was a lot of pushback against the idea of thematic, or historic districts, by this neighborhood when it was suggested many years ago. Commissioner Tully shared that if that had been designated as a historic district, the current conversation would not be happening. He cited sections of the Municipal Code and said this property was zoned at Downtown Transition for a reason. He added that though a bulk of the requirements have been met, he is not convinced that all requirements have been met. He reiterated that the building could only have been preserved by the owner of the property. The Commissioner expressed that he is interested in pursuing other options with the design of the building before this comes to a vote.

Commissioner Gilmartin explained that at first glance, he thought this fit all requirements and did not require special consideration. He said he thinks the developer has been accommodating in terms of requests and that the Council should not be the arbiter of style. He expressed that the Downtown Design Guidelines, are just as they state, design guidelines and not style guidelines. The Commissioner shared concerns of whether or not this proposed development follows the suggested guidelines. He said he agrees with almost everything Commissioner Tully and also concurs with the comments made about the corner of the building. Commissioner Gilmartin also said he is concerned about the dark colors of the building and referenced the guidelines suggestions against using the same colors. He said he is torn about this because the Council needs to respect the rights of property owner but also has to hold the standards of the Downtown Design Guidelines.

Commissioner Glover said he shares Commissioner Gilmartin's feelings about originally thinking this proposed development fit the guidelines, but has since changed his thinking on the matter. He said if the developer can work to make the changes as discussed, specifically concerning the corner of the building that faces Washington Street, it would be a huge help. The Commissioner said he thinks that a multi-family building is the most feasible option for that lot, and further stated that this is the least intrusive on the surrounding neighborhood versus what could possibly be there instead of this.

Mayor Barnett clarified that this property is zoned Downtown Transition and requires a special use. He said that he wanted to hear from the petitioner directly, or the architect, to clarify things at this meeting and also at previous meetings.

Mr. Domanskis replied and said that the clients were in attendance, but had not spoken.

Mayor Barnett said he was glad they were in attendance but they chose not comment at the April 9<sup>th</sup> Council meeting when asked to comment. He opined that issues with this building's design included the top of the building and the massing of the building. The Mayor explained that Village documents, such as the Comprehensive Plan, future land use maps, design documents, in addition to the zoning are heavily relied upon when making these decisions. He spoke of the Downtown Design Guidelines assisting with the transitioning of building designs from the downtown into the residential areas. He said the point of the Downtown Transition district is to soften the transition from the downtown into the residential areas.

Commissioner Gilmartin said his comment about the color scheme of the proposed building was not a personal opinion, but rather was what was discouraged in the design guidelines

Mayor Barnett said there will be more discussion about this topic.

Mr. Domanskis thanked everyone for their comments and said the petitioner would regroup with staff and work through the recommendations. He reiterated that he is available for more discussion after the meeting.

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Manager Fieldman said that staff will continue to work with the petitioner to implement the direction given by the Council. He encouraged the public to follow the Village Council meeting agendas online because it is unclear at this time if it will move forward as another First Read item or under the Active Agenda.

### 9. Manager's Report

There was no Manager's Report.

### 10. 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 authorizing a special use for 902 Maple Avenue to permit construction of a three-story multi-family building.

### 11. Mayor's Report

There was no Mayor's Report.

### 12. Council Member Reports

Commissioner Gilmartin shared that May is Mental Health Awareness Month and that on May 18<sup>th</sup>, Grit 2 would be hosting a mental health provider fair from 9:00 a.m. to 12:00 p.m. at the Downers Grove Farmers Market. He shared that on the same day there will also be free yoga from 9:00 a.m. to 12:00 p.m. at Fishel Park.

Commissioner Tully congratulated Hope's Front Door on a successful luncheon and shared that the organization helps those in need. He thanked Commissioner Davenport for attending the luncheon. He also shared the history of his updates on the countdown to Rotary Grove Festival, stating that the tradition began with former Commissioner Mike Gilbert counting down the days until Heritage Festival.

### 13. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To adjourn the May 14, 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, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

Mayor Barnett declared the motion carried by voice vote and the meeting adjourned at 9:07 pm.

Respectfully Submitted,

Rosa Berardi  
Village Clerk