



# Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

October 1, 2024

07:00 PM

## 1. Call to Order

Pledge of Allegiance to the Flag

## 2. Roll Call

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

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

**Non-Voting:** Village Manager Dave Fieldman, Village Attorney Enza Petrarca, and Deputy Village Clerk Mary Kate Guy

## 3. Proclamations

- A. Code Compliance Month
- B. Community Planning Month

Mayor Barnett read both proclamations and presented them to Community Development Director Stan Popovich.

## 4. Minutes of Council Meetings

**MIN 2024-10218 — A. Minutes: Village Council Meeting Minutes – September 17, 2024**

**MOTION:** To adopt The Meeting Minutes of the September 17, 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

## 5. Public Comments

Mayor Barnett reminded those in attendance of the guidelines regarding Public Comment.

David Rose, resident, spoke about his disappointment in the proclamations presented at the September 17<sup>th</sup> meeting because the Mayor did not speak of discouraging war and nuclear disarmament.

David Thompson, resident, congratulated the Council and Village staff on the beautiful new Civic Center building and thanked them for all they did during the long difficult process to build it.

**6. Consent Agenda****COR 2024-10247** — A. Claims Ordinance: No. 6571 – September 20, 2024**BIL 2024-10248** — B. Bills Payable: No. 6828 – October 1, 2024**RES 2024-10481** — C. Resolution: Approve a Contractual Services Agreement with N. Harris Computer Corporation ("CityView")**Summary:** This resolution authorizes the execution of a contractual services agreement with N. Harris Computer Corporation ("CityView") for Business Licensing Software.**RESOLUTION 2024-71****A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACTUAL SERVICES AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND N. HARRIS COMPUTER CORPORATION ("CITYVIEW")****RES 2024-10488** — D. Resolution: Approve Amendment No. 3 to the Software Subscription Agreement with N. Harris Computer Corporation ("CityView")**Summary:** This resolution authorizes the execution of Amendment No. 3 to the Software Subscription Agreement with N. Harris Computer Corporation ("CityView") for Business Licensing Software.**RESOLUTION 2024-72****A RESOLUTION AUTHORIZING EXECUTION OF AMENDMENT No. 3 TO SOFTWARE SUBSCRIPTION AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND N. HARRIS COMPUTER CORPORATION ("CITYVIEW")****RES 2024-10484** — E. Resolution: Approve a License Agreement with Chicago SMSA Limited Partnership D/B/A Verizon Wireless to Maintain and Operate Communication Equipment on Village Property**Summary:** This resolution authorizes the execution of a license agreement with Chicago SMSA Limited Partnership D/B/A Verizon Wireless to maintain and operate communication equipment on Village Property located at 2304 Maple Avenue.**RESOLUTION 2024-73****A RESOLUTION AUTHORIZING EXECUTION OF A LICENSE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CHICAGO SMSA LIMITED PARTNERSHIP D/B/A VERIZON WIRELESS TO MAINTAIN AND OPERATE COMMUNICATION EQUIPMENT ON VILLAGE PROPERTY****MOTION:** *To adopt The Consent Agenda of the October 1, 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 2024-10458** — A. Ordinance: Amending Provisions Concerning the Impoundment of Animals**Summary:** This ordinance amends provisions concerning the impoundment of animals.**MOTION:** *To adopt AN ORDINANCE AMENDING PROVISIONS CONCERNING THE IMPOUNDMENT OF ANIMALS, as presented. ORDINANCE 6060***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*

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**NAYES:** None**Village Council Comments/Questions**

Commissioner Sadowski-Fugitt said that a few rEmarks were received about this item. She clarified that this is not too much of a change to Village policy. She explained that the space in the old building was not being used and that the Village will still have the ability to scan animals for microchips.

**8. First Reading**

**ORD 2024-10474** — A. Ordinance: Authorizing a Special Use for 3110 Woodcreek Drive to Permit a Trade School

Mr. Popovich presented via PowerPoint. He shared a map of the location and explained this property was previously occupied by Arco Murray. The proposal is for the property to be used by the Sheet Metal Workers Local 265, as an apprenticeship school that qualifies as a trade school. The property is currently zoned ORM, Office, Research and Manufacturing. Mr. Popovich shared details about the proposed location and told the Council that the Plan Commission found that all the standards were met and recommended unanimous approval at their September 16<sup>th</sup> meeting.

**Village Council Comments/Questions**

Commissioner Sadowski-Fugitt shared that she is thrilled to have apprenticeship programs come to Downers Grove that will help to create jobs that will pay a living wage.

Commissioner Tully referenced the special use standards and said he agrees that this proposal meets all of the requirements. He said this is in compliance with Village Council Policies and is consistent with the Comprehensive Plan. He opined that not only is this an enhancement, but it is much needed support for a growing need, not just in Downers Grove, but for the entire County overall. The Commissioner expressed that he is very pleased that the Sheet Metal Workers Union is choosing to put this program in Downers Grove. He said this is exactly the type of use that the Village would want to put there, and he also noted that the Village has the ability to put restrictions and conditions on this proposal, but sees no reason for any to be added.

Commissioner Gilmartin echoed Commissioners Tully and Sadowski-Fugitt's comments. He asked if there should be any concerns about the amount of noise this use could produce.

Mr. Popovich said they do not anticipate too much noise. He explained that the apprenticeship program works in cohorts and most of the time the cohorts will be out in the community working. They would only come in to the building for specific training.

Commissioner Gilmartin asked if there is any specialized equipment that might be problematic.

Mr. Popovich introduced the applicant to answer that question.

Matt Gugala, President and Business Manager of Local 265, said that the specialized equipment located there would be used for welding and cutting pipe, that would be the only noise – there will not be any jackhammering. He said he does not anticipate any extra noise and shared that this is a quieter trade. He shared that they do some duct work, which can make noise, otherwise they will be working with robots, lasers and computers. Mr. Gugala said he does not foresee any impact to anyone outside of the building.

**ORD 2024-10477** — B. Ordinance: Vacating a Certain Portion of Public Right of Way in the Village of Downers Grove (Alley to the North of 814-818 Ogden Avenue)

**ORD 2024-10475** — C. Ordinance: Rezoning Certain Property Located at 814-818 Ogden Avenue and 4244 Elm Street

**ORD 2024-10476** — D. Ordinance: Authorizing a Special Use for 814-818 Ogden Avenue and 4244 Elm Street to Permit a Side-By-Side Drive-Through

Mr. Popovich presented Items B – D via PowerPoint and shared a map of the location of this property, located north of the Civic Center, at the corner of Washington and Ogden. He explained that there is a public alley at the location and the petitioner is requesting a vacation of the right of way to facilitate the redevelopment of the property. He said the conveyance of this alleyway would be at no cost. With regard to zoning, Mr. Popovich explained that part of the property is currently zoned B-3 and two parcels are zoned R-4. This would involve rezoning the two parcels and the alleyway to B-3. He shared the site plans and the project details. Mr. Popovich spoke of vehicular traffic patterns into, exiting, and throughout the site, and explained that the plan includes 17 proposed vehicle stacking spaces - which meet the Village's requirement for stacking spaces. Mr. Popovich noted that the petitioner has proposed to move the solid fence four feet on the south side of the property, and will add a row of arborvitae to provide landscape screening along Washington. He shared that the Plan Commission considered the petition at their September 16<sup>th</sup> meeting and found that the standards for approval were met and recommended unanimous approval. Mr. Popovich then introduced the petitioner to give a brief presentation.

Brett Paul, President of Xsite Real Estate, spoke about changes that have made to the plan based on feedback from members of the community. He shared that the main resident concerns were with regard to traffic including 1) Exiting and entering on Washington and Elm – the concern is of the possible additional congestion that can be caused at those two ingress/egress points; and 2) Drive-through traffic potentially backing up onto Washington. Mr. Paul said that the feedback received from KLOA (Kenig, Lindgren, O'Hara, Aboona, Inc.) included a recommendation against limiting access at various points, as this would be more likely to cause congestion, as opposed to having three points of ingress and egress, which would distribute the traffic more evenly. He shared a car stacking diagram that would address issues with cars backing up on to the street and explained that the traffic analysis from KLOA showed that the proposed weekday and weekend peak business hours are from 7 – 9 pm, and do not conflict with the peak hours of traffic on Ogden Avenue. Mr. Paul spoke about resident concerns with lighting and shared that the lighting at this Andy's location would be more dim than other Andy's locations. He shared the plan to also pull the fence in 4 feet from the neighboring property to the north, to accommodate extra landscape buffering - also commenting that there are no plans to take any existing trees down. He said that Andy's has not asked for any variances and has gone above and beyond to mitigate any issues that some of the neighbors had with lighting. Mr. Paul shared that the consultants had attended this meeting and were available to answer any questions.

Manager Fieldman asked for commentary on the idea of a one-way traffic flow, and a comparison of the expected trip generation from Andy's compared to existing volumes on Washington Street.

Brendan May, traffic engineer with KLOA, spoke about the car stacking diagram and opined that 17 car stacking would be adequate for this location. He explained the benefits to an eastbound one-way traffic flow versus the traffic issues that could be caused if using a westbound one-way traffic flow. With regard to the vehicles generated and traffic on Washington and Elm, Mr. May explained that the surveys conducted at other Andy's locations showed that weekday evening commuter peak hours had a total of 43 vehicles. He further explained that the expectation is that 90 plus percent of Andy's visitors are expected to be "pass by traffic" entering into the establishment from Ogden Avenue and exiting back onto Ogden Avenue. Mr. May shared that the remaining 5 -10 percent of traffic would come from the other roadways, totaling approximately four vehicular trips during the weekday peak hour or 6 trips on the Saturday midday peak hour. He reiterated that there would be minimal impact on the residential roads. He shared that he is available for any other questions.

### **Public Comment**

Brandon Thiele, Elm Street resident, spoke of concerns with the development and of statements made by Andy's representatives at the Plan Commission meeting. He said he followed the advice given by the Plan Commission to leave comments online on the Guiding DG page. Mr. Thiele said the proposed development would access two already congested residential side streets, and asked that if the Village must permit this development, they do not allow any traffic to exit on to Washington or Elm and only allow exiting the property onto Ogden Avenue.

Rob Roe, Washington Street resident, spoke of concerns with the entrances to the property located on residential streets and requested the special use for the double drive through be held until the access to/from the residential streets is addressed. He spoke of inaccuracies with the traffic study and requested a new traffic study that includes the Naperville and Glen Ellyn Andy's locations.

Paul Quillia, Elm Street resident, suggested that the hours of operation match the Village of Downers curfew for teens, since the proposed establishment is looking to employ teenagers.

Adam Karno, Washington Street resident, suggested having an entrance on Washington and Elm streets and an exit onto Ogden Avenue. He shared this would help with the traffic concerns on the residential streets.

Alyssa Sponder, resident, expressed that if the previously mentioned routes are not considered, she suggests curb cuts going into the residential streets be assessed and made more restrictive. She also suggested adding speed bumps in the area.

Jessica Quillia, Elm Street resident, said she agrees with others about the traffic. She said she is concerned with Washington Street being used as secondary emergency access route for EMS vehicles, and would like the Village to consider other municipalities that use that route to access Good Samaritan Hospital.

Bryan Gay, with the Downers Grove Economic Development Corporation, shared that the EDC reviewed this proposal and deemed it a good project that met their Strategic Plan requirements. He said it had the unanimous approval of the EDC Board at their August meeting. Mr. Gay shared that he hopes to see this go through.

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

Commissioner Davenport asked Mr. May to speak as to why the Burbank location was used for the traffic study, as opposed to the Naperville location.

Mr. May said this was done because of the similarities in traffic volume.

Commissioner Davenport suggested against the use of speed bumps on routes that ambulances could use. He said he is sympathetic to the traffic concerns. In regards to the comment about this being the only Andy's with residential entrances, he said that is not true and shared that there is one in Naperville. He said he thinks the 90 second drive through time is great, and that the EDC and Plan Commission have given their approval recommendations. The Commissioner shared that he likes that the peak hours are different from that of Ogden Avenue peak hours. He expressed appreciation for Andy's responsiveness and explained that the Council takes the time to go through traffic studies. He spoke about the three points of access and shared that he likes that aspect, but that he would also be interested in hearing more about what can be done with the curb cuts that were suggested. Commissioner Davenport said he is in favor of the vacation of the alleyway and the change to the zoning. He said he hopes those commenting about this continue to participate in the Guiding DG efforts. He asked Manager Fieldman for clarification on a stop sign that might be added.

Manager Fieldman spoke about a suggested four-way stop sign at Washington and 41<sup>st</sup> Street. It would be approved at the staff level and would then make its way to the Council.

Commissioner Sadowski-Fugitt said she appreciates the extra drive-through spaces and thinks they will be sufficient. She also said she also supports the north buffer that will protect the residents from both a sound and lighting perspective. She had the following questions, and said she understood that they may be answered at a later time:

- 1) Is it possible to make the lighting dark sky compliant?
- 2) Are there examples of other businesses on Ogden Avenue, in Downers Grove, that also have potential in and out entrances onto residential streets – i.e. Lantern Pizza?
- 3) Have we spoken with other communities about the affect this could have on their ambulance routes to the hospital?
- 4) What are the traffic counts for the Naperville location onto Ogden Avenue?

Commissioner Sadowski-Fugitt said Washington Street is a bigger concern for her than Elm Street, and depending on the Naperville numbers onto Ogden, she may consider closing off Washington Street and leaving the entrances in and out onto Elm and Ogden. She also said she would like to see more articulation, to make it harder to access the residential neighborhood. She further stated that she agrees that she does not want to see traffic going one-way east to west and would rather keep it two-way, with access cut off at Washington Street (depending on the Naperville numbers onto Ogden).

Commissioner Glover thanked Andy's for choosing Downers Grove. He shared that this is what the Comprehensive Plan has envisioned since he has joined the Council. He said he thinks this is a huge enhancement for Ogden Avenue and for the neighborhood in general. In terms of traffic, he said he does not foresee any issues with people coming off Ogden, visiting Andy's and not returning to Ogden. He said anyone that is cutting through the neighborhood, by taking Washington or Elm to Highland, was probably doing that before this proposal. He shared that the lot depth of this property is deeper and unique to Ogden Ave. The Commissioner thanked Andy's for their willingness to prohibit northbound traffic and said he is happy to see that Andy's is addressing some of the concerns of the neighboring residents. He added that the Village is already trying to address some issues, i.e. adding a four-way stop. Commissioner Glover said he thinks this is good for the community overall and he plans to support it.

Commissioner Gilmartin thanked the residents that attended this meeting and the Plan Commission meeting. He said he noted that most people do support this, but have concerns about traffic on residential streets. He commended Andy's for going above and beyond what is required in terms of coverage on the land, landscaping and fencing. He said they are a partner that the Village wants to work with. The Commissioner noted this is a drive-through with no speaker, no cooking and less wait time than a typical fast food restaurant (90 seconds). He shared that he lives on the south side of Washington Street, and empathizes with the traffic concerns. He asked if any other layouts were considered to make it an in and out of Ogden only.

Mr. Paul said the team went through several iterations but they wanted to keep the drive through closer to Ogden Avenue, to keep it further from the residences. He explained that with the proposal to restrict northbound traffic, that can create issues for residents of the surrounding neighborhoods, because it restricts their access to Andy's and forces them enter off Ogden Avenue which could cause dangerous situations.

Commissioner Gilmartin asked if there was ever an option for Ogden Avenue entrances and exits only.

Mr. Paul confirmed there was not.

Commissioner Gilmartin said he would like to see more resident feedback on the no northbound turns, given that will pose restrictions on the residents. He said he would rather not have the entrances off of the residential streets, but understands why it is necessary. The Commissioner asked if there is any possibility of working together with the neighboring property (at 800 Ogden) to help alleviate traffic on Elm and Washington Streets, since they have a curb cut as well.

Manager Fieldman said Village staff will continue to work with the property owner on this.

Commissioner Gilmartin asked if clarity was received on the hours of operations.

Manager Fieldman said it is in their application.

Leanna Moore, with Andy's, shared the hours of operation Friday and Saturdays for summer (Memorial Day to Labor Day) as 11:00 a.m. to midnight and winter hours (Labor Day to Memorial Day) as 11:00 a.m. to 11:30 p.m. Monday through Thursday the closing time is a half hour earlier.

Commissioner Tully spoke of how the Village has been working on a plan to upgrade Ogden Avenue since before the Comprehensive Plan was the Ogden Avenue Master Plan. He spoke of the development of Ogden Ave over the years and explained that this not only included redevelopment, but also things like lot consolidations, alley vacations and increasing lot depths. He explained that the narrow lots and alleys make redevelopment by modern standards very challenging. He said this is a classic example of the type of development that the Village would want. The alley vacation is a part of the redevelopment agreement and the rezoning is a part of the redevelopment agreement, and they meet all of the required criteria. Commissioner Tully explained that the special use required for the drive-through, which also meets the required criteria, is one of the main reasons this is being discussed. He reviewed the Municipal Code and explained that the Village has the authority to put certain conditions and restrictions on special uses to minimize issues. He pointed out that Ogden Avenue is filled with all sorts of uses that potentially could require cars to

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go down residential streets. The Commissioner explained that the Village has dealt with other neighborhoods that have been concerned with other businesses on Ogden Avenue and each time they have been successful ventures for

everyone. Commission Tully said he is appreciative of the additional steps that have been taken since this was presented to the Plan Commission. He said he had a few requests of before this comes back to the Council for a vote including 1) Looking more at physical constraints on ingress and egress – possibly looking at two ingress/egress (on Elm and Ogden) versus three; and 2) Hear more from first responders about any issues with the Washington Street access to good Samaritan Hospital; and 3) See if there are other parking/traffic issues in that neighborhood that could be addressed separately. Commissioner Tully concluded by sharing that because the Village Municipal Code is in place, when businesses come to town they know what to expect and they do what they need to do to meet the required criteria.

Mayor Barnett said he agrees with Commissioner Sadowski-Fugitt and would like more comparative information to the Naperville and Glen Ellyn locations. He said this is exactly the type of development the Village is looking for, but with the constraints of the special use and the TIF. He said he thinks there should have been alternative options explored with regard to the ingress and egress – he suggested a drawing without access to the residential streets. The Mayor said that this will be a bigger site than other sites on Ogden Avenue, so that helps with managing the site and to alleviate some of the other residential concerns. In terms of landscaping, he said he would like what it will look like on the drawings. He said he appreciates the petitioner's willingness to move the fence and keep the trees. He shared concerns about trees dying after the blacktop that the property backs up to is removed, so he wants to prepare for that possibility. Mayor Barnett expressed that if things like dark sky cannot happen, he would like an explanation as to why.

Commissioner Davenport said that a positive in the proposal is that there is less impervious area and more green space.

Commissioner Gilmartin asked Commissioner Sadowski-Fugitt for clarification about her reference to the Washington entrance and exit and if she was talking about the possibility of closing it off.

Commissioner Sadowski-Fugitt said yes, she was referring to cutting off Washington Street.

Commissioner Gilmartin said his concern is that traffic would be forced on to Elm Street.

Commissioner Sadowski-Fugitt said she understands but would be interested in seeing what it would look like and what the numbers are.

Mayor Barnett said signs are a nice addition, but there may be better physical ways to deal with this.

Commissioner Davenport agreed with the Mayor's sentiment. He said he also thinks the more the in and out traffic can be dispersed, the less impact it will have.

Manager Fieldman recapped the Council's comments: the fence extension would be incorporated as part of the design, more information is needed from similar projects, dark sky compliant lights will be explored, as will the additions of pork chops. He explained that first responders were a part of the review team and did not express any concerns about this development.

Mayor Barnett added the suggestion of exploring the option of only having entrances to the parking lot from Elm and Washington Street and not having an exit onto those roads, as opposed to closing them completely

The Council concurred.

**ORD 2024-10483** — E. Ordinance: Approving a Redevelopment Agreement with Downers Grove Equity Group, LLC

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

Manager Fieldman explained that consideration of this ordinance approves a redevelopment agreement with the developer of this property. He shared that this property is part of the Ogden Avenue TIF District, which is winding

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down. He further explained that the EDC developed a TIF Closeout Plan, which provides TIF assistance for redevelopment projects which do things like improve the esthetic appearance of the property and improve their economic performance. The Closeout Plan would result in developments that generate Sales Tax, Home Rule Sales

Tax, and Food and Beverage Sales Tax. Manager Fieldman said this development does all those things and does adhere to the Closeout Plan. He provided a brief overview of the ordinance and explained that the proposed redevelopment agreement would reimburse the developer for up to \$1.2 million, not to exceed 50% of their total project cost, provided that they complete the development as approved and that they actually open the Andes restaurant with the restrictions in the lease terms on the property. He spoke of the Economic Development Corporation Executive Board recommending approval unanimously, and shared that Village staff also recommends approval.

Commissioner Tully said the project is projected to generate approximately \$70,000 in additional sales tax of various types on an annual basis. He asked what the timeframe is that is being projected out.

Manager Fieldman said since the Village is at the close out of the Ogden TIF, they are noting what the expected annual sales tax revenue impact is to the Village's General Fund. He said that staff is not comparing it to the end of the TIF, because the TIF is being closed out.

Commissioner Tully said he understands that, but he was comparing it to the expectation of the building to be leased for a minimum of 10 years - so that would mean contemplating 10 x \$70,000 per year.

Manager Fieldman confirmed yes.

Mayor Barnett asked for clarification that this is not specific to Andy's.

Manager Fieldman explained the way the redevelopment agreement is written, tenant needs to be a restaurant. He explained when the draft was written, it was not known what the actual restaurant would be, but Andy's would qualify.

Mayor Barnett asked if the required operation for 10 years compels Andy's to run for 10 years.

Manager Fieldman confirmed that it does not.

Commissioner Tully said that is a good point, because if this did not work out, the Village still has an attractive parcel to support other types of uses and redevelopment.

Manager Fieldman said the technical requirement in the redevelopment agreement is to enter into a 10 year minimum term with a sales tax producing restaurant.

## 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 authorizing a special use for 3110 Woodcreek Drive to permit a trade school.
2. An ordinance vacating a certain portion of public right of way in the Village of Downers Grove (alley to the north of 814-818 Ogden Avenue).
3. An ordinance rezoning certain property located at 814-818 Ogden Avenue and 4244 Elm Street.
4. An ordinance authorizing a special use for 814-818 Ogden Avenue and 4244 Elm Street to permit side-by side drive through.
5. An ordinance approving a redevelopment agreement between the Village of Downers Grove and Downers Grove Equity Group, LLC.

## 10. Mayor's Report

A. Appointing Members to Village Boards and Commissions



**MOTION:** To adopt **A RESOLUTION APPOINTING MEMBERS TO VILLAGE BOARDS AND COMMISSIONS**, as presented. **RESOLUTION 2024-74**

**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 Attorney, Enza Petrarca read the following appointments and reappointments to Village Boards and Commissions:

**COMMUNITY EVENTS COMMISSION**

Reappoint Jessica Bzdyl to a three-year term expiring August 31, 2027

Reappoint Taylor Sommers to a three-year term expiring August 31, 2027

**ENVIRONMENTAL CONCERNS COMMISSION**

Reappoint Liz Pelloso as Chair to a three-year term expiring August 31, 2027

**HISTORIC PRESERVATION AND DESIGN REVIEW BOARD**

Reappoint Lana Kolev to a three-year term expiring August 31, 2027

**HUMAN SERVICES COMMISSION**

Reappoint Samantha Aycock as Chair to a three-year term expiring August 31, 2027

Reappoint David Nicholson to a three-year term expiring August 31, 2027

Reappoint Colleen Loftus to a three-year term expiring August 31, 2027

**LIQUOR COMMISSION**

Reappoint Yamili Saucedo to a three-year term expiring August 31, 2027

Appoint Jeff Dietrich to a three-year term expiring August 31, 2027

**PLANNING AND ZONING COMMISSION**

Appoint Don Rickard as Chair to a three-year term expiring August 31, 2027

Appoint Steven Toth to a three-year term expiring August 31, 2027

Appoint Kal Patel to a one-year term expiring August 31, 2025

Appoint Michael Boyle to a one-year term expiring August 31, 2025

Appoint Katherine Frankovic to a one-year term expiring August 31, 2025

Appoint Virel Patel to a two-year term expiring August 31, 2026

Appoint William Lincoln to a two-year term expiring August 31, 2026

Appoint Tandra Rutledge to a two-year term expiring August 31, 2026

**POLICE PENSION BOARD**

Reappoint Steve Cogger to a three-year term expiring August 31, 2027

Appoint Robert Anderson to a three-year term expiring August 31, 2027

**STORMWATER AND FLOOD PLAIN OVERSIGHT COMMITTEE**

Reappoint Kelly Mills to a three-year term expiring August 31, 2027

Appoint Stephen Frost to a three-year term expiring August 31, 2027

**TRANSPORTATION AND PARKING COMMISSION**

Reappoint James McDonough to a three-year term expiring August 31, 2027

Mayor Barnett thanked his colleagues for their assistance with the appointment process. He shared that Village Boards and Commissions are currently about 90% full. He also thanked the residents who serve on the Village

## 11. Council Member Reports

Commissioner Tully congratulated the appointees and reappointed members and thanked them for their service to the community. He also congratulated Mary Ellen Young on being the Montrew Dunham award winner. He shared that there will be a reception at the Lincoln Center on October 5th from 1:00 p.m. to 3:00 p.m. He also spoke about Hope's Front Door and their upcoming Glitz and Games Gala and Fundraiser that will take place on Friday, November 8<sup>th</sup> from 6:30 to 11:00 p.m. at Seven Bridges Golf Club. He encouraged people to come out and show their support.

Commissioner Davenport said he and Commissioner Sadowski-Fugitt attended the Illinois Municipal League conference. He shared that he learned that Clarke Environmental Services rides bikes and hybrid crew vehicles to spread the material they use for mosquito abatement.

Commissioner Sadowski-Fugitt echoed appreciation for Mary Ellen Young and shared she will be speaking at that event. She echoed that the IML conference was fantastic and shared some specific notes about what she participated in. She spoke about her experience participating in the Community Kitchen and how it is a valuable resource in our community.

## 12. Manager's Report

**REP 2024-10486** — A. Report: Guiding DG: Comprehensive Plan and Related Projects - Comprehensive Plan Draft Vision

Manager Fieldman introduced Mr. Popovich to discuss the Comprehensive Plan Draft Vision Statement.

Mr. Popovich presented via PowerPoint. He reviewed the updated Guiding DG schedule and explained that the revised vision statement reflected the Council's comments from the last meeting. He shared that the vision statement is now written as a community vision.

### **Community Vision Statement for the Comprehensive Plan**

*(Paragraph 1)*

*Since its incorporation in 1873, Downers Grove has grown to become a diverse community of 50,000 people and a model community within Illinois. Over the coming decades, Downers Grove will be renowned for its strong sense of community, cultural diversity and the human connection among its residents. The community will continue its long tradition of excellence, known for its safe, diverse and well maintained neighborhoods, premier regional and local commercial choices, a lively, vibrant Downtown, commitment to sustainability, accessible and attractive open spaces, safe connectivity for all road users, and an array of quality local government services and amenities.*

*(Paragraph 2)*

*Downers Grove will have a variety of housing options to accommodate residents at all stages of life, income levels and abilities. Downers Grove will be a vibrant and inclusive community where high quality, diverse housing options support residents throughout their lives. The community will foster a sense of place that preserves its rich housing history while embracing a variety of residential architectural styles, housing types and mixed-use development. Downers Grove's neighborhoods will be walkable, welcoming, and reflective of the unique character and diversity that define the community.*

*(Paragraph 3)*

*Downers Grove's business-friendly environment will continue to attract businesses and investment. The attractive commercial and employment corridors and centers will continue to improve and thrive. These key areas of the community will grow as regionally recognized destinations and notable activity centers, mixed use areas, and employment hubs. Downers Grove will support new entrepreneurs and existing small businesses alike, both in the Downtown and throughout the community. The community will continue to attract major employers that create a diversified economy with a variety of opportunities for all levels of employment.*

*(Paragraph 4)*

*Downtown Downers Grove will continue to be the heart of the community – a place where neighbors and visitors*

*gather, and businesses thrive. The success of Downtown will be expanded via a pedestrian and bike friendly*

*connection to Fairview. The Downtown and Fairview will have innovative and sustainable streetscapes, art displays and public spaces resulting in an inviting, visually appealing, and culturally rich destination that attracts residents, visitors, and commuters alike.*

*(Paragraph 5)*

*The community will invest in and transform the Belmont Station area. Strategically positioned near I-355, the area will see sustainable and context-sensitive development. It will grow into the Village's third commuter rail-anchored node – a place for innovation, commerce, and residential amenities, while preserving its industrial heritage.*

*(Paragraph 6)*

*Downers Grove will honor its natural resources by being a more sustainable and livable community that consists of permanently preserved open spaces, native landscaping and a "green" stormwater management system. Downers Grove will be resilient in the face of intensifying climatological events. Sustainability efforts will be embraced throughout the community. The community will continue to enjoy natural recreation areas, walking paths, and trails.*

*(Paragraph 7)*

*Downers Grove will have a high-quality transportation system that is easy to navigate, and safe for all users. The community will have connected neighborhoods, commercial corridors, and local amenities through an extensive and diverse mobility network, providing the opportunity to comfortably walk, bike, drive, or take the train or bus.*

*(Paragraph 8)*

*Downers Grove will continue to welcome residents, visitors, and new opportunities and will consist of a population diverse in age, race, income, and business type. Downers Grove will be a hub for inclusiveness, acceptance, mutual respect and cultural excellence, fostering a strong relationship with community institutions to promote an excellent quality of life and community pride.*

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

Mayor Barnett said he likes the direction of the vision statement much better and he thinks and speaks to what he wants to say, in the way that he wants to say it. He invited the rest of the Council to comment.

Commissioner Sadowski-Fugitt said she appreciates the natural resources portion of the vision statement. Her suggestions included: 1) Paragraph 7 - Changing "*Downers Grove will have a quality transportation system that is easy to navigate*" to something more along the lines that Downers Grove has so many modes of transportation, it will make the process *more efficient* for people; and 2) Paragraph 8 – The statement "*Downers Grove will continue to welcome residents, visitors, and new opportunities and will consist of a population diverse in age, race, income, and business type*" – "business type" did not fit in with the rest of the paragraph, which spoke to the community aspect of Downers Grove. Business opportunity was discussed in Paragraph 7.

Manager Fieldman asked if the Council would be okay with "business type" being moved to the Economic Development section.

The Council concurred.

Manager Fieldman asked how the Council felt about the Commissioner Sadowski-Fugitt's reference to an "efficient system".

The Mayor and Commissioners Glover and Davenport concurred.

Commissioners Gilmartin and Tully said they prefer "easily accessible".

Commissioner Tully said he likes the vision statement and suggested the following: 1) Paragraphs 4 and 5 seem disjointed because there is too much focus on Belmont – This statement makes it seem as though the Village is not investing in anything else; and 2) Paragraph 5 – "*The community will invest in and transform the Belmont Station area*"

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– he suggested this be changed to something along the lines of “*The community will similarly invest in and transform the Belmont Station area*”. The Commissioner noted that Paragraph 4 is more of a statement of what will be, whereas Paragraph 5 is more of an action statement. He said his suggestion ties the two paragraphs together.

Commissioner Sadowski-Fugitt and Davenport agreed.

Commissioner Gilmartin provided his input on the vision statement and said the words diverse and diversity were overused, so the meaning is lost. He made the following suggestions: 1) Paragraph 2 - “Diverse housing” – he commented that is not as important to him as it is to others; 2) Paragraph 1 - The Village’s willingness to have “*cultural diversity*” – he commented that this seemed odd to include; 3) Paragraph 1 – “*Known for its safe, diverse and well maintained neighborhoods*” – he would like this to be phrased differently

Mayor Barnett asked for alternative word choices.

Commissioner Tully suggested “safe, distinctive and well maintained neighborhoods”

The Council concurred.

Commissioner Gilmartin continued with the following suggestions: 4) Paragraph 3 – “*The attractive commercial and employment corridors and centers will continue to improve and thrive*” – he commented this sentence did not flow and that too many words were used; 5) Paragraph 3 – “*mixed use areas, and employment hubs*” – he commented this does not feel visionary and seems to specific.

Manager Fieldman suggested shortening the phrase about employment corridors and centers to “*attractive commercial corridors*”

Commissioner Gilmartin said if there is too much planning vernacular, it does not feel visionary, but rather more specific.

Manager Fieldman said that staff can go back and make it more visionary and less technical, and then bring it back to the Council..

Commissioner Gilmartin concurred.

Mayor Barnett said he thinks Commissioner Gilmartin is trying to say that using verbiage that planners use, makes it start to get into execution mode, as opposed to staying more visionary. He asked Commissioner Davenport, specific words aside, if that is what he was having trouble with.

Commissioner Davenport made the following suggestion: 1) Paragraph 3 – “*The attractive commercial and employment corridors and centers will continue to improve and thrive. These key areas of the community will grow as regionally recognized destinations and notable activity centers, mixed use areas, and employment hubs*” – he said he wants to change it to read “*the commercial corridors and centers will continue to improve, thrive and grow as regionally recognized destinations in notable activity centers, mixed-use areas and employment hubs*”.

Commissioner Gilmartin said he liked the conciseness of Commissioner Davenport’s suggestion, but would like to end the sentence at “*activity centers*”.

Mayor Barnett suggested Commissioner Davenport give his note to Manager Fieldman to make adjustments noted.

Commissioner Gilmartin continued with his suggestions: 6) Paragraph 4 – The calling out of Fairview and that it is being worked on now, and then pointing to Belmont, which could possibly be worked on down the road, seems to specific to him. He suggested that the downtown have its own paragraph. He said this is just a vision, there is still a whole plan to come that will get into specifics.

Commissioner Davenport said he likes Paragraph 4 because he is personally trying to make a strong connection between the downtown and Fairview. He opined that Belmont was mentioned because of the train station.

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Mayor Barnett said for him, he was trying to suggest that the three areas were transit oriented and different than other areas. He expressed that they different and unique enough from other areas, so they deserved some vision consolidation.

Commissioner Davenport said he is okay with being specific about downtown and Fairview because he wants to drive the idea of tying them together, however, he was against including Belmont because he did not understand why it was being singled out and not other areas.

Commissioner Tully said these three locations are uniquely connected by the railroad. He said the rail corridor and rail stations are development hubs that are inextricably connected, which makes them unique from any other areas.

Manager Fieldman asked the Council to confirm that they are saying yes to the references to and vision for the downtown. He also asked if the entire Council was good with calling out Fairview as part of the vision because of its connection to the downtown.

The Mayor and Commissioners Sadowski-Fugitt, Glover, Tully and Davenport concurred.

Commissioner Gilmartin said he is not on board with the idea of including Fairview and/or Belmont, because this is the vision part of the plan - specifics should be reflected in the plan itself, not in the vision statement. Commissioner Gilmartin also opined that the three areas are only connected because the train runs through them. He suggested that the be considered priority areas, but should not be called out in the vision statement because they are not as important, or as critical, as the downtown.

Commissioner Glover suggested changing the "Belmont Station" to the "Belmont Corridor".

Mayor Barnett suggested just writing Belmont, remove the word Station from Belmont. This would make it seem a little more regional.

Commissioners Sadowski-Fugitt, Glover, Tully and Davenport concurred. Commissioner Gilmartin said he did not agree but was outnumbered.

Commissioner Gilmartin continued with his suggestions: 7) Paragraph 4 – *"the success of the downtown will be expanded via a pedestrian and bike friendly connection to Fairview"* – he commented that this is important to state, however, he does not see a reference to pedestrian first anywhere else in the vision, so he does not want the readers to think this is the only area that is pedestrian first in Downers Grove; a8) Paragraph 7 – The Commissioner opined that this paragraph is not strong enough on the pedestrian first topic.

Mayor Barnett said that the sentence about a pedestrian and bike friendly connection to Fairview should be removed completely.

Manager Fieldman asked if everyone agreed with the Mayor's suggestion to remove the sentence, and Commissioner Gilmartin's suggestion that the topic of pedestrian first needed to be expanded on in Paragraph 7. The Council concurred.

Commissioner Gilmartin provided additional suggestions: 9) Paragraph 3 - *"a variety of opportunities for all levels of employment"* – he suggested changing this to *"a variety of employment opportunities"*; 10) Paragraph 5 – If the Council wants to keep *"Strategically positioned near I-355"* then he suggested removing *"while preserving its industrial heritage"*; 11) Paragraph 6 – *"Downers Grove will honor its natural resources"* – he suggested changing the word honor; and 12) Paragraph 6 – *"open spaces, native landscaping and a "green" stormwater management system. Downers Grove will be resilient in the face of intensifying climatological events"* – He opined that this is too negative for a vision statement, and seems to realistic.

Mayor Barnett suggested dropping "preserving its industrial heritage" from Paragraph 5 of the vision statement. The Council concurred.

Commissioner Tully suggested changing the word "honor" in Paragraph 6 to the word "respect". The Council concurred.

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Commissioner Sadowski-Fugitt said that “*open spaces, native landscaping and a ‘green’ stormwater management system. Downers Grove will be resilient in the face of intensifying climatological events*” is realistic and provides a way to talk about climate change.

Commissioner Davenport said it was his suggestion that the word climatological be used instead of the word flood.

Mayor Barnett said resilient is the most important word, Commissioner Sadowski-Fugitt agreed.

Mayor Barnett spoke of Paragraph 7 and that the Council agrees that it could be stronger.

Manager Fieldman said that staff will go back and revisit the Guiding Principles because they are visionary in terms of pedestrian first types of outcomes.

Commissioner Davenport continued with his additional suggestion: 2) Paragraph 2 – “*Downers Grove will have a variety of housing options to accommodate residents at all stages of life, income levels and abilities. Downers Grove will be a vibrant and inclusive community where high quality, diverse housing options support residents throughout their lives.*” – he suggested these sentences sound duplicative and suggested “*Downers Grove will be a vibrant and inclusive community where high quality and diverse housing options support residents throughout their lives, income levels and abilities*”; 3) Paragraph 6 – the word “*green*” before “*stormwater management systems*” – he is ok with leaving the word green but without the quotes around it; and 4) Paragraph 6 – “*The community continues to enjoy natural recreation areas*” – he suggested changing this to “*the community will have abundant natural recreation areas*”, 4) Paragraph 6 – “*natural recreation areas, walking paths, and trails*” – he wants to add the word “*trees*” after “*recreation areas*” – he suggested the that trees be mentioned somewhere in the vision statement, if not here.

The Council agreed to strike the first sentence in Paragraph 2 and leave the second sentence as is.

The Council agreed to remove the quotes from the word “green” in Paragraph 6.

Manager Fieldman recapped the last two suggestions made by Commissioner Davenport about Paragraph 6 – change “continue to enjoy” to “will have abundant” and the addition of the concept of trees in the community.

The Council concurred with Manager Fieldman's comments.

### **Public Comment**

David Rose, resident, expressed concern about the connection of the vision statement to everything else in the plan and wanted more clarity on this. He commented that the version of the vision statement that was presented at this meeting was much different from that which was presented at the last meeting – he prepared to discuss the vision presented at the last meeting.

### **13. Adjournment**

Mayor Barnett called motion to adjourn the meeting.

**MOTION: To Adjourn the October 1, 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 Barnett

**NAYES:** None

The meeting adjourned at 9:41p.m.

Respectfully Submitted,

Rosa Berardi  
Village Clerk