



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

October 15, 2024

07:00 PM

1. Call to Order

Whittier School Brownie Troop #56401 lead the Pledge of Allegiance to the Flag.

2. Roll Call

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

Council Attendance (Not Present): Mayor Barnett, Commissioner Tully

Non-Voting: Village Manager Dave Fieldman, Assistant Village Attorney Brandan Rissman, and Village Clerk Rosa Berardi

3. Proclamations

A. 2024 Montrew Dunham Award – Mary Ellen Young

Mayor Pro Tem Hosé read the proclamation and said it has been his pleasure to serve on the Grove Foundation Board with Mary Ellen Young. He presented the proclamation to Ms. Young.

B. American Pharmacists Month

Mayor Pro Tem Hosé read the proclamation and presented it to students from the Midwestern University College of Pharmacy. A student from the program expressed her gratitude to the Council for the proclamation and spoke on behalf of the University.

4. Minutes of Council Meetings

MIN 2024-10220 — A. Minutes: Village Council Meeting Minutes – October 8, 2024

MIN 2024-10494 — B. Minutes: Executive Session Meeting Minutes for Approval Only – October 8, 2024

MOTION: To adopt the October 8, 2024, Village Council Meeting Minutes and the Executive Session Meeting Minutes, 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, Glover, Mayor Pro Tem Hosé

NAYES: None

5. Public Comments

There were no public comments.

6. Consent Agenda

COR 2024-10250 — A. Claims Ordinance: No. 6573 – October 4, 2024

BIL 2024-10251 — B. Bills Payable: No. 6832 – October 15, 2024

RES 2024-10492 — C. Resolution: Approve an Extension to the Employee Leasing Agreement with MGT Impact Solutions, LLC

Summary: This resolution authorizes a contract extension to an employee leasing agreement between the Village of Downers Grove and MGT Impact Solutions, LLC in the amount of \$21,470.40, increasing the total contract amount from \$49,075.20 to \$70,545.60.

RESOLUTION 2024-74b**A RESOLUTION AUTHORIZING EXECUTION OF AN EXTENSION TO THE EMPLOYEE LEASING AGREEMENT BETWEEN MGT IMPACT SOLUTIONS, LLC AND THE VILLAGE OF DOWNERS GROVE**

RES 2024-10499 — D. Resolution: Approve an Addendum to the Agreement with Beary Landscape Management, Inc.

Summary: This resolution authorizes an addendum to the agreement with Beary Landscape Management, Inc. (Beary) of Lockport, IL, for the installation of additional landscaping beds in the Downtown Business District (DBD) in the amount of \$14,100.00, for a total amount of \$57, 400.00, for the years 2023 and 2024.

RESOLUTION 2024-75**A RESOLUTION AUTHORIZING EXECUTION OF AN ADDENDUM TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND BEARY LANDSCAPE MANAGEMENT, INC.**

MOTION: To adopt The Consent Agenda of the October 15, 2024, as presented.

RESULT: Motion carried by a 5-0 roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

7. Active Agenda

ORD 2024-10477 — A. 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)

Summary: This ordinance vacates a certain portion of public right of way in the Village of Downers Grove (Alley to the north of 814-818 Ogden Avenue).

MOTION: To Table 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

RESULT: Motion to TABLE was carried by a 5-0 roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

ORD 2024-10475 — B. Ordinance: Rezoning Certain Property Located at 814-818 Ogden Avenue and 4244 Elm Street ***Tabled as indicated below**

Summary: This ordinance rezones certain property located at 814-818 Ogden Avenue and 4244 Elm Street.

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

Summary: This ordinance authorizes a Special Use for 814-818 Ogden Avenue and 4244 Elm Street to permit side-by-side drive through.

ORD 2024-10483 — D. Ordinance: Approving a Redevelopment Agreement with Downers Grove Equity Group, LLC ***Tabled as indicated below**

Summary: This ordinance approves a redevelopment agreement between the Village of Downers Grove and Downers Grove Equity Group, LLC.

Village Manager Dave Fieldman recommended handling all of the items related to the development of Andy's (Active Agenda Items A-D) in a similar fashion for agenda management purposes.

Commissioner Sadowski-Fugitt motioned to table Active Agenda Items B-D.

MOTION: To Table Items B, C and D on the Active Agenda

RESULT: Motion to TABLE was carried by a 5-0 roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

8. Mayor's Report

There was no Mayor's Report.

9. Council Member Reports

Commissioner Sadowski-Fugitt expressed that she tabled the items related to Andy's because the Mayor and Commissioner Tully were not in attendance to vote, and also because she would still like to see more information regarding the ins and outs traffic counts.

Manager Fieldman said staff will continue to work with the petitioner and will also identify a meeting when all the Council members will be in attendance to put the items back on the agenda. He said staff would update all of the neighbors that had been contacting staff via email with this information.

Commissioner Gilmartin said he agrees that a robust discussion should take place when the entire Council is in attendance. He said he thinks there is continued support of this item, with some minor details that need to be addressed.

Mayor Pro Tem José said he had some things about Andy's he would like to discuss, however, since the items have been tabled, he will hold those comments for a future meeting.

Manager's Report

REP 2024-10496 — A. Report: Comprehensive Plan and Related Projects - Comprehensive Plan Draft Vision

Community Development Director Stan Popovich presented via PowerPoint. He reviewed the dates the item had been discussed thus far and explained that the Vision Statement being presented at this meeting included some additional changes suggested by Commissioners Gilmartin and Tully. He said these changes were not included in version of the Vision Statement that was posted with the Village Council materials online.

Community Vision Statement for the Comprehensive Plan

Paragraph 1

Downers Grove will become a model community with a population of over 50,000 people of all ages, races, backgrounds and incomes. Over the coming decades, it will be renowned for its strong sense of place, cultural diversity and the human connection among its residents. It will continue to celebrate its tradition of excellence, safe, distinctive 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 be a vibrant and inclusive place with high quality, diverse housing options that support residents throughout their lives and foster a sense of belonging. The rich housing history will be preserved and a variety of residential architectural styles, housing types and multipurpose development will be embraced. Residential areas will be walkable, welcoming, and reflective of their unique neighborhood character.

Paragraph 3

The business-friendly environment will continue to attract businesses and investment. Commercial areas will continue to improve, thrive, and grow as regionally recognized destinations and notable activity centers. The Village will support new entrepreneurs and existing businesses of all sizes, both in the Downtown and throughout Downers Grove. Major employers that create a variety of employment opportunities will be drawn to the local economy.

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 strategic connectivity with the Fairview focus area. The Downtown and the Fairview focus area 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. The Belmont focus area will be transformed into a third commuter rail-anchored node – a place for innovation, commerce, and residential amenities. Strategically positioned, the area will see sustainable and context-sensitive development. Similarly, other key locations in Downers Grove will be transformed to create distinctive gateway and destination nodes, unique in character and purpose, but aligned with the community's vision to provide diverse residential, commercial, cultural, resource, recreational, and natural amenities.

Paragraph 5

Downers Grove will consist of permanently preserved open spaces, native landscaping and a green stormwater management system. Natural resources will be respected by a more sustainable and livable community. There will be an abundance of natural recreation areas, walking paths, trails and trees. The community will be resilient in the face of intensifying climatological events and sustainability efforts will be embraced.

Paragraph 6

There will be a high quality, aesthetically pleasing, safe and accessible transportation system for all users with priority given to pedestrians, bicycles, and micro-mobility devices. Neighborhoods, commercial corridors, and local amenities will be connected through an extensive mobility network, providing the opportunity to comfortably walk, bike, drive, or take public transportation.

Paragraph 7

Residents, workers, students and visitors will continue to be welcomed in Downers Grove. The community will be a hub for inclusiveness, acceptance, mutual respect and cultural excellence, fostering a strong relationship among local institutions to promote an excellent quality of life and sense of pride.

Village Council Comments/Questions

Commissioner Gilmartin said he thinks this statement encapsulates the changes discussed over the last few meetings. He said he is in full support of the statement as is.

Commissioner Sadowski-Fugitt agreed with Commissioner Gilmartin and thanked all that worked on it.

Mayor Pro Tem Hosé thanked Commissioners Tully and Gilmartin for their work on the additions to the Vision Statement. He said he agrees with all that had been said, but shared that he has one small change to Paragraph 4: The sentence that begins with the word “Similarly”, remove the word “Similarly”, and change the beginning of the sentence to read “Other key locations in Downers Grove will also be transformed.” He complimented Commissioner Gilmartin on the way he put his thoughts together with what was already in the statement.

Manager Fieldman said he will take Mayor Pro Tem Hosé’s suggestion to the consultant to make the change, and noted that the change will be reflected in the full draft of the Comprehensive Plan.

REP 2024-10491 — B. Report: Guiding DG: Comprehensive Plan and Related Projects: Bike and Pedestrian Plan Policy Survey Results

Environmental Sustainability Coordinator Jason Michnick presented via PowerPoint. He provided a background on this item and shared that a Bike and Ped Plan Workshop was hosted on August 15th. This was followed by an online survey, available on the Village website and GuidingDG.com, that was designed to ask the same questions as the workshop. He said it was also promoted via the Village’s social media and e-news. Mr. Michnick provided statistics about the 893 responses that were received. He then reviewed the questions that were asked in the survey and the responses received – expanding on how the responses ranked in priority by the community and also providing the ages and length of residency of the respondents. Mr. Michnick then opened the conversation to the Council.

Village Council Comments/Questions

Commissioner Sadowski-Fugitt referred to Page 5 (of the Manager’s Memo posted online) and noted that it looks like most respondents were opposed to sidewalk stripes, sidewalks on both sides of the streets – near schools, and improved lighting.

Mr. Michnick said the key to the graph, referred to by Commissioner Sadowski-Fugitt, was incorrect in the staff memo posted online - it was backwards. Mr. Michnick clarified that the key in his presentation at the meeting was correct. He explained, in terms of safety enhancements, that all options except for bump-outs have a majority support.

Commissioner Sadowski-Fugitt asked if there was any opportunity for follow up or open ended questions in the survey for those who responded.

Mr. Michnick said no, there was not an open ended question.

Commissioner Hosé asked if any details were given with regard to other traffic calming devices.

Mr. Michnick said with each question there was a picture and a short description.

Mayor Pro Tem Hosé said there was discussion about eliminating parking on one side of the street. He said he would like to know how many streets have parking on both sides, versus how many have it on one side. He also wanted to know what category those streets fall into – i.e. true residential neighborhood streets, collector streets, main arteries that have parking available on both sides.

Manager Fieldman said most residential streets allow parking on both sides, but he would work with the traffic team to provide the Council with further details.

Commissioner Gilmartin thanked Mr. Michnick for adding graphs that showed length of residency, so he can see how that might have impacted the way the questions were responded to. He said he too was interested in knowing about the parking on both sides of the street and he also asked if the sidewalk striping question was accompanied by a picture.

Mr. Michnick confirmed that it was.

Commissioner Davenport noted that when looking at the 27% of the responses, where there were 10 or more from one street, were mostly from the area between Ogden and 59th. He said he wants to know if there were responses from those who live north of Ogden Avenue or south of 59th Street. The Commissioner opined that geography matters with this, and it might affect what people find to be an issue or not. He said in certain areas it may be more difficult to do things. He explained that in some parts of town, i.e. the south side of town, it may be easier to make changes because they have wider right-of-ways to take advantage of. Commissioner Davenport shared that he was hoping to hear from people throughout town and not just people from the areas that have the most issues.

Mr. Michnick said he needs to look at the full list of the breakdown of all of the streets, and will then see if there is a better way to talk about the distribution throughout the streets in the community.

Mayor Pro Tem José asked if there is a true breakdown of addresses. He said some of the streets listed do go south of 59th Street.

Commissioner Davenport said there are some streets that go further north as well, but he explained he was referring to only what represented 27% of the responses – the other 73% of the responses could be from elsewhere.

Manager Fieldman said the actual addresses of the respondents were not asked for.

Commissioner Davenport opined that a general sense of what part of town the respondents are from could be obtained. He said he needs some extra time to reflect on all of the information.

Manager Fieldman said there will be a “What is Possible” discussion coming in November to the Council, which is why the Council is being presented with this data at this time.

Mayor Pro Tem José spoke of some of the specific responses received in the survey and said that it seems people are concerned about getting from one place to another via motorized vehicle. He said he is surprised with the responses on sidewalks, considering the history on the feedback of the community regarding the sidewalk matrix. He spoke of conversations the Council has had in the past and of public responses that showed support, but only if it was not in front of their house. He said his first reaction to this, is that the community wants it all. Mayor Pro Tem José the staff for their work on this.

Commissioner Gilmartin said this is similar to the Comprehensive Plan survey with regard to the age and length of residency of the respondents. He said that may have an affect on the responses regarding usage. He said his gut reaction is that there needs to be more younger and middle aged residents taking the survey, especially when it comes to bike and pedestrian content. The Commissioner shared he is looking forward to what is possible, and that he hopes that the plan may help people envision what is coming and that it is worth the tradeoff.

Mayor Pro Tem José said that some of the feedback received thus far was from the younger population.

Public Comment

Janet Whittingham, resident, said the Comprehensive Plan says that the greatest demographic in Downers Grove is the older population and the most declining population is young people. She opined that the Council needs to take this into consideration.

Clorinda Greco, business owner, spoke of the survey and said the way the questions are worded, and the way responses are collected, is something she is concerned with. She noted that there should be a way for the respondents to comment because there is not always a response option listed that people may want.

Village Council Comments/Questions

Commissioner Gilmartin said he did not mean to offend anyone of any age. He said the Council is looking at the source of the data and if something is overrepresented in a survey, they need to call that out. He said he welcomes and values input from anyone of any age.

Commissioner Glover spoke to Ms. Greco's comment. He asked how much information people given and in what context, before they were asked to respond to questions – i.e. with regard to the widening of sidewalks - people were

in favor. He asked if they knew that would involve the removal of trees, which was included in the next bracket of questions.

Mayor Pro Tem José said he thought the same thing. He said this also lends to what is possible. He spoke of the possibility of curving the sidewalks when widening them to save the trees.

Commissioner Davenport said this is an issue with any survey, and gave the example of just saying “the removal of trees” in general, versus sharing the condition of the trees. He said that could make all the difference in whether or not the tree(s) should or should not be removed.

Mayor Pro Tem José said this is information that will be considered when the Council makes decisions. He said the Council has all of the background information that the public did not have when they took the survey; and the Council will ultimately take everything into consideration before making decisions.

Manager Fieldman said the Council asked for the consultants to put every option on the table, so that they could consider the trade offs. He said this is just one set of data points in the structure of the “What is Possible” ideas. He said the team is several steps away from putting the actual plan together.

Commissioner Sadowski-Fugitt said, anecdotally, after talking to the Girl Scouts, the trees were very important to them.

Manager Fieldman explained that the next opportunity to discuss the Guiding DG process is on Monday, October 21st during a Streetscapes Open House, in the Council Chambers from 2-4pm and again from 6-8pm. It will include further discussion about what the Downtown, the Fairview Area, and the connection of the two might look like as part of this project.

10. Adjournment

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

MOTION: To Adjourn the October 15, 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, Glover, Mayor Pro Tem José

NAYES: None

The meeting adjourned at 7:58 p.m.

Respectfully Submitted,

Rosa Berardi
Village Clerk