



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

October 22, 2024

07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call

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

Council Attendance (Not Present): None

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

3. Minutes of Council Meetings

MIN 2024-10487 — A. Minutes: Village Council Meeting Minutes – October 15, 2024

MOTION: To adopt The Meeting Minutes of the October 15, 2024, Village Council Meeting, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

4. Consent Agenda

BIL 2024-10490 — A. Bills Payable: No. 6834 – October 22, 2024

RES 2024-10493 — B. Resolution: Authorize an Amendment to the Joint Funding Agreement for State-Let Construction Work between the Village of Downers Grove and the Illinois Department of Transportation for Main Street Resurfacing

Summary: This resolution authorizes the execution of an amendment to the Joint Funding Agreement for State-Let Construction Work between the Village of Downers Grove and Illinois Department of Transportation (IDOT) for the use of grant funds to resurface Main Street between Franklin Street and Sherman Road.

RESOLUTION 2024-76

A RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE JOINT FUNDING AGREEMENT FOR STATE-LET CONSTRUCTION WORK BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR MAIN STREET RESURFACING

MOTION: To adopt The Consent Agenda of the October 22, 2024, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

5. Mayor's Report

RES 2024-10497 — A. Resolution: Appointing Members to Village Boards and Commissions

Summary: This resolution appoints members to Village Boards and Commissions: Environmental Concerns Commission; Bob Johnson to a three-year term expiring August 31, 2027 and Library Board of Trustees; Nathan Williams to a four-year term expiring August 31, 2028.

MOTION: To Adopt a **RESOLUTION APPOINTING MEMBERS TO VILLAGE BOARDS AND COMMISSIONS**, as presented. **RESOLUTION 2024-77**

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

Village Clerk Rosa Berardi read the following appointments to Village Boards and Commissions:

- Environmental Concerns Commission: Appoint Bob Johnson to a 3 year term expiring August 31, 2027
- Library Board of Trustees: Appoint Nathan Williams to a four-year term expiring August 31, 2028

Commissioner Tully thanked those who serve on Village Boards and Commissions.

Mayor Barnett echoed Commissioner Tully's comment and explained that the appointment process normally takes place in August, but has taken longer than normal. He explained there were a few more appointments still to come in the weeks ahead.

6. Council Member Reports

Commissioner Tully shared that the 100 Club of DuPage County was having its annual Valor Award Dinner on October 30th at 6:00 p.m., at the Double Tree Hotel in Lisle. He also reminded all of a Hope's Front Door event on November 8th at the Signature Room in Woodridge, from 6:30 to 11:00 p.m. He said Hope's Front Door is a hyperlocal non-profit for people in need. He encouraged people to visit hopesfrontdoor.org for further details.

Commissioner Gilmartin recognized the Downers Grove Fire Department and their support outside of the Village. He shared that Firefighter Andy Hoff was dispatched to North Carolina to provide support for victims of Hurricane Helene.

Commissioner Hosé shared that Alter Brewing is hosting the Firefighters Local 3234 for their annual fundraiser on Saturday, October 26th, from 1:00 to 6:00 p.m. He said that a portion of every Frontline Golden Ale sold from October 26th to November 26th benefits Project Fire Buddies.

Mayor Barnett echoed his fellow Council members and said what they spoke of is what makes a community. He shared that there are many ways to serve in and around Downers Grove, and he encouraged all to look for opportunities to get involved. He then reminded all that the Village Council meeting being held that night was added to the calendar to keep things moving forward on all that the Village is working on related to the Comprehensive Plan.

7. Manager's Report

REP 2024-10495 — A. Report: Guiding DG: Comprehensive Plan and Related Projects – Comprehensive Plan Goals, Recommendations and Future Land Use Review

Village Manager Dave Fieldman explained that this part of the meeting included a Guiding DG discussion on the Comprehensive Plan, planning goals, key recommendations and future land use planning efforts. He introduced the representatives of Houseal Lavigne. Practice Lead Josh Koonce and Principal and Co-Founder John Houseal.

Mr. Koonce presented on the goals and key recommendations of the future land use map. He thanked the Council for their work thus far. He said that the team is tracking on schedule for the entire Comprehensive Plan and explained that the longer time spent on the framework has not delayed things and progress continues. He shared that the team is working on the central part of the plan, which is the “where do we want to go?” part of the plan. Mr. Koonce explained that the goals of the plan would be reviewed at this meeting and they should be aspirational and something the Village can work towards. He said the key recommendations would be framing out each of the chapters in the plan. He further explained that at this time the Council would review the goals and determine if there is anything else they would like to add. He then began his review of the goals via PowerPoint.

Land Use, Growth, and Development

Topic statement as presented via PowerPoint: Under the guidance of the Future Land Use Map, approach land use decisions in a way that preserves the identity of Downers Grove, fosters strategic and context-sensitive growth, and promotes attractive development.

Topic statement as presented via the Village Council Agenda Packet: Under the guidance of the Future Land Use Map, approach land use decisions in a way that fosters strategic and context-sensitive growth, and promotes attractive development.

Key Recommendations:

- Promote safe and efficient connections between neighborhoods and destinations
- Support multiple transportation options including vehicles, walking, bicycling, and public transit (trains, buses, on-demand, and similar).
- Facilitate redevelopment opportunities to meet housing and economic development needs.
- Protect the environment through the inclusion of green infrastructure and native plantings.
- Facilitate the creation and enhancement of mixed-use areas that include housing, offices, commercial and retail space, and other community amenities.
- Encourage infill development to efficiently use vacant or underutilized land for both residential and commercial uses.
- Promote the preservation of historic buildings and neighborhoods and their adaptive reuse.

During their discussion about the topic statement, the Council shared the following changes:

- Change it to read “Under guidance of the Future Land Use Map, approach land use decisions in a way that enhances the character of Downers Grove, fosters strategic and context-sensitive growth, and promotes attractive development.”

During a discussion about the key recommendations, the Council shared the following changes:

- The last bullet point: Change the word “promote” to “facilitate” for the recommendation to read: “Facilitate the preservation of historic buildings and neighborhoods and their adaptive reuse”.
- The 4th bullet point: Amend this sentence to directly address open spaces.

Village Council, Staff and Consultant Comments/Questions

Manager Fieldman explained that Village staff worked with the Houseal team to change the language in the Key Recommendations based on the Council’s discussions at past meetings and what Council members expressed to Manager Fieldman directly. He said the current version in the agenda packet is how the vision statement has evolved through Council discussions since the last version was presented at the September 22, 2024, Village Council meeting.

Mayor Barnett reminded all that updating the Comprehensive Plan is only done periodically, which is why it takes much review and work.

Next, Mr. Koonce reviewed:

Housing and Neighborhoods

Encourage and facilitate high-quality housing and neighborhoods for residents in all stages of life and all incomes, maintaining and expanding the Downers Grove reputation as an attractive place to live.

Key Recommendations:

- Promote residential development and redevelopment of a variety of housing and dwelling unit types and densities in accordance with the Future Land Use Plan. *
- Ensure residential new construction, additions, and renovations complement the established character and scale of the Village's established neighborhoods.
- Maintain the integrity of sound existing housing through continued regular, active code enforcement and preventative maintenance programs, supporting the preservation of historical features and the distinct character of the community's neighborhoods. *
- Consider establishing or expanding regulations, policies and programs that directly address housing attainability for all incomes and ages.
- Continue to promote green building practices, including the use of sustainable materials, energy-efficient appliances, and renewable energy sources in residential construction.
- Consider regulatory requirements or incentives for housing developments that incorporate green and sustainable materials or design.
- Explore opportunities to increase tree preservation efforts and maintain the urban tree canopy.
- Encourage developments to adhere to the International Dark Sky Initiative, utilize bird-friendly glass, and continue to incorporate sustainable stormwater management practices.

During a discussion about the topic statement, the Council shared the following change:

- Change "expanding *the Downers Grove reputation* as an attractive place to live" to "expanding *Downers Grove's reputation* as an attractive place to live".

During a discussion about the key recommendations, the Council shared the following changes:

- The 4th bullet point: Add the word "abilities" after "ages" for the recommendation to read: "Consider establishing or expanding regulations, policies and programs that directly address housing attainability for all incomes, ages and abilities".
- The 2nd bullet point: Change the word "ensure" to "encourage" for the recommendation to read: "*Encourage* residential new construction, additions, and renovations to complement the established character and scale of the Village's established neighborhoods".
- The last bullet point: Remove the stormwater statement from this bullet and make it its own bullet point.
- The last bullet point: Change it to read something along the lines of "Encourage developments to implement environmental friendly best practices such as the International Dark Sky Initiative and utilizing bird-friendly glass".

After this Mr. Koonce then reviewed:

Economic Development

Support local businesses, commercial centers, major employers, and industries to strengthen the Village's diverse tax base. Continue to work with the Downers Grove Economic Development Corporation (EDC) to implement the following key recommendations.

Key Recommendations:

- Continue to market available commercial and industrial development, programs and incentives, events, and tourism.
- Continue to market available residential, mixed-use, or redevelopment sites in addition to commercial, industrial, and area-specific sites.
- Continue to support businesses by directing business owners to state or federal resources and establish connections to the larger business community (mentor programs, networking sessions, partnership opportunities).

- Consider establishing a program to assist businesses and property owners with façade improvements, landscaping, parking improvements, and modernization of aging structures and facilities, allowing businesses to remain successful while maintaining standards that contribute to the identity of Downers Grove.
- Promote and encourage the improvement and rehabilitation of older buildings and areas which are, or are becoming, functionally obsolete or undesirable.
- Continue to build upon the community's reputation for special events and tourism by expanding cultural, arts, recreation, and regional draw activities.

During a discussion about the topic statement, the Council shared the following change:

- Make mention of the EDC in the first sentence of the topic statement for it to read something like: "In partnership with the Economic Development Corporation...."

During a discussion about the key recommendations, the Council shared the following changes:

- The 2nd bullet point: Change the word "market" to "promote" for the bullet to read "Continue to *promote* available residential, mixed-use, or redevelopment sites in addition to commercial, industrial, and area-specific sites".
- Include a bullet point about encouraging minority owned businesses as an effort to diversify the local business economy.
- The 4th bullet point: Strike the entire bullet point "Consider establishing a program to assist businesses and property owners with façade improvements, landscaping, parking improvements, and modernization of aging structures and facilities, allowing businesses to remain successful while maintaining standards that contribute to the identity of Downers Grove".

Village Council, Staff and Consultant Comments/Questions

Mr. Koonce suggested that he may change the last sentence of the topic statement because it may not make sense for it to say "the following key recommendations" if the key recommendations do not follow right under the goal. He said that it may be tweaked in the final draft document.

The Council discussed the possibility of having a Village program, in the future, subsidizing the cost of building improvements. The Council agreed that something of that nature did not need to be a bullet point or even mentioned in the Comprehensive Plan.

Mayor Barnett piggy backed off of the additional recommendation to encourage minority owned businesses as an effort to diversify the local business economy, by suggesting that something is added along the lines of: provide support and direct business owners to state or federal resources, and establish connections to the larger business community (mentor program, networking sessions, partnership opportunities). He added that, with regard to funding, there are things that the EDC will work on and can communicate with the Village.

Mr. Koonce reviewed Transportation and Mobility next:

Transportation and Mobility

Partner with other governmental entities, organizations and authorities to work toward a seamless, efficient transportation system that offers good connectivity, improves safety and mobility for people using all modes (walking, biking, transit, and driving), and enhances the character of the community.

Key Recommendations:

- Continue to participate in the Safe Routes to School program.
- Prioritize pedestrians, bicycles, and micro-mobility devices through the provision of a network of accessible, connected, safe, and equitable active transportation (bicycle, pedestrian, and transit) facilities.
- Consider traffic calming and other measures to slow traffic in conjunction with surface reconstruction projects. *
- Continue to require new development/redevelopment to include connections and amenities for pedestrians, bicyclists, and commuters.
- Expand the Village's network of sidewalks to provide better connections between residential neighborhoods, parks, schools, Downtown, and commercial destinations. *

- Continue to work with public transit providers to ensure that levels of public transit service support the ridership needs of the community, including the continued operation of the schedules of all three of the Metra train stations. *

During a discussion about the topic statement, the Council shared the following changes:

- Change “partner with other governmental entities...” to “*continue to* partner with other governmental entities...”
- Change “to work toward a seamless, efficient, transportation system...” to something along the lines of “to work towards *enhancing* a seamless, efficient, transportation system...”.

During a discussion about the key recommendations, the Council shared the following changes:

- Possibly add more in more about ADA accessibility.
- Reorder the bullet points, so the second bullet is listed first.

Village Council, Staff and Consultant Comments/Questions

Mr. Koonce explained that the Key Recommendations are bulleted and not numbered, so they can be listed in any order the Council chooses.

Commissioner Sadowski-Fugitt requested that more be added about ADA accessibility. Mr. Koonce explained that he has worked on plans where that has been a Key Recommendation, and in this case, as the team works to structure the chapter, one of the bullets may be about overall accessibility. Manager Fieldman explained that in Downers Grove language, the work on the plan is at the 30,000 foot level and once the team gets to the 20 - 10,000 foot level with the chapter, her recommendation may fit easier.

Mr. Koonce moved on to the next goal.

Community Services, Facilities, and Infrastructure

Support the delivery of community services, maintain the Village’s facilities, provide community gathering spaces, and invest in its critical infrastructure to continue to ensure a resilient, sustainable, and high quality of life for the whole community.

Key Recommendations:

- Develop and maintain functional yet innovative streetscapes and public spaces that provide public access and encourage community interaction.
- Partner with other governmental agencies to continue to identify areas for community gathering spaces like plazas and seating areas.
- Partner with other governmental agencies to explore the feasibility of creating new spaces for various sized community events.
- Encourage and facilitate expanded year-round cultural and community events and activities, including pop-ups and seasonal installations, temporary art installations or shops in vacant storefronts, and heritage celebrations.
- Explore opportunities to incorporate public art.
- Work with service providers, developers, and community partners to identify appropriate locations for specialized facilities and services for senior citizens, youth, and disadvantaged populations.
- Continue to coordinate with community partners on facility needs and siting to ensure provision of community services and infrastructure.
- Continue to provide exceptional public safety services.

During their discussion about the topic sentence, the Council shared the following change:

- Reword the topic sentence to showcase the services provided by the Village before those provided by other entities.

During their discussion about the key recommendations, the Council shared the following change:

- Combine bullet points 3 and 6, and incorporate the word facilitate.

Village Council, Staff and Consultant Comments/Questions

Manager Fieldman said this chapter is one of the most challenging parts of any Comprehensive Plan because it starts to discuss other agencies, which can be confusing. He explained the topic sentence is phrased in a way to convey

the message that the Village will work to directly provide community services to the public and that the Village will also support the delivery of services that may be provided by other government entities as well. Mr. Houseal added to this, by stating that this chapter will provide details about the services that the Village provides and does not provide.

Commissioner Gilmartin asked why the references to the Bike and Ped Plan and Streetscapes Plan, included in the previous draft version from September 22, 2024, were pulled from being mentioned in most of the sections of this version of the plan. Mr. Koonce explained that the reference to the guidance of the Bike and Ped Master Plan is more common in other communities once it had already been adopted and was in place for approximately four years or so. Manager Fieldman added to the conversation and said that once there are drafts of the plans, the team may go back and put direct references to them back in. However, since there are no drafts of the plans at this point, the references have been dropped.

Mr. Koonce reviewed the next goal.

Sustainability, Parks, Recreation, and Open Space

Promote sustainability in all developments to ensure community resilience. Meet the recreational and environmental needs of the community by fostering partnerships to maintain a complete system of parks and open spaces within walking and biking distances of existing neighborhoods.

Key Recommendations:

- Evaluate incentive programs for private landowners to participate in sustainability efforts.
- Work with the Park District to implement their Comprehensive Master Plan.
- Expand public electric vehicle (EV) charging stations and encourage or require new developments/redevelopments to incorporate EV infrastructure.
- Partner with private property owners, Park District, School Districts and businesses to expand the Village's urban canopy.
- Steward existing natural areas and new green spaces to increase biodiversity.
- Implement climate resilience strategies to prioritize environmental protection, reduce flooding, upgrade aging infrastructure, reduce impermeable surfaces, and positively change the urban heat island effect.
- Consider expanding recycling and composting options for residents and businesses.
- Continue to participate and maintain a high rating in the Federal Emergency Management Agency's Community Rating System.

During their discussion of the topic statement, the Council agreed to the following changes:

- Edit the first sentence by striking the phrase "in all developments" and add in "and protect natural spaces and biodiversity" at the end of the first sentence. For the first topic sentence to read: "Promote sustainability to ensure community resilience and protect natural spaces and biodiversity".

During their discussion about the key recommendations, the Council shared the following changes:

- The 4th bullet: After the words "businesses to" add the word "maintain and" for the bullet to read: "Partner with private property owners, Park District, School Districts and businesses to maintain and expand the Village's urban canopy".
- The 6th bullet: Use the word "reduce" instead of "positively change".
- The 6th bullet: Start the sentence with the word "promote" in place of "implement" for the bullet to read: "*Promote* climate resilience strategies to prioritize environmental protection, reduce flooding, upgrade aging infrastructure, reduce impermeable surfaces, and *reduce* the urban heat island effect.
- The 1st bullet: Include language about preserving houses and buildings as part of sustainability efforts.

Village Council, Staff and Consultant Comments/Questions

Manager Fieldman expanded on the topic of sustainability, and explained that sustainability would not be its own chapter in the Comprehensive Plan, but it would be continuously mentioned in several places throughout the plan. He further explained that it would be augmented and supported by the Sustainability Plan.

There was a discussion about the preservation of historic buildings and neighborhoods (the last bullet point in the Landuse, Growth and Development section was referenced) and Manager Fieldman explained that the Council

determined that the goals in the Comprehensive Plan should stay at an aspirational level. He further explained at the program level, technically there are no historic districts, but most people would recognize the Village has historic neighborhoods. A conversation then ensued among the Council, and Commissioner Gilmartin recommended there be a goal about designating neighborhoods as historic. Commissioner Tully explained there is no need to do so because the Village already has an ordinance in place for people to voluntarily designate neighborhoods, districts and properties as historic landmarks. He further explained that there is also a Village board for this, and the Village educates people this through its website and by partnering with not-for-profit groups that promote the landmarking of spaces and places.

Manager Fieldman noted that staff had been keeping notes throughout the meetings, and once the plan is drafted, the team may be able to tweak some of the sections as the more important concepts play out. He added that whether it be a goal or recommendation, to Commissioner Gilmartin's point, this is an area of importance for the community. Mr. Houseal provided a suggested change to the last bullet point in the Landuse, Growth and Development section that addressed some of the Council's concerns.

After the Guiding DG conversation, Manager Fieldman explained he prepared a presentation to provide an update on the Priority Action Items, but due to the time, he would not provide a detailed presentation. He noted that there were no significant changes to the Priority Action Items, and anyone interest in viewing the presentation could do so via the agenda materials on the Village website.

Public Comment

Robin Tryloff said she supports the key recommendations under the Community Services, Facilities, and Infrastructure Goal. She expressed concerns about the extension of the downtown into the Prince Pond area, because it is a single family home neighborhood.

David Rose spoke of concerns with the Vision Statement and also expressed his disappointment that Ecological Sustainability was not addressed in the materials under the Manager's Report. He also spoke of matters/concerns that did not relate to Village business.

8. Adjournment

Mayor Barnett called motion to adjourn the meeting.

MOTION: To Adjourn the October 22, 2024, Village Council Meeting.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

The meeting adjourned at 10:04 p.m.

Respectfully Submitted,

Rosa Berardi
Village Clerk