



Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

December 10, 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 2024-10226 — A. Minutes: Village Council Meeting Minutes - December 3, 2024

MOTION: To adopt The Meeting Minutes of the December 3, 2024, Village Council Meeting, as presented.

RESULT: Motion carried unanimously by roll call 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. Public Hearing

PUB 2024-10595 — A. Public Hearing: Annexation Agreement - 5819 Belmont

Village Council Comments

Mayor Barnett called the Public Hearing to order at 7:04 p.m. and explained the procedures for the Public Hearing.

Manager Fieldman introduced Community Development Director Stan Popovich.

Mr. Popovich reviewed the item and the property location. He explained that the owners are requesting the be connected to Village water, which requires annexation of the property.

Commissioner Gilmartin asked if the zoning of this property changes at all during the annexation.

Mr. Popovich explained that once annexed, this property will be the most restrictive zoning, R-1. After the annexation, the petitioner can opt to go through the rezoning process.

Mayor Barnett adjourned the Public Hearing at 7:07 p.m.

5. Public Comments

Public Comment

Mayor Barnett reviewed the procedures for Public Comment.

Paul Drabik, a resident and Village Council Commissioner candidate, spoke in favor of an elected library board and also expressed concerns about audio clips played at the last Village Council meeting.

Ilene Briner, a resident, spoke in favor of the potential library referendum.

Kylie Spahn, a resident, spoke against the potential library referendum.

Ed Pawlik, a resident, spoke in opposition of the potential library referendum.

Larisa Galinise, a resident, spoke in favor of having conversations about the possibility of an elected library board.

Mary Blanchard, a resident, spoke against the potential library referendum.

Ian Ogden, resident, expressed that he would like to see issues addressed more professionally by the Council.

Noel Manley, a Darien resident, spoke in favor of the possibility of an elected library board.

Janet Whittingham, resident, suggested the Council do not consider that the views shared by non-Downers Grove residents and expressed concerns about potential changes to the downtown area.

Clorinda Greco, Downers Grove business owner, expressed concerns about potential changes to the downtown area.

6. Consent Agenda

BIL 2024-10258 — A. Bills Payable: No. 6842 - December 10, 2024

RES 2024-10580 — B. Resolution: Approve the Second Extension to the Agreement with Engineering Resource Associates, Inc.

RESOLUTION 2024-90

A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ENGINEERING RESOURCE ASSOCIATES, INC.

RES 2024-10579 — C. Resolution: Approve the Second Extension to the Agreement with Robinson Engineering, LTD

RESOLUTION 2024-91

A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ROBINSON ENGINEERING, LTD

MOTION: To adopt **THE CONSENT AGENDA OF THE DECEMBER 10, 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, Gilmartin, Glover, Tully, Davenport, Mayor Barnett

NAYES: None

7. Active Agenda

Mayor Barnett explained that items A-C on the agenda related to Lot #2 of the Civic Center Project.

ORD 2024-10568 — A. Ordinance: Approving an Amendment to Planned Unit Development #66 to Permit Construction of a 138-Residential Unit Apartment Building

MOTION: To Approve **AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #66 TO PERMIT CONSTRUCTION OF A 138-RESIDENTIAL UNIT APARTMENT BUILDING**, as presented. **ORDINANCE 6069**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

ORD 2024-10567 — B. Ordinance: Authorizing a Special Use for 750 Curtiss Street to Permit Construction of a 138-Residential Unit Apartment Building

MOTION: To Approve **AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 750 CURTISS STREET TO PERMIT CONSTRUCTION OF A 138-RESIDENTIAL UNIT APARTMENT BUILDING**, as presented.

ORDINANCE 6070

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

ORD 2024-10581 — C. Ordinance: Approving a Redevelopment and Land Purchase Agreement between the Village of Downers Grove and LCI Development Partners, LLC

MOTION: To Approve **AN ORDINANCE APPROVING A REDEVELOPMENT AND LAND PURCHASE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND LCI DEVELOPMENT PARTNERS, LLC**, as presented. **ORDINANCE 6071**

RESULT: Motion carried 6-1 by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: Commissioner Hosé

Village Council Questions/Comments

Commissioner Hosé noted that he has no issues to Items A & B, but takes issue with LCI Development Partners, LLC 's use of non-union labor workers.

ORD 2024-10549 — D. Ordinance: 2024 Aggregate Tax Levy Ordinance

MOTION: To Approve **AN ORDINANCE APPROVING THE 2024 AGGREGATE TAX LEVY ORDINANCE**, as presented. **ORDINANCE 6072**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

ORD 2024-10552 — E. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December for the Village of Downers Grove Special Service Area #6 (Fairview Fire Protection District)

MOTION: To Approve **AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #6 (FAIRVIEW FIRE**

PROTECTION DISTRICT), as presented. **ORDINANCE 6075****RESULT:** Motion carried unanimously by roll call vote.**MOTIONED TO APPROVE:** Commissioner Hosé**SECONDED BY:** Commissioner Sadowski-Fugitt**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett**NAYES:** None**Public Comments**

Larisa Galinise asked where SSA #6 is located.

Manager Fieldman explained that this is the unincorporated area in the northeast portion of town, informally referred to as the Fairview Fire Protection District. He explained that the Village now levies taxes through this Special Service Area to serve this location.

Village Council Comments

Commissioner Tully clarified that this was put into place because the residents were paying funds and were not receiving the services they should have been. This ensures the residents receive the services they expect and deserve.

ORD 2024-10557 — F. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #11 (Downtown Downers Grove)

MOTION: To Approve **AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #11 (DOWNTOWN DOWNERS GROVE)**, as presented. **ORDINANCE 6080**

RESULT: Motion carried unanimously by roll call 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 Council Comments**

Mayor Barnett highlighted that this is a levy that supports many of the activities that take place in the downtown activities.

ORD 2024-10550 — G. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #4 (Green Acres Subdivision)

ORDINANCE 6073

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #4 (GREEN ACRES SUBDIVISION)

Motion to adopt ORD 6073 is located after Active Agenda Item N

ORD 2024-10551 — H. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #5 (Atwood Subdivision)

ORDINANCE 6074

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #5 (ATWOOD SUBDIVISION)

Motion to adopt ORD 6074 is located after Active Agenda Item N

ORD 2024-10553 — I. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #7 (Dunham Subdivision)

ORDINANCE 6076

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #7 (DUNHAM SUBDIVISION)

Motion to adopt ORD 6076 is located after Active Agenda Item N

ORD 2024-10554 — J. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #8 (Nelson Meadow Subdivision)

ORDINANCE 6077

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #8 (NELSON MEADOW SUBDIVISION)

Motion to adopt ORD 6077 is located after Active Agenda Item N

ORD 2024-10555 — K. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #9 (35th & Saratoga Subdivision)

ORDINANCE 6078

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #9 (35TH & SARATOGA SUBDIVISION)

Motion to adopt ORD 6078 is located after Active Agenda Item N

ORD 2024-10556 — L. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January, 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #10 (Bridgepoint Downers Grove Subdivision)

ORDINANCE 6079

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #10 (BRIDGEPOINT DOWNERS GROVE SUBDIVISION)

Motion to adopt ORD 6079 is located after Active Agenda Item N

ORD 2024-10558 — M. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #12 (Fairview Ridge Subdivision)

ORDINANCE 6081

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #12 (FAIRVIEW RIDGE SUBDIVISION)

Motion to adopt ORD 6081 is located after Active Agenda Item N

ORD 2024-10559 — N. Ordinance: Levying of Taxes for the Fiscal Year Commencing on the First Day of January 2024 and Ending on the Thirty-First Day of December 2024 for Village of Downers Grove Special Service Area #13 (Kapovich Subdivision)

ORDINANCE 6082

AN ORDINANCE FOR THE LEVYING OF TAXES FOR THE FISCAL YEAR COMMENCING ON THE FIRST DAY OF JANUARY, 2024 AND ENDING ON THE THIRTY-FIRST DAY OF DECEMBER, 2024 FOR VILLAGE OF DOWNERS GROVE SPECIAL SERVICE AREA #13 (KAPOVICH SUBDIVISION)

MOTION: To Adopt Ordinances ORD 2024-10550, ORD 2024-10551, ORD 2024-10553, ORD 2024-10554, ORD 2024-10555, ORD 2024-10556, ORD 2024-10558 and ORD 2024-10559 (Active Items G-N), as presented. ORDINANCES 6073, 6074, 6076, 6077, 6078, 6079, 6081, 6082

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner José

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

ORD 2024-10560 — O. Ordinance: Abating a Portion of the 2024 Tax Levy Related to the General Obligation Refunding Bonds, Series 2014

ORDINANCE 6083

AN ORDINANCE ABATING A PORTION OF THE 2024 TAX LEVY RELATED TO THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2014

Motion to adopt ORD 6083 is located after Active Agenda Item T

ORD 2024-10561 — P. Ordinance: Abating a Portion of the 2024 Tax Levy Related to the General Obligation Refunding Bonds, Series 2015

ORDINANCE 6084

AN ORDINANCE ABATING A PORTION OF THE 2024 TAX LEVY RELATED TO THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2015

Motion to adopt ORD 6084 is located after Active Agenda Item T

ORD 2024-10562 — Q. Ordinance: Abating a Portion of the 2024 Tax Levy Related to the General Obligation Refunding Bonds, Series 2016

ORDINANCE 6085

AN ORDINANCE ABATING A PORTION OF THE 2024 TAX LEVY RELATED TO THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2016

Motion to adopt ORD 6085 is located after Active Agenda Item T

ORD 2024-10563 — R. Ordinance: Abating a Portion of the 2024 Tax Levy Related to the General Obligation Bonds, Series 2019

ORDINANCE 6086

AN ORDINANCE ABATING A PORTION OF THE 2024 TAX LEVY RELATED TO THE GENERAL OBLIGATION BONDS, SERIES 2019

Motion to adopt ORD 6086 is located after Active Agenda Item T

ORD 2024-10564 — S. Ordinance: Abating a Portion of the 2024 Tax Levy Related to the General Obligation Refunding Bonds, Series 2020

ORDINANCE 6087

AN ORDINANCE ABATING A PORTION OF THE 2024 TAX LEVY RELATED TO THE GENERAL OBLIGATION REFUNDING BONDS, SERIES 2020

Motion to adopt ORD 6087 is located after Active Agenda Item T

ORD 2024-10565 — T. Ordinance: Abating a Portion of the 2024 Tax Levy Related to the General Obligation Bonds, Series 2022

ORDINANCE 6088

AN ORDINANCE ABATING A PORTION OF THE 2024 TAX LEVY RELATED TO THE GENERAL OBLIGATION BONDS, SERIES 2022

MOTION: *To Adopt Ordinances ORD 2024-10560, ORD 2024-10561, ORD 2024-10562, ORD 2024-10563, ORD 2024-10564, ORD 2023-10065, (Active Items O-T), as presented. ORDINANCES 6083, 6084, 6085, 6086, 6087, 6088*

RESULT: *Motion carried unanimously by roll call 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 Council Comments

Commissioner Tully provided a background on abatements and explained that because of the abatement process, property owners are not charged property taxes to pay for the Village's obligations on bonds (as read by Commissioner Hosé). This is because the Village has others sources of revenue available.

ORD 2024-10477 — U. 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)

MOTION: *To Approve **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)**, as presented. ORDINANCE 6064*

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

MOTIONED TO APPROVE: *Commissioner Hosé*

SECONDED BY: *Commissioner Gilmartin*

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

NAYES: *None*

Michael Gatto, Developer with X-site Real Estate, and Robert de la Fuente, Director of Real Estate for Andy's Frozen Custard, presented via PowerPoint. Mr. Gatto provided a detailed explanation of the modifications that have been made to this development, accommodating the concerns of the Village Council and the residents of the area. He noted the existing site conditions that were factored into the site layout and also provided an explanation as to why certain requests for modifications could not be accommodated. Mr. Gatto also addressed the concerns expressed about curfew and shared that Andy's takes local ordinances and laws seriously.

Village Council Comments

Commissioner Sadowski-Fugitt expressed her appreciation for the modifications that had been made. She asked Mr. Gatto to clarify how Andy's plans to comply with the Village's curfew and whether their hours of operation could be adjusted accordingly. She further inquired as to whether adjustments to hours of operation have been made at other locations.

Mr. Gatto reiterated Andy's commitment to the Village and noted that all Andy's locations throughout the region maintain standard hours of operation.

Commissioner Davenport expressed his appreciation for the developer's responsiveness. He acknowledged that the primary concern raised by residents is the potential for increased traffic in the residential area. He commended the curb cut modifications and the restrictions on turning onto Washington and Elm Streets. The Commissioner emphasized that once the development is complete, the Village will continue to monitor this location.

Manager Fieldman confirmed that the Village will continue to monitor the area during the first few months of operation.

Public Comments

Rob Roe, a resident, expressed concerns with this development and noted that some of the resident requests for

modifications had not been accommodated.

Commissioner Tully clarified that the agenda item under discussion pertained to a request to vacate an alley. He explained that this vacation request aligns with efforts to promote economic development and noted that the Village's vacation policy standards have been met.

Commissioner Sadowski-Fugitt expressed her support of the alley vacation.

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

MOTION: To Approve **AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 814-818 OGDEN AVENUE AND 4244 ELM STREET**, as presented. **ORDINANCE 6065**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

Village Council Comments

Commissioner Tully shared that the rezoning request has also met all of the standards. He said he plans to support the zoning change request.

Mayor Barnett said he is still bothered by parts of this, but Commissioner Tully provided a good explanation. He said the first two items are in alignment with the Village's standards and goals for Ogden Avenue.

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

MOTION: To Approve **AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 814-818 OGDEN AVENUE AND 4244 ELM STREET TO PERMIT A SIDE-BY-SIDE DRIVE-THROUGH**, as presented. **ORDINANCE 6066**

RESULT: Motion carried 6-1 by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Gilmartin

AYES: Commissioners Hosé, Gilmartin, Davenport, Tully, Glover, Mayor Barnett

NAYES: Commissioner Sadowski-Fugitt

Village Council Comments

Commissioner Sadowski-Fugitt explained that the drive-through and the redevelopment agreement are what she struggles with and she will not be supporting either.

Commissioner Gilmartin thanked neighbors for sharing their concerns, noting that some feedback has been incorporated into the revised plan. He emphasized that the Village Council's role is to ensure the special use standards are met and that the use of TIF dollars aligns with community goals. He stated that the special use standards have been satisfied and highlighted key improvements, including restrictions on northbound exits to Washington and Elm Streets and enhancements to the drive-through, which will help reduce traffic in residential areas. He expressed confidence that the TIF dollars are being used appropriately and described the project as a strong example of the TIF district's purpose. Commissioner Gilmartin confirmed his support for the development.

Commissioner Hosé concurred with Commissioner Gilmartin's remarks. He expressed his view that concerns about the establishment's hours conflicting with curfew should be minimal, noting that curfew exceptions exist for employed minors. He explained that TIF expenditures are defined by state law and shared that he supports this.

Commissioner Glover said this is exactly the type of development that the Village would hope for on Ogden Avenue. He said while this site is unique, he thinks the developer has addressed many of the concerns received sufficiently. He expressed his appreciation to Andy's for investing in the Downers Grove community.

Commissioner Davenport spoke about economic development in the Village and the positive impact of this development. He noted his confirmation with the Downers Grove Fire Department that Washington Avenue is rarely used as a route to Good Samaritan Hospital. He opined that there should be further discussion by the Council about what the Village expects from these kinds of developments.

Commissioner Tully spoke about the criteria for the special use, referencing the municipal code. He expressed his appreciation to the community for their input and to the petitioner for their adjustments. He noted modifications made to the Ogden Avenue entrance/exit, sharing that the special use can be revoked if not followed. He said he thinks a lot of Andy's Frozen Custard traffic will come from people in the surrounding neighborhood.

Mayor Barnett asked about the drawings included in the packet. He said the drawings still show a regular entrance at Washington Street and nothing on Elm Street. He asked what was intended on Elm Street.

Mr. Gatto said he believes they will have a rumble strip on Elm Street that extends all the way out to preclude people from turning northbound onto Elm. He said there is also a concrete impediment that would assist in preventing people from turning left.

Manager Fieldman clarified that the Manhard drawing was submitted to show the changes to the building and the turning radius. He said when that was drawn, Manhard attempted to address compliance with the other conditions.

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

MOTION: To Approve **AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT TO BETWEEN THE VILLAGE OF DOWNERS GROVE AND DOWNERS GROVE EQUITY GROUP, LLC, as presented.**

ORDINANCE 6067

RESULT: Motion carried 6-1 by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Gilmartin

AYES: Commissioners Hosé, Gilmartin, Davenport, Tully, Glover, Mayor Barnett

NAYES: Commissioner Sadowski-Fugitt

Village Council Comments

Commissioner Tully explained that this Redevelopment Agreement is the result of the Village's efforts to redevelop the parcel. He noted that it aligns with other agreements along Ogden Avenue and emphasized that, even if Andy's does not remain, the Village will still benefit from a much improved parcel.

Commissioner Gilmartin shared his appreciation to staff and the Downers Grove Economic Development Corporation for their work on this project.

8. First Reading

ORD 2024-10473 — A. Ordinance: Amending the Rates Charged for Water

Manager Fieldman explained that items A through E are referred to as the budget implementation items and are either directly or indirectly related to the budget. He explained that items A and B are changes to rates; one for rates charged for water and the other for rates charged for stormwater utility. He said items C and D approve the funding for partner organizations like the Downtown Management Corporation and the Economic Development Corporation. Item E amends the Employee Administrative Rules and Regulations, so that they remain in compliance with State law.

Village Council Questions/Comments

Commissioner Tully said with respect to the 2025 Stormwater Utility Rates, this is the end of a 15 year plan to increase the funding of stormwater capital and maintenance. He said he is glad to see this because there are demonstrable benefits.

Commissioner Gilmartin reiterated his support for the Downtown Management Corporation and Economic Development Corporation organizations. He said he feels comfortable that the money related to the EDC increase will

be money well spent. He asked, regarding the employee handbook, if the changes involved reproductive health and familial responsibilities.

Village Attorney Enza Petrarca said that was added to be in compliance with state law.

Mayor Barnett said that the stormwater utility has helped make Downers Grove more resilient in facing storm events. He also recognized the Downtown Management Corporation and Economic Development Corporation for the work that they do to improve the community.

ORD 2024-10588 — B. Ordinance: Amending the 2025 Stormwater Utility Rate

MOT 2024-10590 — C. Motion: Authorize the Annual 2025 Funding to the Downtown Management Corporation (DMC)

MOT 2024-10589 — D. Motion: Authorize the Annual 2025 Funding to the Downers Grove Economic Development Corporation (EDC)

ORD 2024-10603 — E. Ordinance: Amending the Employee Administrative Rules and Regulations of the Village of Downers Grove, Illinois

RES 2024-10601 — F. Resolution: Approve an Annexation Agreement for the Property Located at 5819 Belmont Road

Manager Fieldman explained that this item was reviewed during the Public Hearing at the beginning of the meeting.

9. Attorney's Reports

Pursuant to Section 2.5 of the Downers Grove Municipal Code, Village Attorney Enza Petrarca read the following for Village Council consideration:

1. An ordinance amending the rates charged for water.
2. An ordinance amending the 2025 Stormwater Utility Rates.
3. An ordinance amending the Employee Administrative Rules and Regulations of the Village of Downers Grove, Illinois.

Attorney Petrarca noted that these items will be on next week's active agenda.

10. Mayor's Report

Mayor Barnett explained there would be a shift in the meeting process during the Manager's Report to allow for a better discussion by the Council.

11. Council Member Reports

Commissioner Gilmartin thanked Commissioner José for tabling the Andy's Frozen Custard items at the last Village Council meeting.

Commissioner José expressed concern about the comment made by the public about politics being dangerous. He said criticism is a right, but threats and abuse are not. He asked those in the community partaking in that behavior to do better.

Commissioner Sadowski-Fugitt said she is not going to apologize for what happened at last week's meeting. She reminded everyone about EQDG as a resource and encouraged those interested to reach out to the organization.

Mayor Barnett adjourned the meeting for a short break at 8:47 p.m.

12. Manager's Report

REP 2024-10574 — A. Report: Guiding DG: Comprehensive Plan and Related Projects - Streetscapes Preferred Alternative

The meeting reconvened at 8:52 p.m.

Mayor Barnett introduced Mr. Popovich to present this item.

Mr. Popovich shared the updated Guiding DG schedule.

Manager Fieldman shared the details for the evenings agenda including conversations on the downtown area, the connection of downtown and Fairview, and then the Fairview area. He said after the discussions of those three areas, they will discuss the streetscape elements, and finally the proposed projects for construction in 2025. Manager Fieldman explained that the process would include asking the Council for general feedback, then for comments on the balance of parking, then train station plaza, lighting, and lastly the extent and use of parklets.

Tim King and Mike Wood, from Hitchcock Design Group, presented via PowerPoint. Mr. King explained that preferred alternatives to Streetscape plans would be reviewed. He spoke about the streetscape guiding principles: streetscape function and character, expanded flexible amenity areas, public gathering spaces and programmed events, and culture and public art. He spoke about the streetscape areas, including the connection area and Fairview area. He reviewed the symbols on the map and said the grayscale was of existing conditions and those things in color are proposed changes. He said it is important to note that the yellow circles note changes in the existing number of on street parking spaces and the black circles note the number of spaces currently being utilized for seasonal outdoor dining. He spoke about the downtown streetscape and shared two options - Type one modified the streetscape, but did not change any on street parking. Type two included removing spaces to add things like bumpouts, etc. He noted the dashed orange line on the diagram that reflected the 5 minute walk shed. He reviewed the details of the proposed changes..

Commissioner Gilmartin asked about the black circles and noted that they were not on the Council's version of the diagram.

Mr. King said those were added after the fact.

Mr. Wood said they would make sure to get them added to the Council's version.

Janet Whittingham, resident returned to the podium, and asked for clarification about how many parking spaces would be removed.

Manager Fieldman said Hitchcock Design Group was asked to indicate changes in parking. He said the first draft has the net plus or minus of spaces. He explained this is because Council members asked for an understanding of how this would relate to summer outdoor dining. He said Hitchcock Design Group was asked to update the map to show the locations of current summer outdoor dining and the number of parking spaces occupied, marked in black. The yellow numbers represent a comparison between the proposed streetscape plan and the existing permanent condition.

Mayor Barnett said this presentation is in schematic form and is intended to be reviewed by the Council. He said it is not an automatic, dramatic change in normal operation. He encouraged the Council to look for a general concept and feel of what they want, not extreme specifics.

Mr. King continued reviewing areas of change. He spoke of the flexible amenity area concepts and what is possible with them.

Mr. Wood noted the continuation of lighting that would connect downtown to Fairview.

Mr. King spoke about parklets and said they are essentially a modular system that can, more or less, replace the concrete barriers. He explained that for the areas where there is a need for continued outdoor dining, this system may be of use. He spoke about expanded public space concepts. He said the concept is not to remove drop-off at the train station but to change it. He paused at the end of the downtown area section.

Manager Fieldman asked for the Council's feedback on Type 1 and Type 2.

Mayor Barnett said this is still schematic and conceptual but he likes a lot of it. He said this is a lot of good steps in the right direction.

Commissioner Glover asked if the Type 1 option would only include parklets.

Mr. King said yes, because it would not involve any permanent loss of parking.

Commissioner Glover said he feels unsure about the parklets. He said he is not totally against them and is interested to hear what his colleagues think. He spoke of the cultural amenity concept and asked if they could be repurposed as needed.

Mr. King said he thinks that is something that could be done depending on how things are finalized.

Mayor Barnett said he is completely opposed to parklets.

Commissioner Hosé agreed. He said he is concerned about increased liability. He said he is a fan of more permanent spaces than temporary ones.

Manager Fieldman asked if anyone wanted to speak in favor of the parklets.

There was no response.

Commissioner Tully asked for the differences between the amenity types: permanent, flexible and seasonal.

Mr. King explained that the seasonal option is similar to the current outdoor dining plan, operating only in the summer and being removed in the winter. He said the words temporary and seasonal are somewhat interchangeable and further explained with permanent changes, there would be an impact to the existing improvements and would include the removal of parking.

Manager Fieldman examples of how the flexible amenity areas could be used including the use of art, have changing art, etc.

Commissioner Tully said he is not in favor of any permanent removal of parking because he wants to maintain flexibility because the uses are going to change over time. He shared he would rather address issues with parklets than have some parking be completely eliminated.

Commissioner Sadowski-Fugitt said she appreciates that parking is not being removed in high density areas. She said she would be okay with some permanent removals, as long as they could be flexible spaces that include impermeable surfaces. In terms of parklets, she said she feels similarly to Commissioner Tully in terms of flexibility, especially in the Main Street area.

Commissioner Davenport asked, in terms of the flexible amenity concepts, if any are parklets.

Mr. King said they are all permanent.

Commissioner Davenport said he is open to the parklet idea because it can look nice. He said he would like to hear more from the consultant about how to deal with specific issues regarding parklets.

Mr. King said they will look into this further.

Mayor Barnett said the parklets provide an enormous amount of flexibility.

Commissioner Davenport said he is not interested in losing parking. He asked if there is anything being done to take advantage of narrowing the lanes to create more pedestrian space.

Mr. King said they would have to do a cost benefit analysis.

Commissioner Davenport asked about the red dotted line and said by doing that, maybe the parklets are not needed if enough width is created to accommodate outdoor dining. He said in terms of unpredictability, he appreciates that the parklets and bumpouts could provide areas for the placement of items.

Mayor Barnett spoke about removing parking in the area from Maple to Franklin and the opportunity for two parklets.

Mr. King said that is correct. He said, in type 1, the blue area has no permanent parking being removed, and the yellow is losing parking.

Mr. Wood explained there is currently outdoor dining here.

Commissioner Gilmartin said in terms of dynamics of where parking is being lost, the bumpouts result in reduced parking. He said he was for the parklets but after reasons shared by others he is not as keen on them. He said he thinks the more permanent bumpouts can be used for a variety of different things. He said he would like to explore the possibility for a parking study since the last one is done in 2019.

Commissioner Gilmartin asked on the north side of the train tracks, what the thin blue lines represent.

Mr. Wood said the East and West sides are existing turf areas with shade.

Commissioner Gilmartin said he likes a lot of what is here, especially the gateway features, public art, etc. He said he would like to understand what the impact would be for the train drop off. He said he loved all of the shading that was suggested. He asked about lighting.

Manager Fieldman asked the presenter to review lighting.

Mr. King said in the bumpout locations, in the nodes there can be catenary lighting.

Manager Fieldman asked if there are any lights that go across any streets.

Mr. King explained that they have not explored that as an option yet but they can look into it. He said that they have done that in alleyways before.

Commissioner Gilmartin said he loves the lighting ideas and would like to see more from there. He said this is about creating what Downers Grove feels like.

Manager Fieldman asked for thoughts on the lights.

Commissioner Davenport said he loves the lighting concepts proposed. He said from a safety standpoint, it can only be a benefit.

Commissioner Glover agreed with Commissioner Davenport and said he likes lighting up areas and the music but not the lights overhead across streets.

Commissioner Sadowski-Fugitt and Commissioner Tully agreed with their colleagues.

Commissioner José said overall he likes what he is seeing here. He said he likes the idea of permanent flexible space.

Commissioner Gilmartin suggested adding lights over the Ballydoyle alley if this is implemented.

Mayor Barnett said he agrees with all points made because he is hoping for Downers Grove to be a place "to be" rather than a place "to go to".

Manager Fieldman asked for feedback on the balance of parking. He said he thinks there are somewhere around 32-ish parking spaces that would be permanently removed, seasonally it is usually 26-27 spaces removed due to outdoor dining.

Commissioner José said he likes the idea of permanent flexible space. He said this would have inherent flexibility which is very attractive.

Commissioner Tully said he is not limiting his flexibility comments to just outdoor dining. He said he would like to maintain as much flexibility as possible in all the spaces.

Commissioner José said he thinks the Council needs to be more intentional with their choices. He said he would prefer to keep outdoor dining to the number of parking spots it has been but he is okay losing some. He said he likes the idea of a parking study but he recognizes it is not going to fix the perception that people can not park where they want. He said if the intent is to truly determine parking needs and times then he thinks the study makes perfect sense.

Commissioner Sadowski-Fugitt shared she had similar feelings to Commissioner José. She said in area 1, for the future development, she is uncomfortable with any loss of parking because that specific development is not yet determined. She said for train station parking, she is uncomfortable with the straight drop-off and she prefers the protected drop-off. She noted there is an environmental benefit to remaining a community that values public transit. She said Curtiss Street is a tough spot, so she is not interested in losing parking there along with the library parking lot. She emphasized that this area is too core of a spot to remove any parking. She said there is consideration with some of these areas in proximity to parking lots as well.

Commissioner José asked, on the last parking study, to what extent has the Village been successful in improving wayfinding.

Manager Fieldman said a pause was put on wayfinding from the 2019 parking study.

Mr. Popovich said some confusion was found in terms of where to park. He explained that one of the key things that was focused on was trying to simplify signage.

Commissioner Davenport said by the library, he shares the previously mentioned concerns. He said they have parking studies that show the Village could use more parking. He said he wishes he had something to predict future parking because it is hard to future-proof anything. He said he thinks some of the parking concerns should be balanced with the Village Council doing more things to accommodate those other means of transportation.

Mayor Barnett said he does not think the expectation that more parking is needed will ever be met. He spoke about the delivery and unloading, and said there is traffic for things besides restaurants. He said if all onstreet parking was removed, there will still be trucks double parked and unloading.

Commissioner Davenport agreed with Mayor Barnett. He pointed out that people can park out of the downtown area and still get there quickly.

Commissioner Gilmartin asked if a permanent space is created for dining, would a barrier have to be added outside of it.

Mr. King said they have added things like bollards or crash proof planters in the past.

Commissioner Gilmartin said that is something he would like to get more information on and see examples of. This would impact his decision regarding parklets.

Manager Fieldman said staff agrees that if this plan includes permanent areas that include outdoor dining, the design of the permanent components would provide the safety in a way that is aesthetically pleasing.

Mr. King said that is exactly right and the most common way it is done is with crash-rated bollards. He said a lot of times this is a discussion based on what level of protection the community and Village Council are looking for.

Commissioner Davenport said if bumpouts were created, it could result in pockets where this function can exist in a safer environment.

Mayor Barnett said this is something the Council will have to see and learn more about. He noted that it currently exists both ways.

Mayor Barnett suggested talking about the train station.

Manager Fieldman asked if the Council thinks the drop off lanes are important.

Commissioner José said he would like some numbers on how many people use them weekly. He said he does not mind losing the protected off-street drop-off.

Commissioner Tully said on the south side of the tracks, he is concerned about investing in making this a plaza because there already is a plaza. He said he does not agree with this being a pocket park because those already exist in the area. He said he would rather collaborate with the Park District on the spaces that currently exist. He noted the Village just spent money creating a public plaza on the south side of the tracks, so beautifying it is fine but a major investment is not necessary. He said there are other things that could be invested in. For the north side of the tracks, he said there has been criticism on spending too much on south of the tracks and he believes this an opportunity to invest in the north side of the tracks. He said he is interested in looking into how to maintain the drop-off. He said the tracks do matter and there are some people that avoid crossing the tracks if they can.

Commissioner Sadowski-Fugitt said she is not in favor of the performance venue/event lawn. She said if these improvements are made, she is interested in smaller mixed green spaces. She said she is interested in more natural opportunities. She said there is enough space and she does not know that she wants to spend time and resources in another park. She said her preference is to spruce up the current space rather than create a wide open space.

Commissioner Glover agreed with Commissioner José. He said he likes this in general. He said the investment in the north side of the tracks is worth investing in but the south side is where most people think of the downtown a gateway for Downers Grove. He said he does not know how the drop-off lanes will work but he is interested in exploring the options. He agreed with Mayor Barnett that Downers Grove is a place "to be" not a place "to go".

Commissioner Davenport said form should follow function. He said, fundamentally, the train stations need to have something to do with drop off. He asked about whether the option to extend Mochel Drive further north was considered as an option.

Mr. King said a lot was considered and in discussion with staff, the options presented were what was decided.

Commissioner Davenport said the current plaza and drop-off do not have a lot to do with the train station. He said the drop-off situation needs to be solved better than what is presented. He said he agrees with Commissioner Tully in regards to the north side of the tracks. He said it does not make sense to make things better on one side only. He said it is important to consider disabled residents that need to get closer to the station.

Commissioner Gilmartin said he likes both sides of this equally. He said on the south side, it feels like the changes will be dramatic but not that heavy. He noted the lawn is only two and half car lengths long. He said this looks like a great gathering space. He agreed with Commissioner Davenport about drop-off but said he does not know the history well enough. He asked for more information as he would hate to base this around the car drop-off and then later find out that the use of those lanes has decreased drastically over the years.

Commissioner Davenport said he would like to agree to disagree.

Commissioner Gilmartin said Commissioner Glover made a great point. He said he noted that both sides of the train are what people see as Downers Grove. He said beyond Downers Grove being a place "to be", it is also a place "to see". He also asked about how the lighting in this area would be addressed.

Commissioner Hose agreed with Commissioners Tully and Davenport regarding their comments on the north side of the train tracks.

Mayor Barnett asked how the existing demand and performance of the drop-off would be measured. He said these spaces are important to those who come to town. He said he likes what is here but he wants to understand how to measure the performance of the drop-off and if they are losing something essential.

Manager Fieldman said this is an ongoing discussion about trade offs and the unique thing about the function of this area is that it is really designed only for the peak usage. He explained that getting the numbers for usage will be easy, but the discussion of tradeoffs will be more difficult.

Mayor Barnett asked the presenters if this discussion was sufficient.

Mr. King said the discussion was thorough and they will work with staff and Mr. Popovich to move forward.

Mayor Barnett explained that the Council will continue this conversation another time.

PUBLIC COMMENTS

Scott Richards, a resident, expressed concerns with traffic on Main Street.

Janet Whittingham returned to the podium and spoke in opposition of the proposed plans.

Clorinda Greco spoke in opposition to losing parking spaces and asked the Village Council to consider a temporary trial period.

13. Adjournment

Mayor Barnett called motion to adjourn the meeting.

MOTION: To convene the December 10th, 2024 Village Council meeting into closed session pursuant to section 2(C)(1) of the Illinois Open Meetings Act to consider the appointment, employment compensation, discipline, performance or dismissal of specific employee of the Village.

RESULT: Motion carried unanimously by roll call 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 10:53 p.m.

Respectfully Submitted,

Rosa Berardi
Village Clerk