

Meeting Minutes

Village of Downers Grove - Council Meeting

Betty Cheever Council Chambers	January 14, 2025	07:00 PM
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1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call

Council Attendance (Present): Mayor Pro Tem José, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

Council Attendance (Not Present): Mayor Barnett

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

3. Proclamations

A. Martin Luther King Jr. Day

Mayor ProTem José read the Martin Luther King Jr. Day proclamation.

4. Minutes of Council Meetings

MIN 2024-10508	A. Minutes: Village Council Meeting Minutes - January 7, 2025
MIN 2025-10657	B. Minutes: Meeting Minutes of Joint Meeting of the Village Council and the Library Board of Trustees - January 2, 2025

MOTION: To adopt **The Village Council Meeting Minutes of January 7, 2025, and the Meeting Minutes of the January 2, 2025 Joint Meeting of the Village Council and the Library Board of Trustees**, as presented.
RESULT: Motion carried unanimously by voice vote.
MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt
SECONDED BY: Commissioner Gilmartin
AYES: Commissioners Sadowski-Fugitt, Gilmartin, Davenport, Tully, Glover, Mayor Pro Tem José
NAYES: None

5. Mayor's Report

REP 2024-10655	A. Report: 2024 Annual Report
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Mayor Pro Tem José presented the 2024 Annual Report.

6. Public Comments

Steve Scarlati, a resident, expressed concerns about the traffic near his residence on Forest Avenue. He requested additional traffic impact studies be completed on Forest Ave, in the area between Franklin and Prairie.

Janet Whittingham, a resident, expressed concerns about the Washington Street pedestrian crossing and the Civic Center Project Lot #2 development. She also spoke of the impressive holiday lighting displays and energy she saw in the community during the holiday season.

7. Consent Agenda

BIL 2024-10626 A. Bills Payable: No. 6848 - January 14, 2025

RES 2024-10621 B. Resolution: Authorize the Abrogation of a Public Utility Easement at 425 40th Street

RESOLUTION 2025-08

A RESOLUTION ABROGATING CERTAIN PUBLIC EASEMENTS IN THE VILLAGE OF DOWNERS GROVE FOR 425 40TH STREET

MOTION: To adopt **The Consent Agenda of the January 14, 2025 Village Council Meeting**, as presented.

RESULT: Motion carried 6-0 by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

8. Active Agenda

ORD 2024-10611 A. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 4913, 4917 & 4921 Forest Avenue as Planned Unit Development #70 (4919 Forest Avenue Planned Unit Development)

MOTION: To adopt **AN ORDINANCE AMENDING THE ZONING ORDINANCE OF THE VILLAGE OF DOWNERS GROVE, ILLINOIS TO DESIGNATE THE PROPERTY AT 4913, 4917 & 4921 FOREST AVENUE AS PLANNED UNIT DEVELOPMENT #70 (4919 FOREST AVENUE PLANNED UNIT DEVELOPMENT)**, as presented. **ORDINANCE 6093**

RESULT: Motion carried 6-0 by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

PUBLIC COMMENT

Clorinda Greco, a business owner, expressed concern with overdevelopment in the Village.

VILLAGE COUNCIL COMMENTS

Commissioner Davenport expressed concerns regarding the venting locations and potential changes to the south elevation of the building design. The Petitioner agreed to look into the issues. He also expressed concern regarding tandem parking and concerns related to maneuverability. The Petitioner explained that the idea of lowering the building was considered but ruled out due to flood plain issues. Commissioner Davenport inquired about the possible retail development in the common space area in the future and the Petitioner explained that uses can be changed in the future but would require changes to the mechanical systems. He commented that the petition complies with zoning regulation height limitations and that he would support it.

Commissioner Gilmartin commented that retail space was not a must for him and expressed concerns regarding traffic in the alley.

Commissioner Davenport inquired about restricting construction traffic in the residential neighborhoods and the Village Manager noted that the construction traffic and parking plan would restrict construction traffic to certain streets.

Mayor Pro Tem Hosé mentioned that the project is compliant with the setback requirements.

ORD 2024-10610 B. Ordinance: Authorizing a Special Use for 4919 Forest Avenue PUD #70 to Permit Construction of a Multifamily Residential Building

MOTION: To adopt **AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 4919 FOREST AVENUE PLANNED UNIT DEVELOPMENT #70 TO PERMIT CONSTRUCTION OF A MULTIFAMILY RESIDENTIAL BUILDING**, as presented. **ORDINANCE 6094**

RESULT: Motion carried 6-0 by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

VILLAGE COUNCIL COMMENTS

Commissioner Tully noted that the standards for the special use have been met and noted that a traffic study was completed by KLOA. He also noted that construction traffic would be addressed in the construction traffic plan and asked that staff continue to monitor traffic in the area. He also commented that first floor retail is not required.

Mayor Pro Tem Hosé also noted that staff would address construction traffic, noise and other construction issues at the permitting process.

ORD 2024-10612 C. Ordinance: Rezoning Certain Property Located at 4913, 4917 & 4921 Forest (4919 Forest Avenue Planned Unit Development #70)

MOTION: To adopt **AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 4913, 4917 & 4921 FOREST AVENUE (FOREST AVENUE PLANNED UNIT DEVELOPMENT #70)**, as presented. **ORDINANCE 6095**

RESULT: Motion carried 6-0 by roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

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

NAYES: None

Village Council Comments

Mayor Pro Tem Hosé thanked the developer for investing in the community.

9. Manager's Report

There was no Manager's Report

10. Council Member Reports

Commissioner Gilmartin reflected on the Village's accomplishments over the past year.

Mayor Pro Tem Hosé spoke of the wild fires in California, sharing that his sister and her family lost their home and belongings. He thanked all who donated and shared ways the community can help those affected by the fire.

11. Adjournment

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

MOTION: To Adjourn the January 14, 2025, Village Council Meeting.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Gilmartin

AYES: Commissioners Sadowski-Fugitt, Gilmartin, Davenport, Tully, Glover, Mayor Pro Tem
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NAYES: None

The meeting adjourned at 8:18 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk