



Village of Downers Grove Meeting Minutes Downers Grove Village Council

Civic Center
801 Burlington
Downers Grove, IL 60515
630-434-5500

Tuesday, March 4, 2014

7:00 pm

Council Chambers

1. Call to Order

Mayor Martin Tully called the regular meeting of the Village Council of the Village of Downers Grove to order at 7:00 p.m. in the Council Chambers of the Downers Grove Village Hall.

Pledge of Allegiance to the Flag

Mayor Tully led those present in the Pledge of Allegiance to the Flag.

2. Roll Call

Present: Commissioner Bob Barnett, Commissioner Sean P. Durkin, Commissioner Becky Rheintgen, Commissioner Geoff Neustadt, Commissioner Greg Hosé, Commissioner David S. Olsen and Mayor Martin Tully

Non Voting: Village Manager David Fieldman, Village Attorney Enza Petrarca and Village Clerk April Holden

The Council meeting is broadcast over the local FM radio station, WDGC. In addition, a tape recording and videotape of the meeting are being made using Village owned equipment. The videotape of the meeting will be used for later rebroadcast of the Council meeting over the Village cable television Channel 6.

The Council will follow the rules of conduct for this meeting as provided in Sec. 2.5 of the Downers Grove Municipal Code. These offer the public the opportunity to comment at several points in the meeting. First, immediately following approval of the minutes of the past meetings, an opportunity will be given for public comments and questions of a general matter. If a public hearing is scheduled for this meeting, an opportunity is given for public comments and questions related to the subject of the hearing. Finally, an opportunity is given for public comments and questions on items appearing on the Consent Agenda, the Active Agenda and the First Reading.

The presiding officer will ask, at the appropriate time, if there are any comments from the public. If anyone wishes to speak, the individual should raise their hand to be recognized and, after acknowledgment from the presiding officer, approach the microphone and state their name and address. Remarks should be limited to five minutes, and asked that individuals refrain from making repetitive statements.

Mayor Tully said there are agendas located on either side of the Council Chambers, and he invited the audience to pick up an agenda and follow the progress of the Council meeting.

3. Minutes of Council Meetings

*Executive Session Minutes for Approval Only - February 4, 2014
Council Meeting - February 18, 2014*

Mayor Tully asked for a Motion to approve the minutes as submitted.

Commissioner Neustadt moved to approve the minutes as presented. Commissioner Durkin seconded the motion.

The Mayor declared the Motion carried by voice vote.

4. Public Comments - General Comments on Matters Not Appearing on Tonight's Agenda

Carol Richart, 206 55th Place, said she is a retired teacher and lifetime church goer. She said she wanted to comment on the controversy regarding charging churches a stormwater utility fee. She said this is education waiting to happen. She would like the churches to meet with their own congregations to decide what they want to do about it. It is important to see the big picture. Water is one of the things we have stewardship over, and is extremely important. She wants to see churches educating their congregations on the issue of water.

Ben Koyl, 5400 Walnut, Unit 211, said he usually parks at the Belmont Station to take the train to the city. He pays the daily fee for parking. The last couple of times he has tried to park there have been no daily spaces available. He also asked about the building at 922 Warren and whether it will ever be finished. It is an eyesore in his opinion.

Mayor Tully said, with respect to the parking at the Belmont lot, staff periodically discusses parking issues with Metra. He thanked Mr. Koyl for bringing this issue forward. With respect to 922 Warren, it was a victim of the recession.

Dave Fieldman, Village Manager, said construction started and closed. The staff has worked with the present owner to reinstate their building permits. Staff expects them to pursue construction this construction season.

Mr. Koyl spoke of the temporary parking that was available on Chase during the Belmont construction, and suggested that might be an option for additional parking. The Mayor said this can be looked at as well.

Tom LeCren, 545 Chicago, made a suggestion regarding First Reading agenda items. Once the item has been described, he suggested the Mayor ask for Council comments and then public comments.

Mayor Tully thanked Mr. LeCren for his suggestion. First Reading items have historically been informal discussions. He can address this by being sure people have a chance to comment on an item regardless of who addresses the item first.

5. Council Member Reports

Commissioner Olsen reported on a DuPage County Board Finance Committee meeting he attended last Tuesday. The topic was the DuPage Convention and Visitors Bureau. The Visitors Bureau is certified by the State and receives State grant money to fund their operations. There are three major communities in DuPage County that are not members of the Visitors Bureau: Downers Grove, Lisle and Naperville. These communities have the second, third and fourth most hotel rooms of the communities in DuPage County. The funding for the DuPage Visitors Bureau is based upon the number of hotel rooms, the number of hotel stays, the population of the County and food and beverage tax receipts.

Commissioner Olsen said he raised a concern at the County Finance Committee meeting. The DuPage Visitors Bureau has decided to undertake a model whereby they charge the hotels in the non-member communities to try to recoup the revenues for the Visitors Bureau that they would have had if those communities were members. This new funding model has resulted in an almost five fold increase in membership dues for the hotels in the non-member communities like Downers Grove. Our two major hotels, the DoubleTree and the Marriott Suites have decided not to be members this year. This is a concern for Downers Grove which he raised to the County Board. There were two items before the County Board, one of which was the letter

designating the Visitors Bureau as a certified Visitors Bureau, which was passed with some dissenting votes. The other item concerned providing additional funding from the County to the Visitors Bureau and was tabled pending discussion per the suggestion of Tonia Khouri, Chair of the Economic Development Committee at the County Board.

Commissioner Olsen said this is an issue that Downers Grove should be following. The DuPage Visitors Bureau is supposed to represent all of DuPage County, but he believes it has not been fully representing the hotels in Downers Grove, Lisle and Naperville. He feels it is quite unfair that they would be attempting to penalize our hotels based on decisions made by a governmental body.

Commissioner Olsen said that as the County Board continues to discuss this, we should keep an eye on it and advocate for the hotels in our community that are being treated unfairly in this new system.

Mayor Tully said there is a long history associated with the DuPage County Visitors Bureau. The Downers Grove Economic Development Corporation (EDC), does advocate on behalf of the hotels who are members of the EDC as does the Chamber of Commerce. This issue comes up from time to time. The hotels look to our EDC to advocate for them. We advocate on behalf of our hotels through our EDC and Chamber of Commerce. Steps have been taken over the years to try to address this situation in ways most advantageous to our community. It continues to be a question as to the best approach for dealing with this situation.

Commissioner Olsen said he has a great deal of respect for our EDC and what they are doing. He thinks it is a fundamental fairness concern when the money that the DuPage Visitors Bureau is getting is predicated on the hotel stays and the population of the non-member communities, and yet they are not allowing these hotels to take full advantage of that. He is pleased that a number of County Board members had concerns with this. He hopes some steps are taken in the right direction.

The Mayor said there are other organizations at the municipal and county level that are aware of this.

Commissioner José said that early voting is taking place at the Village Hall through March 15. Hours are 8:30 a.m. to 7:30 p.m. Monday through Friday, and 9:00 a.m. to 3:00 p.m. Saturdays.

Commissioner Rheintgen said she attended a presentation by the League of Women Voters regarding stormwater utility. SCARCE did a presentation regarding recycling. Additional information can be found at www.scarcecoed.org.

Commissioner Neustadt said March is Severe Weather Preparedness Month. More information is available on our website at www.downers.us.

6. Public Hearings

7. Consent Agenda

COR 00-05488 A. Claim Ordinance: No. 6043, Payroll, February 7, 2014

Sponsors: Accounting

A motion was made to Approve this file on the Consent Agenda.

Indexes: N/A

BIL 00-05489 B. List of Bills Payable: No. 6104, March 4, 2014
Sponsors: Accounting
A motion was made to Approve this file on the Consent Agenda.
Indexes: N/A

MOT 00-05490 C. Motion: Authorize \$39,973.20 to CDW-G for the Purchase of MS Office 2013
Sponsors: Information Services
A motion was made to Authorize this file on the Consent Agenda.
Indexes: Computers

MOT 00-05494 D. Motion: Note Receipt of Minutes of Boards and Commissions
Summary of Item: Library Board - January 22, 2014
Plan Commission - January 27, 2014 and February 3, 2014
Zoning Board of Appeals - December 18, 2013
A motion was made to Note Receipt Of this file on the Consent Agenda.
Indexes: Boards and Commissions Minutes

Passed The Consent Agenda

A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, that the consent agenda be passed. The motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

8. Active Agenda

ORD 00-05468 A. Ordinance: Amend Chapter 14 of the Downers Grove Municipal Code to Establish Reverse Commuter Parking and Amend Parking Lot Provisions
Sponsors: Public Works
Summary of Item: This establishes reverse commuter parking and amends parking lot provisions.

AN ORDINANCE AMENDING CHAPTER 14 OF THE DOWNERS GROVE MUNICIPAL CODE TO ESTABLISH REVERSE COMMUTER PARKING AND AMEND PARKING LOT PROVISIONS

ORDINANCE NO. 5369
A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, to Adopt this file. Mayor declared the motion carried by the following vote:
Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully
Indexes: Parking Permits

ORD 00-05480 B. Ordinance: Authorize a Special Use for 2535 Ogden Avenue to Permit Construction of a Restaurant with Drive-Through
Sponsors: Community Development and Plan Commission

Summary of Item: This authorizes a special use at 2535 Ogden Avenue to permit construction of a restaurant with drive-through.

AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 2535 OGDEN AVENUE TO PERMIT CONSTRUCTION OF A RESTAURANT WITH DRIVE-THROUGH

ORDINANCE NO. 5370

A motion was made by Commissioner Durkin, seconded by Commissioner Hosé, to Adopt this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

Indexes: Special Use - 2535 Ogden Avenue

MOT 00-05477 C. Motion: Implement Stormwater Utility Grant Program

Commissioner Barnett said he will vote for this in order to help the church community. He said he does not like the way this is structured. Further, he does not like that use of the property is driving eligibility for this program. He said eligibility based on use is a problem for him and he thinks it is wrong.

Mayor Tully said he agrees with much of what Commissioner Barnett said. He will vote in favor of this to allow the opportunity for tax-exempt religious organizations to engage in a cost-share program that helps them and advances the goals of the stormwater program. He would like to continue to review this matter.

A motion was made by Commissioner Neustadt, seconded by Commissioner Durkin, to Authorize this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner Hosé, Commissioner Olsen and Mayor Tully

Indexes: Stormwater Utility

BID 00-05486 D. Bid: Authorize the Purchase of Seven (7) Replacement Vehicles

Sponsors: Public Works

Summary of Item: This authorizes the purchase of certain replacement vehicles, as directed by the Village Council.

Commissioner Durkin moved to authorize the purchase of seven 4x4 vehicles. He said he previously asked that this be tabled to review this. He noted that 4x4 vehicles are easier to convert to CNG and he feels the resale value will also be higher.

Dave Fieldman, Village Manager, clarified that the purchase is for six four-wheel drive utility vehicles, Tahoes, and one four-door sedan, Ford Fusion Hybrid.

Commissioner Olsen encouraged staff to find ways for cost savings in the future. We should only purchase what is needed and he would have supported the original staff recommendation as it is a good balance between obtaining additional equipment and being responsible with tax dollars.

Commissioner Neustadt commented that these vehicles serve as the "offices" for Police and Fire staff. He supports this as it allows staff to get to emergencies.

Commissioners Hosé and Rheintgen said they agrees with Commissioners Neustadt and Durkin.

Mayor Tully said the incremental cost of purchasing two additional four-wheel drive vehicles is

\$8,700 and is within budget. Although he ordinarily would support the staff recommendation, he understands the added value. He noted that staff is lean and specs purchases out.

A motion was made by Commissioner Durkin, seconded by Commissioner Neustadt, to Approve this file. Mayor declared the motion carried by the following vote:

Votes: Yea: Commissioner Barnett, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt, Commissioner José and Mayor Tully
Nay: Commissioner Olsen

Indexes: Vehicle Purchases

9. First Reading

MOT 00-05495 A. Motion: Recommend Intersection Design to DuPage County for 55th and Webster

Sponsors: Public Works

The Manager asked Nan Newlon, Director, Public Works, to address this item.

Nan Newlon, Director, Public Works, said a large DuPage County project is underway on 55th Street to improve traffic flow and safety. Staff recommends that a recommendation be provided to DuPage County regarding the intersection design for 55th and Webster. Based on the Village's direction, DuPage County staff will prepare plans for submission to IDOT. Ms. Newlon reviewed the scope of the project to include left turn lanes, resurfacing and traffic signal coordination. Milestones will be established to complete the project development report. The Village will host public meetings to discuss the plans. In terms of process, the County will acquire the necessary rights of way and will complete the engineering design. IDOT will review and approve the plans and do the construction. This is a typically a five-year process.

Issues at 55th and Webster involve sight-distance concerns and cut-through traffic. This item was before Council in December 2011. At the January 3, 2012, Council meeting, staff recommended a right-in and right-out on Webster at 55th Street. This item was tabled to a date uncertain at the request of the residents because they had a petition asking that Webster Street be closed.

The County agrees with the sight-distance issue. The County is working on the preliminary engineering, phase 1. After this is complete it will go to IDOT and then come back for public comment by neighbors and those who use the street. The County's consultant has recommended a right-out only. On Webster going south, one could turn right onto 55th Street. Traffic would not be able to turn into Webster. The consultant does not have a problem closing the street.

Mr. Fieldman said the options are for a right-turn only, or to dead end the street. There is currently no sketch or design of the dead end.

The Mayor said the County is looking for the Village's input as to what we would like to see in the preliminary plans at that intersection. When this was last before Council, we did not know what the County's plans were and there was hesitancy to try to make decisions without them. The Mayor said, given the wishes of the neighborhood, he would recommend a dead end.

Commissioners Durkin and Rheintgen agreed with the Mayor.

Commissioner Olsen said he disagreed. This is a long street to be considered for a dead end. The preliminary design avoids and prohibits the cut through right turn onto Webster. There is an issue of access on Webster. Without a cul de sac there is an issue with large equipment and vehicles turning around. The County plan both addresses neighborhood concerns and still

allows ease and movement of traffic, emergency vehicles and snow plows.

Commissioner Rheintgen referenced the report from Burns and McDonnell. Both solutions are imperfect; however, why not listen to the neighbors. She said that neither proposal fully addresses the sight line issue.

Commissioner José said that Commissioner Olsen has raised good points. His concern is garbage trucks, but if the neighborhood is comfortable with this, he is good with it.

Commissioner Neustadt said there is 100% support for the dead end from the neighbors. He is in favor of this. He noted that the neighbors have been respectful of the process and patient. He likes the dead end option. The right-turn out option still has sight line issues.

Commissioner Barnett said he supports the dead end. The Village is making a recommendation to the County that they may or may not include in their plan.

Ms. Newlon said the County will accept either recommendation.

Commissioner Barnett referenced the recommendation by Burns and McDonnell regarding acquisition of the property on the northwest corner of Webster and 55th. He asked if there is an opportunity for the County to purchase land for a hammerhead.

Ms. Newlon said the right-of-way purchase the County is contemplating is minimal to accomplish the project. We could discuss this with them.

Commissioner Rheintgen asked when the five-year timeline begins.

Ms. Newlon said the right-of-way acquisition can take up to two years. This project could extend another three or four years.

Frank Falsch, 820 Prairie, said this could be solved by a Do Not Enter sign, a Right Turn Only on the north side and a No Left Turn on the south portion of the road.

Mike Ruta, 5405 Webster, said they occasionally receive overflow traffic off of Washington Street during the afternoon rush hour. Also, according to the engineering numbers, the right turn out is not safe.

ORD 00-05492

B. Ordinance: Authorize a Special Use to Permit an Automobile Dealership at 2100 Ogden Avenue

Sponsors: Community Development and Plan Commission

The Manager asked Tom Dabareiner, Director, Community Development, to address this item.

Tom Dabareiner, Director, Community Development, said a special use ordinance has been prepared for an automobile dealership. He showed the location at 2100 Ogden Avenue. The property is 4.58 acres and the principal building is 20,000 s.f. A Chrysler dealership was formerly on this site. Because the dealership has been discontinued for more than 18 months, Section 28.1202 (d) of the Zoning Ordinance requires a special use. The petitioner is not proposing any site improvements; however, cosmetic improvements will be made. The site is consistent with the corridor commercial designation. The Plan Commission considered this petition and unanimously recommended approval.

Mayor Tully said this is an automobile dealership replacing a previous automobile dealership.

Commissioner Barnett asked about landscaping and improvements to the lot.

Mr. Dabareiner said the lot has deteriorated over time. Only maintenance and cosmetic improvements are contemplated at this time. Commissioner Barnett said they should be asked to do a bit more.

Commissioner Durkin asked if Council could ask for additional improvements.

Mr. Fieldman said conditions can be placed on the special use; however, this application complies with the Zoning Ordinance as presented.

Commissioner Barnett said that this is an opportunity to start the process of higher expectations.

Mayor Tully noted that it is an improvement to take fallow land and make it sales tax producing. This meets the Zoning Ordinance bulk requirements. It would have been necessary to change the conditions prior to this application in order to enforce them. The Mayor said this is putting a parcel back to productive use.

Commissioner Barnett said he understands the importance of putting property back on the tax rolls; however, he would like to start talking about higher expectations. If it were a vacant parcel, there would be a different set of expectations, with the Village looking for and expecting a great deal of work on this site. He thinks the Village should start reviewing rules and expectations ahead of the game.

The Mayor said we need to specify and document the expectations.

Commissioner Olsen said the improvements are fantastic. The community wants to be business friendly, but more regulations becomes challenging. He noted that greenfield development is very different from redevelopment. The Commissioner said he is very supportive of this request. He would not go so far as to require changes, although he would like staff to encourage the developer to make changes. It is important to be mindful of attracting businesses to Downers Grove.

Mayor Tully said stormwater utility fees will be paid on this property.

Commissioner Barnett said there is no reason to think we are hurting ourselves in terms of fostering economic development. He is not trying to create an anti-business environment.

The Mayor reiterated that all the requirements are met.

Commissioner José said businesses have an economic incentive to increase greenspace and reduce impervious areas.

Mr. Fieldman said this is a used car dealership but they could sell new cars as well.

The Mayor said this meets all applicable sections of the Municipal Code.

ORD 00-05453

C. Ordinance: Amend the Zoning Ordinance, Chapter 28, of the Downers Grove Municipal Code

Sponsors: Community Development and Plan Commission

The Manager said the Zoning Ordinance regulates land use and development. The Zoning Ordinance has been discussed since December 2013. Staff presentations have concluded.

This is an opportunity for the Council to discuss this and express any questions or concerns.

Mayor Tully thanked Mr. Dabareiner and other staff members for their presentations. He asked for comments, issues and concerns from the Village Council.

Commissioner Olsen said he has two issues. He believes drive-throughs in the downtown area should be prohibited, and is a bit unsure about the revised-use table. Mr. Dabareiner and Village Attorney Petrarca replied that drive-throughs are prohibited in the downtown area.

Commissioner Olsen noted that the zoning regulations in the R5 and R5-A districts are identical and he doesn't like that idea. There is an opportunity to streamline and clarify the Zoning Ordinance and having two duplicative zoning districts is counter-intuitive. He understands eliminating one of the districts would require rezoning, but feels that would be acceptable, rather than having two identical districts.

Commissioner Rheintgen asked what kinds of costs are attributed to rezoning. Mr. Fieldman said it would include staff time, notices, etc. He said staff would compile a list with specifics.

Commissioner Rheintgen said she agrees with Commissioner Olsen, but she would like to know the costs involved.

Commissioner Rheintgen said she would like further discussion on the proposal to require bike racks for new businesses, as she doesn't think it is necessary, and merely places another burden on owners wanting to open a new business.

Commissioner Barnett asked how that is expected to work. Mr. Fieldman replied that it would be on a property basis and not a tenant basis. The requirements are minimal. Prices start at \$149.00 for some bike racks.

Mr. Dabareiner said that this generally applies when you have a larger parking area. Individual businesses that do not have parking to begin with as in the downtown area will not be subject to this requirement. The Manager added that it would be driven by the parking lot requirements.

Commissioner Rheintgen said she thought it included commercial uses.

Commissioner Neustadt asked for an example of a current project that might have triggered the requirements.

Commissioner Olsen said that different areas of town would have different regulations.

The Manager said that an office building would be subject to the regulations. He added that he would get a complete report for the Council's review.

Commissioner Rheintgen asked about all the variations going through the Zoning Board of Appeals (ZBA). She said that this might increase the cost and time for petitioners and time for the staff.

Commissioner Barnett said he would like some narrative to help understand the answers to the questions presented tonight.

Commissioner José commented that he thinks it would be helpful for variations to go through the ZBA in terms of consistency in application of the Code for a variance. He said the addition of time wouldn't be too much due to the schedules of the Zoning Board of Appeals and the Plan

Commission. Hopefully most of the materials would be useful for both meetings. The new ordinance does a good job of increasing neighborhood notice and mail notices, especially with regard to commercial projects near residential areas. He also likes introducing the ability of staff to approve small variances to save a developer's time and ease the burden on the Plan Commission and ZBA. Overall, he thinks it is a good document and easier to use.

Commissioner Barnett commented that this is an opportunity to review the existing zoning in specific locations and change it as required to avoid problems down the road. Commissioners Olsen and Rheintgen agreed with his comment.

Commissioner Olsen noted that there are areas where residents would prefer a different zoning such as single-family homes next to multi-family housing or townhomes. The Manager said that Village-initiated rezoning is a different action than adopting a Zoning Ordinance. They are separate legislative items. He said that staff would respond quickly to issues raised tonight.

The Mayor commented that to continue to facilitate the process, they should bring forth issues as quickly as possible.

Commissioner Barnett commented on the subject of setbacks and lot coverage, saying he would like to have some relative comparison of the information in terms of extremes outside the Village of Downers Grove. The subject of stormwater has dominated this community's budget and politics for a decade at least, and is related, without doubt, to things like lot coverage and greenspace. He asked as to available comparative information. The Manager clarified that items for comparison would include impervious area, lot area, setbacks, lot coverage, etc. in all districts.

The Mayor said they would have to start with somewhat comparable communities. He referenced residential redevelopment research done in the past.

Commissioner Barnett said he would be more interested in having communities that have undergone a similar change to their Zoning Ordinance. Mr. Fieldman said staff would review that data.

Commissioner Rheintgen noted that there is a member in the audience who did research on day care.

Tom LeCren, 545 Chicago Avenue, asked if we are satisfied that what has been done is not counterproductive or worse for stormwater. The Mayor said that was a fair question. Mr. Fieldman responded that indirectly, through the Zoning Ordinance, they are addressing stormwater, such as changes in parking ratios, additional landscaping etc. It will be directly addressed in the Stormwater Control Ordinance. They are confident that they are promoting and not prohibiting those activities.

Mayor Tully said that the Village would continue to discuss this. He asked about the next steps, and the Manager replied that they will discuss this more in the coming weeks, with at least one or two more weeks of review.

Indexes: Zoning Ordinance

10. Mayor's Report

Mayor Tully said he serves as the District 3 representative to the County Stormwater Commission, and they met this morning. The County staff is working on floodplain mapping updates, and will also meet with communities to update the maps.

The Mayor said that the DuPage County Stormwater Commission is in the process of reviewing needs for stormwater management and watershed improvements, including those in Downers Grove. They are going to meet with municipalities and others. This is the beginning of their discussion and there will be an assessment report prepared that will be available on the County website soon.

Following the Mayor's Report, Marge Earl asked to address the Council regarding the Zoning Ordinance discussion.

Marge Earl, 4720 Florence Avenue, asked to comment on the Zoning Ordinance saying that the Zoning Ordinance has been addressed many times over the past six months or so, and brought to the Plan Commission, as well as before the Council at many Council meetings. She then asked Commissioner Barnett if he was asking staff to go back to the beginning and start all over again.

Commissioner Barnett said his main emphasis is lot coverage and stormwater related issues. He would like to know how communities that have done zoning rewrites and are similar to Downers Grove, in terms of maturity and development, have dealt with stormwater related issues in an effort to bolster or support better stormwater management techniques. Most of what is in the Zoning Ordinance supports the stormwater utility goals as well as the Comprehensive Plan. Before committing the Village to a plan that is unlikely to get regular review, he would like to know whether there are further reaches that could be done and are being done elsewhere to support the stormwater goals.

Ms. Earl asked if he meant something like a tree ordinance, as that could apply.

Commissioner Barnett said 18 months of review is a narrow window on a 35-year old document.

Mayor Tully said he appreciates the pace of this, saying that additional time is worth the investment. The tree ordinance can be added to documents staff will compile.

Ms. Earl replied that she is surprised that these questions haven't been asked already.

Commissioner Durkin replied that this is their first real Workshop on the document.

Ms. Earl commented that this is not anywhere near ready to be voted on, and she is surprised by the timing.

The Mayor said that on other ordinances of this scope and magnitude, he's seen this process followed.

Commissioner Barnett commented that what they have had to this point is isolated conversation, and this is the first time they have had debate on this topic.

11. Manager's Report

12. Attorney's Report

Village Attorney Enza Petrarca said she was presenting one item to the Council: An ordinance authorizing a special use to permit an automobile dealership at 2100 Ogden Avenue.

Future Active Agenda

13. Council Member New Business

14. Adjournment

Commissioner Barnett moved to adjourn into Executive Session pursuant to Section 2 (c)(2) of the Open Meetings Act to consider collective negotiating matters. Commissioner Durkin seconded the motion.

VOTE: AYE: Commissioners Barnett, Durkin, José, Olsen, Rheintgen, Neustadt; Mayor Tully

Mayor Tully declared the motion carried and the Council convened into Executive Session at 8:57 p.m.