

Meeting Minutes

Village of Downers Grove - Council Meeting

Council Chambers

3/13/2018

7:00 PM

In order to give as many visitors as possible an opportunity to speak and in the interest of adjourning the meeting by 9:00 p.m., please limit your comments to 5 minutes in length, unless further time is granted by Council. Thank you.

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.

Mayor Tully announced that there would be a change in the Agenda. Item 10, Manager's Report, will be presented following the approval of the minutes.

Pledge of Allegiance to the Flag

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

2. Roll Call

Council Attendance (Present): Commissioner Walus, Commissioner Earl, Commissioner Waldack, Commissioner White, Commissioner Hosé, Commissioner Barnett; Mayor Tully

Absent: None

Non-Voting: Village Manager David Fieldman, Village Attorney Enza Petrarca, 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 past meetings, an opportunity will be given for public comments and questions of a general nature. 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 Mayor stated that at the appropriate time the presiding officers will ask if there are any comments from the public. Individuals wishing to speak, should raise their hand to be recognized and, after acknowledgment from the presiding officer, approach the microphone and state their name. Remarks should be limited to five minutes, and individuals are asked to 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

MIN 2018-7709 — A. Minutes: Council Minutes - March 6, 2018

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Motion: Commissioner White moved to approve the minutes as presented. Commissioner Waldack seconded the motion.

Mayor Tully declared the motion carried by voice vote.

10. Manager's Report

INF 2018-7711 — A. Information: Implementation of Downtown Regulatory Framework

Village Manager David Fieldman said that staff is providing information to the Council on the implementation of the downtown regulatory framework. He noted that there would be no vote or formal action taken at this meeting.

Stan Popovich, Director, Community Development, made the presentation saying that the Plan comports with about 85-90% of the framework approved by the Village Council on January 16, 2018 and provides direction for the preparation of the zoning regulations, zoning map and other regulations affecting development. He outlined four steps to be taken to complete this item: Implementation overview and direction; Zoning Ordinance text amendments to create a Downtown Core (DC) district, amend the Downtown Transition (DT) district building height maximum, and amend the land uses; Rezone properties to DC or DT district; Update the design guidelines and public participation process. Completion is expected by fall 2018.

Mr. Popovich then showed the schedule for implementation consisting of multiple steps. Included in this week's Council packet was the proposed zoning map, and designation of the downtown core district. Upon further review and discussion, staff has identified two areas to be changed to DT – the southwest corner of Rogers and Washington and the NE corner of Maple and Washington. The revised map has been made available. Anything contemplated as rezoning is outlined in the proposed downtown zoning map. He then showed the potential changes to the land uses. Staff is looking for Council direction on the plan to implement the downtown regulatory framework.

Mayor Tully thanked Mr. Popovich for his review, and explained that this is part of a multi-layered process before any final implementation takes place.

Commissioner White said the original proposal circulated to the Council called for rezoning 73 parcels for administrative simplicity. He asked if adding the additional 11 parcels will impact the ability to get this project completed, and Mr. Popovich said it should have no negative impact.

Mayor Tully commented that there is some sense of urgency in getting parts of this done because the sooner they begin, the sooner they can make progress.

Commissioner White said part of the key is that DE-1 and DE-2, when compared to DT, show that the differences are not very substantial. He thinks they are close to 95% completion with this change.

Commissioner José said he saw this as substantial progress. They are looking to protect the historic core and ways to keep large construction from taking place in certain downtown areas. He sees this as a good move.

Commissioner Barnett stated his concurrence with his colleagues. They are choosing a path forward, and that doesn't mean that the 87 additional properties in the January version are no longer in the Council's view.

The Mayor agreed with that statement.

There being no further comments from the Council at this time, Mayor Tully called upon anyone in the audience who wished to speak on this topic.

1. Vincent Barrett, 4921 Highland, stated he is a 45-year resident of the Village. He asked why the three properties at the southwest corner of Rogers and Washington are going up in height.

Mr. Fieldman replied that the maximum heights are being decreased. There are no increases planned.

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Mr. Barrett then asked about the structures being increased. He asked about the density and spoke about the lack of greenspace. Properties are developed to 95% of the greenspace. His neighborhood has been impacted by water for years, and the pipes are not adequate to handle heavy rains. Mr. Barrett said that nothing has been done to increase storm sewer issues, particularly in his neighborhood. He was told that Washington Park would help alleviate the water and then was told that the comment was never made. He wants to see infrastructure changes to wastewater containment, and doesn't see any action being taken to change the situation. They need to support infrastructure to support development.

Mayor Tully thanked him for coming, and said with regard to stormwater, on the first Tuesday in April the Council will discuss substantial changes in the stormwater regulations. It is an issue throughout the community. They have tried less invasive methods, and are now looking at more restrictive regulations.

Mr. Barrett said he was told that they had to replace their fence, and it had to be 6" off the ground. People have been told they have to get permission for installing a swing set.

2. Jim Krusenoski, 853 Maple Avenue, said he was present with his wife, neighbors and friends. He thanked them for listening and for the proposed map. They will remain committed to understand the role they can play in the plan.

3. Stephanie Wolf, 4925 Highland, commented regarding the LPDA in the area of Highland and Bryan. Her concern is that water comes into their yard. They should consider what the property sits on and what it is next to.

4. Kathy Nybo, 5253 Blodgett, spoke about expanding the downtown. She said that her daughter is trying to open a business, and there are a lot of empty storefronts in the downtown area. The rents and fees are high. She would hate to see houses going down when there are empty storefronts.

5. Michael Maurer, 4918 Elm, thanked the Council for considering the appropriate rezoning map, particularly the southwest corner of Rogers and Washington. He said it is appropriate and appreciated.

6. Scott Rausch, 826 Rogers, applauds the changes as well. He said it is a long process, and is also a safety and traffic issue. He sees this as a positive move and will be closely watching what takes place.

Mayor Tully said he heard consensus from the Council.

Commissioner Waldack said that the downtown is a gem and they need to protect it. He supports the work and the time frame presented by the staff. He said he supports the changes made to the map due to public input. Usually the owner of the property brings rezoning questions to the Commission. He asked that staff explain the process by which neighbors can appeal rezoning of neighboring properties.

Mr. Fieldman said that the Zoning Ordinance has a provision that provides for an appeal petition before the Village Council. If there are enough signatures on the petition, pursuant to the Ordinance, it would force a super majority vote of the Council on any rezoning. He noted that these would be Village initiated rezonings and staff would be working toward a consensus of property owners and neighbors.

4. Presentation

Economic Development Corporation Quarterly Report

Economic Development Corporation (EDC) President and CEO Michael Cassa presented the EDC's quarterly report. He noted that regarding sales tax data, there was a 4.41% increase in the Home Rule Sales Tax, and a 4.50% increase in the Municipal Sales Tax in December 2017 over December 2016. He noted that he usually presents a quarterly report based on the State of Illinois' report; however, the State has not released their data as yet. As to year-over-year figures, Home Rule Sales Tax was down .76%, and the municipal Sales Tax was down 1.11%. He showed a report comparing the sales tax trends of surrounding municipalities. He noted sales tax for the overall trade area is down from what it was a year ago.

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Mr. Cassa then reviewed the projects occurring throughout the Village including Vequity Real Estate at Ogden and Main, Ashley Furniture opening on Butterfield Road, the opening of Mission BBQ, and upcoming opening of Outback Steakhouse on April 19. He noted that people are still going out to eat and the Village has become known for its choice of eating establishments. He distributed the EDC's latest dining guide to the Council. Lincoln continues work on their dealership at 240 Ogden. He said that Hobby Lobby and Aldi will be subdividing the Caputo's space at Downers Grove Market and will hopefully drive more traffic to that market. The EDC staff is also working with the property owner and broker to find suitable tenants for the former Packey Webb location at 2150 Ogden. United Health Care completed their regional offices in the Village with a 100,000 square foot office. NEC Display Solutions will be moving their corporate headquarters to the Esplanade. The new Walgreen's at Meadowbrook Shopping Center should provide an opportunity to attract more tenants to that center. The Grove Shopping Center is a complicated and slow process because there are many owners involved. He will be meeting with one of the ownership groups on Thursday morning to discuss redevelopment of The Grove. Rexnord's construction has brought additional interest in the Ellsworth Industrial Park. He suspects an announcement soon for the former Magnetrol Center. Bridge Development has also spurred a lot of interest from companies who are potential tenants, and for properties surrounding that development.

Mr. Cassa noted that Downers Grove was named by Visibility.com as one of the top 100 places to live in the United States, and the only city in Illinois. He then reviewed EDC's marketing initiative, noting that in the fall they purchased a database of every commercial real estate broker. On March 22 they will participate in the ICSC Real Estate Forum, and in the ICSC Deal Making Show in October. The third reception for commercial brokers will be at Alter Brewing on October 10. He will also be giving the opening remarks tomorrow evening at the Main Street Deal Makers Forum at the Double Tree. More than 100 brokers are expected.

Mr. Cassa then mentioned that one of the areas they keep track of is industry trends. The trend toward online sales is increasing, especially at the holiday shopping season. There were more holiday online sales due to the issue of delivery and being able to purchase an item online and have it delivered to the recipient for free. As a result some retail stores are now considering providing shipping to customers. He noted that the only retail segment that does better online than toys is books. He noted the recent announcement of the dissolution of Toys R Us.

Lastly, Mr. Cassa reminded the Council that the EDC annual luncheon at the Double Tree will take place on April 11 at 11:30 a.m.

5. Public Comments

This is the opportunity for public comments.

There were no comments.

6. Consent Agenda

BIL 2018-7710 — A. Bills Payable: No. 6384, March 13, 2018

RES 2018-7699 — B. Resolution: Authorize an Amendment to the Contract with Brycer, LLC, for an Electronic Database System for Fire Reports

Summary: This authorizes an amendment to the contract between the Village of Downers Grove and Brycer, LLC for an electronic database system related to filing Fire Prevention required reports.

**A RESOLUTION AUTHORIZING EXECUTION OF AN AMENDMENT TO THE CONTRACT
BETWEEN THE VILLAGE OF DOWNERS GROVE AND BRYCER, LLC.**

RESOLUTION 2018-18

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MOT 2018-7696 — C. Motion: Award a Three-Year Contract in the Amount of \$308,344.05 to H & H Electric Company, Franklin Park, IL, for Street Light Maintenance and Repair Services

Summary: This awards a three-year contract to H & H Electric Company of Franklin Park, Illinois for street light maintenance and repair services in the amount of \$308,344.05 for the three years.

MOT 2018-7713 — D. Motion: Authorize a Rock Salt Allocation of 1,688 Tons from the State of Illinois for the 2018/2019 Season

Summary: This authorizes a rock salt allocation of 1,688 tons with the State of Illinois in the joint purchase of bulk rock salt for the 2018/2019 season. The Village will be obligated to authorize execution of a purchase contract with this allocation at a future date.

MIN 2018-7712 — E. Minutes: Note Receipt of Minutes of Boards and Commissions

Summary: Plan Commission - February 5, 2018

Motion: Commissioner White moved to approve the Consent Agenda as presented. Commissioner Waldack seconded the motion.

Votes: Yea: Commissioners White, Waldack, Walus, Earl, José, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

7. Active Agenda

RES 2018-7689 — A. Resolution: Grant Historic Landmark Designation for 1205 Franklin Street

Summary: This grants historic landmark designation for 1205 Franklin Street.

A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 1205 FRANKLIN STREET

RESOLUTION 2018-19

Motion: Commissioner White moved to adopt "A Resolution Granting Historic Landmark Designation for 1205 Franklin Street," as presented. Commissioner Waldack seconded the motion.

1. Shannon Tully, 5413 Main, co-chair of Friends of the Edwards House, expressed her support for this petition for landmark designation. It is one of the most beautiful homes in the Village. She thanked the owners for bringing the application forward.

Mayor Tully said it is heartwarming to see the continued pipeline of historic properties coming forward for landmarking. He also thanked the Hammers for taking this step.

Votes: Yea: Commissioners White, Waldack, Walus, Earl, José, Barnett; Mayor Tully

Nay: None

Mayor Tully declared the motion carried.

Following the Council approval of this Resolution, Mayor Tully presented the Hammers with a certificate designating their home as a landmark property in the Village.

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Mr. Hammer said he was delighted to be part of the program.

8. First Reading

9. Mayor's Report

Mayor Tully said that Coffee With the Council will be held on Saturday morning at 9:00 a.m. at the Downers Grove Public Library.

The Mayor reminded everyone that early voting continues through Saturday, March 17 at Village Hall.

Mayor Tully then thanked Marian Heintz, Public Education Officer, for her dedicated service to the Village. She began work for the Village in 1979 and retired last week.

11. Council Member Reports

Commissioner Earl said she would not be in attendance at Coffee With the Council as she is not well.

Commissioner Walus reminded everyone of the 2018 Mustang Trot 5K walk/run on April 8 at 9:00 a.m., Downers Grove South.

Mayor Tully wished everyone a safe and happy St. Patrick's Day.

12. Adjournment

Mayor Tully asked for a motion to adjourn.

Motion: Commissioner White moved to adjourn. Commissioner Waldack seconded the motion.

Mayor Tully declared the motion carried by voice vote and the meeting adjourned at 8:00 p.m.

Respectfully submitted,

April Holden

Village Clerk