



Village of Downers Grove Meeting Minutes Downers Grove Village Council

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

Tuesday, September 3, 2002

6:30 pm

Council Chambers

1. Call to Order

Mayor Brian Krajewski called the regular meeting of the Village Council of the Village of Downers Grove to order at 6:30 p.m. in the Council Chambers of the Downers Grove Village Hall.

Pledge of Allegiance to the Flag

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

2. Roll Call

Present: Commissioner Sue McConnell, Commissioner Michael Gilbert, Commissioner Thomas Sisul, Commissioner Marilyn Schnell, Commissioner Martin Tully, Commissioner Mark Zabloudil and Mayor Brian Krajewski

Non Voting: Village Manager Riccardo Ginex, Village Attorney Enza Petraca and Village Clerk April Holden

Mayor Krajewski said he would like to remind everyone present that 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 on the active agenda items for this evening's meeting. Following this, an opportunity is given for public comments and questions on any subject. Finally, 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.

The Mayor stated that at the appropriate time the presiding officers will ask 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. He stated that remarks be limited to five minutes, and asked that individuals refrain from making repetitive statements.

The Mayor 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 Workshop and Council Meetings

Executive Session Minutes for Approval Only - August 6, 2002

Council Meeting - August 20, 2002

Workshop Meeting - August 27, 2002

There being no additions or corrections to the minutes, Mayor Krajewski said they would be filed as submitted.

Proclamation:

Mayor Krajewski proclaimed September 16-22, 2002 as Constitution Week in the Village.

Marjorie Blaida, a 53 year resident of the Village, said she marveled at the wisdom of the men who formed the Constitution in 1787. She gave a brief background of the signers of the Constitution, which was designed to serve the interests of all the people. She noted that the Constitution did not include the Bill of Rights. She thanked the Village for the Proclamation and noted that it is important to remind the public of the signing of the Constitution.

4. Public Comments and Questions

A. Comments and Questions on Active Agenda

There were none.

B. Comments and Questions on General Matters

There were none.

5. Public Hearings

Community Development Block Grant Applications

Mayor Krajewski called the public hearing to order at 6:41 p.m. to consider submittal of an application to the DuPage Community Development Commission for block grant funding for the Downers Grove Community Oriented Policing program. Notice of this hearing was published in the Downers Grove Reporter. The Mayor then reviewed the procedure for the hearing.

Barbara Leiber, Director, Social & Health Services, discussed the Community Development Block Grants for the Autumn Grove and Arbor Park developments. She said there were two separate applications.

Ms. Leiber said the application for Arbor Park was in the amount of \$48,838 for 2003 which includes salary for the Coordinator and over-time for the police officers. The Autumn Grove application is in the amount of \$27,312 which includes 10 hours of the Coordinator's salary as well as police officer overtime. She then provided historical information of the grant requests made since 1997, noting that typically they do not receive the full amount requested. She said the fund for the Neighborhood Center Cluster is divided between 7-8 applications. Ms. Leiber said she also included in her packet to the Council a budget worksheet, noting that this year the application required a break out of in-kind and donation monies.

Mr. Leiber noted that the in-kind monies for Arbor Park were \$28,480 and \$60,602 for Autumn Grove which shows the level of partnership they have with DuPage County. She specified that this was not a duplication of services from other agencies.

Ms. Leiber said one requirement of the application is to survey the residents in the community on an annual basis. She said that the survey this year contained important information. This year the crime statistics showed an increase in crime in both communities, which is a significant change over the past few years. The survey indicates that there is a perception that crime has increased. She said that one of the points to be made is that the residents call the police when things happen. They do not hesitate to call because they trust the Village police to assist them. In the past year, these communities have experienced a higher level of transients than normal, which could be based largely upon the economic situation in the country and in those particular areas. Ms. Leiber noted that the perception of residents is critical to the application process, and they will look to establish a crime watch program in Autumn Grove. Arbor Park residents have committed to resident meetings.

Commissioner Gilbert asked about the average length of stay in the two complexes. Mr. Leiber said that Autumn Grove has 700 units with approximately 3000 people, and Arbor Park has 84 units with 400 people. She said that about 1/3 of Autumn Grove is very stable with long-term residents. There is a segment that remains about 2-4 years, with another 1/3 typically being the transient community, which is the most problematic. They often move because they have been asked to move from another complex. She said that staff works with the management companies as much as possible.

Commissioner Gilbert then asked about the future of the grant funds. Ms. Leiber said they are still operating on 1990 census information, because the 2000 census information was not broken out enough. She believes the 2000 census information will show that the Village still meets the criteria for these two communities of being low-income communities. She said the funds are divided among the clusters and each cluster has different criteria. As long as the federal money exists, she believes there will be money in this cluster.

Commissioner Gilbert noted that this is one of the first grants that the Village ever became involved with, and he thanked Ms. Leiber and her staff for their work on it.

Commissioner McConnell also thanked those involved in this program. She said that the breakout information was helpful, and she thought it was an amazing amount of in-kind donations. She also found the needs assessments interesting in how they differ based on locations.

Ms. Leiber responded that each community is different. In Arbor Park there is a 60% Hispanic community. English as a Second Language is critically important for the residents and the officers who work with the residents. Many of the concerns of those residents were with regard to the perception of safety, which had a lot to do with maintenance of the grounds and the buildings. Staff and residents have addressed those issues with management, and action is occurring.

In Autumn Grove, safety is an issue as it relates to the size of the area. One event can influence the perception of the entire community. She said that one goal is to establish the Neighborhood Crime Prevention project there. They have tried to get this in the past and were unable to get the residents involved, but staff hopes now, with the crime statistics and general perception of the residents, there will be a better chance of pulling the residents together.

Commissioner McConnell noted that there was some interaction with the owners of Arbor Park regarding maintenance, and she asked about cooperation from the landlords. Ms. Leiber responded that the Village has an excellent relationship with Mid-America Management Corporation for Autumn Grove. With Arbor Park, it is more complex as there are homeowners, homeowners association management boards, and renters. One landlord owns about 49% of the units and rents them out, which is probably the most vulnerable area. She stated that it is not always easy to get their commitment. The critical issue is that the residents realize that the Village is not going to go away and is committed to those areas.

Commissioner McConnell said that the surveys discussed the significance of chemical abuse and gang activity. Ms. Leiber said she believes the gang perception is more a perception of safety. Police Officers are confident that whatever activity is going on is low key, and there are no hard core gangs operating in that area. She said the police are on top of these issues. With drug abuse and alcohol abuse, there is a lot of abuse in common areas in the summer, which leads to a perception that there is more substance abuse going on than actually exists. Visibility of the police is important, and addressing the perception of safety is also important. Ms. Leiber said that the residents need to see the Neighborhood Resource Center as a safe, neutral area. There are no black and white answers to the questions. She believes the efforts

made in those community are seeing rewards. They have the support and the collaboration of the community.

There being no further questions, Mayor Krajewski closed the public hearing at 7:03 p.m.

6. Consent Agenda

COR 00-01024 Claim Ordinance: No. 5444, Payroll, August 23, 2002

Sponsors: Accounting

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

Indexes: N/A

BIL 00-01025 List of Bills Payable: No. 5445, September 3, 2002

Sponsors: Accounting

Commissioner Sisul questioned item AM715 on page 6.

Commissioner Gilbert questioned item BU478 on page 11.

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

Indexes: N/A

BID 00-01042 Bid: Award \$204,025 plus 5% contingency to A&R Cement, Inc. for Proposed 2002 Sidewalk Improvements - Project #14-02

Sponsors: Public Works

Summary of Item: Lee Avenue, between Maple Avenue and Gilbert Avenue

Commissioner Schnell said that there was a question as to whether the funding required is available for the sidewalk bid. She said it appears that engineering and stormwater will bring it closer to \$250,000, and she is concerned about whether the Village can afford to do this. She will vote for it as it is a safety issue, but said that the Village has to come to grips with the budget issues involved.

Commissioner Zabloudil said that the Finance Committee did discuss the amended costs. The Mayor asked whether the bid with A&R changed and Commissioner Zabloudil said it has not.

Commissioner Gilbert said he was concerned about finances, but the Village is far from broke and they need to go forward with this safety issue.

Commissioner McConnell said they are not talking about costs being different, but they are putting together all of the costs in one package related to the sidewalks.

Commissioner Schnell added that some sidewalks do not have stormwater issues, but this particular area is unique since it does have those issues.

Commissioner Zabloudil said there will be changes made in the accounting process due to the GASB34. The Mayor said that with GASB34 the government entities must conform with certain accounting practices to meet those requirements.

Commissioner Tully said that the Village cannot do everything it would like to do, but he is glad to see that they are following through with this.

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

Indexes: Sidewalk Improvements 2002

BID 00-01043 Bid: Change Order #1 to Infrastructure Construction Services for \$11,467.50 for 2002 Water Main Replacement Project #04-02

Sponsors: Public Works and Deputy Village Manager

Summary of Item: Installation of approximately 330 feet of sidewalk on Glendenning

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

Indexes: Water Main Improvements

Passed The Consent Agenda

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

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

7. Active Agenda

RES 00-01046 Resolution: Authorize Submittal of Grant Application to the U.S. Fish and Wildlife Service re: Lacey Creek

Sponsors: Financial Services and Manager's Office

Summary of Item: This will authorize submittal of grant application to the U.S. Fish and Wildlife Service for funding in the amount of \$10,000 for the Lacey Creek Restoration project.

A RESOLUTION AUTHORIZING SUBMITTAL OF GRANT APPLICATION TO THE U.S. FISH AND WILDLIFE SERVICE

RESOLUTION 2002-78

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

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Lacey Creek

RES 00-01047 Resolution: Authorize Submittal of a Grant Agreement to the Illinois Department of Commerce and Community Affairs re: Digital Booking System

Sponsors: Financial Services and Police Department

Summary of Item: This will authorize submittal of Grant Agreement No. 02-120628 to the Illinois Department of Commerce and Community Affairs (DCCA) for funding in the amount of \$104,000.00 for the purchase of a Live-Scan electronic fingerprint imaging system.

A RESOLUTION AUTHORIZING SUBMITTAL OF A GRANT AGREEMENT TO THE ILLIINOIS DEPARTMENT OF COMMERCE AND COMMUNITY AFFAIRS (DCCA)

RESOLUTION 2002-79

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

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Police Digital Booking System

RES 00-01048 Resolution: Authorize Second Addendum to Agreement for Professional Services with Versar, Inc.

Sponsors: Director of Redevelopment

Summary of Item: This will authorize a second addendum to the environmental services agreement dated September 18, 2001 between the Village of Downers Grove and Versar, Inc. extending the term of the agreement for one (1) year through September 21, 2003.

A RESOLUTION AUTHORIZING A SECOND ADDENDUM TO AGREEMENT FOR PROFESSIONAL SERVICES BETWEEN THE VILLAGE OF DOWNERS GROVE AND VERSAR, INC.

RESOLUTION 2002-80

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

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Geotechnical Engineering, Central Business District TIF, Versar, Inc.

8. Mayor's Report

Materials to be Received - Minutes

Economic Development Commission - July 10, 2002

A motion was made by Commissioner Sisul, seconded by Commissioner Gilbert, to Note Receipt Of this file. Mayor Krajewski declared the motion carried by the following vote:

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Materials to be Received - Monthly Reports

New Business

Mayor Krajewski welcomed students from Bietigheim-Bissingen, Germany as special guests over Labor Day weekend. They appeared in a concert at Downers Grove South on Sunday. This exchange program began in 1985, and Downers Grove North and South bands will go to Germany in 2005. It's a great experience and opportunity for the students. He said that the students from Germany went to Ravinia last night. He wished them a good stay here.

The Mayor announced the receipt of a \$10,000 federal grant for the Fire Department program, through the efforts of Representative Judy Biggert.

9. Manager's Report

Manager Ginex addressed the METRA train shelter situation. METRA and the architectural firm met to discuss the shelters. The project total is \$315,000, and the federal portion is 80% with METRA supplying the remaining 20%. There are no out-of-pocket expenses from the Village. He said the architect has indicated they would like to do a winter bid, rather than a fall bid, hoping the bids will come in lower since the costs may exceed the amount of funds budgeted. The Village is not recommending heaters due to the maintenance issues, and they are not recommending speakers in the shelters either. Staff will be meeting again with the

architect and the Downtown Management Board on September 12.

Commissioner McConnell asked whether there would be any temporary shelters, especially for the north side. Manager Ginex said he did not know. They are big structures. The Mayor asked if they can bid the north side right away.

10. Attorney's Report

Attorney Petrarca said she was presenting a resolution authorizing execution of a real estate agreement for a portion of the property at 5202 Washington Street. She said the purchase price is \$300,000.00. She requested the Council waive the one-week waiting period to consider this matter.

Commissioner Sisul moved to waive the traditional one-week waiting period to consider new business. Commissioner Gilbert seconded the Motion.

AYES: Commissioners Sisul, Gilbert, Zabloudil, Tully, McConnell, Schnell, Mayor Krajewski

The Motion carried.

RES 00-01049 Resolution: Authorize Execution of a Real Estate Agreement (Partial of PIN 09-08-306-024)

Sponsors: Village Attorney

Summary of Item: This will authorize the execution of a real estate agreement between the Village of Downers Grove and Ivica Penavic and Frida Penavic for the Village's purchase of a portion of certain property located at 5202 Washington Street.

A RESOLUTION AUTHORIZING EXECUTION OF A REAL ESTATE AGREEMENT

RESOLUTION 2002-81

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

Votes: Yea: Commissioner McConnell, Commissioner Gilbert, Commissioner Sisul, Commissioner Schnell, Commissioner Tully, Commissioner Zabloudil and Mayor Krajewski

Indexes: Village Property - Acquisition

Future Active Agenda

ORD 00-00373 Ordinance: Refund of GO Bonds Series 1996 and 2000

Sponsors: Financial Services

Indexes: General Obligation Bond - Refund

11. Committee Standing Reports

Public Services Committee

Commissioner Tully said Public Services Committee met to continue the discussion of safety issues regarding the stairs at the Police Department and Village Hall. He said it was determined that there was no violation of the Code; however, staff recommended to enhance the overall safety of the stairways. Options were discussed such as mud jacking, which is a temporary solution, extending the handrails out another 12", or considering reconstruction of the concrete stairs. He said budget considerations have to be made as well. Other considerations concern the future of Village Hall and the timing of any reconstruction or

replacement project. The staff recommendation is the mud jacking immediately, even though it is temporary, as well as fixing the handrails. Staff also recommends that in the next budget discussions this be reviewed as part of the capital budget. This will be discussed further by staff at the September 24 Workshop.

Public Safety

Commissioner Sisul said that Public Safety will meet next Monday at 8:30 and will discuss the sprinkler ordinance at that meeting.

Finance Committee

Commissioner Zabloudil said that the Finance Committee met this evening to discuss sidewalks and budget amendments related to that. In addition they discussed the annual audit which includes review of the TIF, transactions, financial statements, and management comments. They also discussed actuarial studies of the police and fire department fund balances, and the recommendation was to make adjustments to the levy to allow them to be fully funded by 2033.

Commissioner Zabloudil said the Committee discussed the fund balance policy, as well as the business license timeline.

The Mayor asked if this was the first or second year with Cooper, and how it compares to Crowe Chizek. Marty Lyons, Director of Financial Services, said this is the second year and there has been consistency in staff which is good, and staff is pleased to date. They will continue to move on the GASB34. Commissioner Zabloudil said it is good to establish the relationship with them and have staff consistency. Mr. Lyons said that with Crowe Chizek they had only one or two staff coming back each year. He said that the auditors will call members of the village Council about their concerns with various areas.

Mayor Krajewski said that the DuPage Water Commission is analyzing its fund balances to determine whether they should be increased or decreased.

12. Council Member Reports and New Business

Commissioner McConnell said that there will be a 9/11 Memorial service held on September 14 at 10:00 a.m. at Fishel Park to remember those lost and discuss the community's role in making it a safer place for residents.

The Mayor said that the State has changed their laws regarding underage drinking, saying that they will suspend driver's licenses for up to one year if they are caught drinking. He said that the Village's ordinance will have to be reviewed.

13. Adjournment

Commissioner Sisul moved to adjourn. Commissioner Gilbert seconded.

VOTE: YEA - Commissioners Sisul, Gilbert, Zabloudil, Tully, McConnell, Schnell, Mayor Krajewski

Mayor Krajewski declared the motion carried and the meeting adjourned at 7:30 p.m.