



# Village of Downers Grove Meeting Minutes Downers Grove Village Council

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

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Tuesday, February 12, 2013

7:00 pm

Council Chambers

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## 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 William Waldack, Commissioner Sean P. Durkin, Commissioner Becky Rheintgen, Commissioner Geoff Neustadt and Mayor Martin Tully

Absent: Commissioner Marilyn Schnell

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

*Council Meeting - February 5, 2013*

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

*Commissioner Durkin moved to approve the minutes as presented. Commissioner Neustadt 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

1. Michael Cassa, President, Downers Grove Economic Development Corporation, announced that Forbes Magazine has named Downers Grove one of the top ten friendliest cities in the United States. He showed the logo promoting this, which is available to anyone in town. The logo will go into all marketing by the EDC. Secondly, Advocate Health Care is moving their corporate headquarters to Downers Grove. He noted that the 2013 Crain's Book of Lists shows Advocate Health Care as the largest employer in the region.

Mayor Tully thanked Mr. Cassa for the announcements, and welcomed Advocate Health Care to Downers Grove. He congratulated the EDC and the Village staff on their work to make this possible. The entire community benefits from this.

Commissioner Durkin asked where Advocate would be located. Mr. Cassa responded that they would be occupying 140,000 square feet at 3075 Highland Parkway at Highland Landmark. It has been an important priority to get that space filled. This move includes 600 positions. Mr. Cassa pointed out that this good news is the result of a lot of hard work. Commissioner Durkin commented that this demonstrates a proactive approach to planning and is great news.

2. Joe Ferreri, 4429 Roslyn, thanked the Downers Grove Police Department for being at Washington crossing today. He has reported incidents at that intersection with cars, pedestrians and trains. Mr. Ferreri complimented the Police and Fire Departments and said that the problem is with BNSF. He takes the 5:04 p.m. train, which gets in at 5:28 p.m. Another train comes on the south track two minutes later. That train parks for up to ten minutes. Five minutes after his train arrives another train comes in. People become frustrated because the gates are down so long, and the people start crossing. He's called BNSF, Metra and written letters. He appreciates that the police were out today. The train is supposed to stop between Fairview and Maple. It is a continuing problem that has been going on for two years. He believes a constant line of communication with BNSF must be maintained.

Mayor Tully thanked Mr. Ferreri for coming. Frustration is no reason to put one's life in danger and use poor judgment. He encouraged increasing communication efforts with BNSF.

Commissioner Waldack asked if this segment of the minutes could be forwarded to Metra with a letter, and Village Manager Dave Fieldman responded that it would be done.

Commissioner Durkin noted that Wood Dale has installed cameras, and he suggested that the Village look into this.

The Mayor said there is no excuse for breaking the law. The Village should continue to speak up.

3. Robert Angelica, 7011 Terrace Drive, spoke against the use of OASIS funds for two properties on Ogden Avenue that were approved last week. He said he opposes the program, as it is inappropriate to use public funds for the renovation of private property. The area is not very attractive, but is not blighted. He finds it odd that \$100,000 is given for a new sign and landscaping for Dunkin Donuts when it already has both. The facade at 946 Ogden is no worse than the others. He questioned whether the goals for Ogden Avenue are realistic. In the last few years over \$420,000 of Village funds have been used to make Ogden Avenue more attractive. Unless you tear down about 95% of the structures, it will never look like Rodeo Drive or Michigan Avenue. He thinks the funds should be frozen and hoped that the Council will rethink this program.

Mayor Tully responded that the Council continues to discuss this program. When the TIF was put into place, the idea was to use incremental property tax monies that would be reinvested into

*the area. The Village has a plan that lays out the long-term design for Ogden Avenue. He provided background on the genesis of the OASIS program. He said that Mr. Angelica's points are well taken. What is appropriate is still under discussion. He added that Mr. Angelica's points are not too late.*

*Mr. Angelica replied that he doesn't like TIF Districts and questions whether there is more interest on the part of the private sector. Mr. Fieldman responded that \$400,000 of TIF funds has been expended and has spurred \$1.4 million in private investments.*

*The Mayor added that it is good to have tools to help retain and attract businesses.*

## 5. Public Hearings

## 6. Consent Agenda

**COR 00-05146** A. List of Bills Payable: No. 6028, February 12, 2013

**Sponsors:** Accounting

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

**Indexes:** N/A

**RES 00-05147** B. Resolution: Authorize an Extension to the Contract with Shane's Office Supply Co.

**Sponsors:** Finance

**Summary of Item:** A RESOLUTION AUTHORIZING AN EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND SHANE'S OFFICE SUPPLY CO.

RESOLUTION 2013-08

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

**Indexes:** Office Supplies

**RES 00-05131** C. Resolution: Authorize Agreements with Total Parking Solutions, Inc. for the Service and Maintenance of Commuter Parking Terminals

**Sponsors:** Public Works

**Summary of Item:** A RESOLUTION AUTHORIZING EXECUTION OF AGREEMENTS BETWEEN THE VILLAGE OF DOWNERS GROVE AND TOTAL PARKING SOLUTIONS, INC. FOR THE SERVICE AND MAINTENANCE OF COMMUTER PARKING TERMINALS

RESOLUTION 2013-09

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

**Indexes:** Parking Deck - CBD, Parking Meter Rates, Parking Permit Rates

### Passed The Consent Agenda

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

**Votes:** Yea: Commissioner Barnett, Commissioner Waldack, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt and Mayor Tully

## 7. Active Agenda

**ORD 00-05142** A. Ordinance: Adopt the 2013 Zoning Map

**Sponsors:** Community Development

**Summary of Item:** This approves and authorizes publication of the 2013 Village of Downers Grove, IL, Zoning Map, corrected to 02-12-13. Pursuant to state law, the Village is required to approve and publish its Zoning Map on an annual basis.

AN ORDINANCE ADOPTING AND APPROVING PUBLICATION OF THE VILLAGE OF DOWNERS GROVE 2013 ZONING MAP

ORDINANCE NO. 5307

*Mayor Tully explained that this Ordinance adopting the Zoning Map is required annually.*

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

**Votes:** Yea: Commissioner Barnett, Commissioner Waldack, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt and Mayor Tully

**Indexes:** Zoning Map

**ORD 00-05144** B. Ordinance: Approve a Planned Development Amendment to Plan Development #51 to Allow the Construction of a Chapel at Midwestern University Located at 555 31st Street

**Sponsors:** Community Development and Plan Commission

**Summary of Item:** This approves an amendment to Planned Development #51 to allow the construction of a chapel at Midwestern University.

AN ORDINANCE APPROVING A PLANNED DEVELOPMENT AMENDMENT TO PLANNED DEVELOPMENT #51 TO ALLOW THE CONSTRUCTION OF A CHAPEL AT MIDWESTERN UNIVERSITY LOCATED AT 555 31ST STREET

ORDINANCE NO. 5308

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

**Votes:** Yea: Commissioner Barnett, Commissioner Waldack, Commissioner Durkin, Commissioner Rheintgen, Commissioner Neustadt and Mayor Tully

**Indexes:** Planned Development #51 - Midwestern University

## 8. First Reading

**ORD 00-05152** A. Ordinance: Establish Special Service Area Number 5 in the Village of Downers Grove - Atwood Subdivision

**Sponsors:** Community Development

*Tom Dabareiner, Director, Community Development, explained that approval of this ordinance is the last step to establish SSA #5 for the Atwood Subdivision. The process began on November 20 and a public hearing was held on December 11, 2012. The SSA will serve as a safeguard in the event that the homeowners association does not maintain the common areas and detention areas. The area is on Fairview between 66th Street and 67th Court and includes 14 lots. The Village proposes a maximum annual rate not to exceed 3% of a property's Equalized Assessed Value.*

**Indexes:** Special Service Area 5 - Atwood Subdivision

## 9. Mayor's Report

**10. Manager's Report****11. Attorney's Report**

*Village Attorney Enza Petrarca said she was presenting one item to Council: An ordinance establishing Special Service Area Number 5 in the Village of Downers Grove.*

**Future Active Agenda****12. Council Member Reports and New Business**

*Commissioner Rheintgen said her family found a 1968 commemorative Downers Grove plate at a flea market in Eagle River, Wisconsin. She presented the plate.*

*Commissioner Neustadt extended special thanks to the Public Works crew for their response to a water main break late last night near Herrick Middle School. He said the crew did remarkable work and showed great care and compassion for neighbors, as well as concern for the school. He thanked Keith Kenning, John Pfursich, Dave Yelton and Randy Somerset for allowing him to spend time on their call.*

*Mayor Tully said he had several items to report. The first was to encourage everyone with teen-aged drivers to attend a teen defensive driving class on March 9 from noon to 4:00 p.m. sponsored by the Downers Grove Police Department. The course is free.*

*The Mayor then announced the celebration of the 54th season of the Downers Grove Choral Society. There will be a performance on February 24, at 3:00 p.m. at Downers Grove North's auditorium*

*Mayor Tully noted that Deputy Village Manager Mike Baker will be speaking on "What's on the Menu? The Implementation of a Leadership Philosophy" at the Alliance for Innovation Conference.*

*The Mayor then shared a letter from the Chicago Metropolitan Agency for Planning (CMAP), which is the regional planning organization for the northwest region. CMAP contacted the Mayor to encourage the Village's consideration to adopt a stormwater utility. Their brochure highlighted Downers Grove's adoption of the stormwater utility.*

**13. Adjournment**

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

*VOTE : YEA: Commissioners Durkin, Barnett, Rheintgen, Neustadt, Waldack, Mayor Tully*

*Mayor Tully declared the motion carried and the Council convened into Executive Session at 7:40 p.m.*