

**League of Women Voters  
Observers Report**

**Board meeting attended:** Downers Grove Village Council

**Date and Location of meeting:** August 8, 2017, Council Chambers, 801 Burlington Ave.

**Meeting started:** 7:00 p.m.

**Meeting adjourned:** 9:35 p.m.

**League Observer(s):** Emily Teising

**Trustees present (P) not present (NP) tardy (T), (Term expires)**

Mayor Martin Tully	P	(2019)
Bob Barnett	P	(2021)
Margaret Earl	P	(2021)
Greg Hose	P	(2021)
Nicole Walus	P	(2019)
William Waldack	P	(2019)
Bill White	P	(2019)

**Estimated Number Attending (excluding Board and Staff):** 12 (including representatives for petitioners from Meadowbrook Shopping Center and Automobile dealerships on agenda)

**Meetings are Streamed and Archived at:**

<https://www.youtube.com/user/VillageDownersGrove>

**Agenda can be found at:** [Agenda August 8, 2017](#)

**CONSENT AGENDA**

Approved unanimously

**Active AGENDA**

Items relating to a Planned Unit Development Amendment to permit the construction of a Walgreens at 2001 63rd Street (Replacing Walgreens at the northwest corner of Belmont and 63<sup>rd</sup> Street.)

1. a Special Use to permit a drive-through on the south side of Walgreens
2. a Plat of Subdivision to modify the existing outlet
3. Improvements to the shopping center façade and site, including parking lot

A. [RES 2017-7265](#) A resolution approving final plat of subdivision for 2001 63rd Street

Walus expressed concerns about the durability of the Exterior Insulation and Finish System (EIFS), and said “we are settling for the bare minimum.”

**Motion to table agenda item 6.A., approve final plat of subdivision for 2001 63<sup>rd</sup> St.**

**Motion defeated 4-3: Nay – W, White, B. Barnett, M. Tully, G. José**

Discussion of the aesthetics as related to existing codes picked up where the August 1 discussion left off.

Item A approved, **4-3 (Walus, Waldack and Earl voting Nay)**

- B. [ORD 2017-7263](#) An ordinance approving an amendment to Planned Unit Development #1 to allow construction of a convenience store with drive-through at 2001 63rd Street
- C. [ORD 2017-7264](#) An ordinance authorizing a special use for 2001 63rd Street to permit a convenience store with drive-through

B and C approved without further discussion, **4-3 (Walus, Waldack and Earl voting Nay)**

- D. [ORD 2017-7289](#) An ordinance approving an amendment to Planned Unit Development #8 to allow parking lot and facade improvements in the Meadowbrook Shopping Center

**Approved unanimously.**

## **FIRST READING**

7.A. Presented by Director of Public Works, Naneil Newlon. Award of \$960,746,04 to A Lamp Concrete Contractors, Inc., Schaumburg, IL, for West Burlington Drainage Improvements.

- Of 8 bids received, this was the lowest. The same company performed the Clyde Estates reconstruction project.
- Identified in 2014 Stormwater Analysis on Chase Avenue and Francisco Avenue between Haddow Avenue and Burlington Avenue, south of the Downers Grove Golf Club.
- Storm sewers are either undersized or lacking, and there is insufficient routing.
- Improvements will store approximately 90-95 percent of all experienced rain events.

7.B. Special Use Permit, automobile dealership at 1644 Ogden Avenue, presented by Stan Popovich.

- Tully pleased to see test drives will not be permitted into neighborhoods via Lee Ave.
- Applicant noted that drivers will be warned and given a test-drive map (for rare situations when a dealership employee is not in the car during test drive).
- Barnett asked how the revocation process would occur, should violations be noted.
- Village manager Fieldman said staff would respond based on neighborhood patrols by police who would be aware of limitations, as well as complaints made by residents. A hearing would then be scheduled to revoke the special permit.
- Possibility of requiring drivers to sign saying they were told where not to drive.

(Similar concerns raised for Items C and D, rezoning and special use of 1723 Ogden Avenue.)

### **Mayor's Report**

1. Trustee José unanimously appointed as council liaison to the Economic Development Corporation.
2. Giving DuPage campaign to come up with 150,000 people who will "do good" in the county. Friendly competition between towns. For more information click here: [Do Good](#).

### **Attorney's Report**

First Reading items that will appear on next week's active agenda.

### **Council Member Reports**

1. Barnett said he was heartened by José's appointment to the EDC. Suggested council members participate as a group in Giving DuPage's initiative.
2. Waldack report from the Downtown Management Corporation. The arts festival will take place on Main Street, September 9 and 10. Girls Day Out will take place September 28.

**Manager Report** (8:05 p.m., meeting adjourned to the committee room for discussion around the conference table.)

Fieldman introduced the discussion of the final step in the 2017-2019 Long Range Planning process, to develop a list of priority action items. For the criteria and list of items, click to see [Staff Report](#).

Discussion of **process**:

- Staff reached out to council members individually to compile working list of priority action items, Tully said.
- Traditionally, number of action items on list is set at 12, but that can change, as the list is not set in stone. The list points the staff in a direction consistent with council priorities, Fieldman said.
- Items on the list should not be considered direct outcomes
- White identified five categories of topics
  1. Fiscal sustainability
  2. Future of downtown
  3. The storm water map
  4. Zoning map update
  5. Enhanced engagement with boards and commissions

Discussion of **priority items** [sorted alphabetically here by this observer]:

- **Art, public** Could this be publicly-funded, Barnett asked. Possibly through impact fees on developers, Tully said. Earl mentioned a 5 percent tax on new development in Kansas City for public art.
- **Boards and Commissions** General agreement on enhancing engagement. Health Services Commission will be re-launched, and applications currently on file considered.
- **Codes** Waldack supports looking at proposed redevelopment area sites (other than Fairview Focus Area) and reevaluating the code (reference to Walgreens discussion earlier in the evening). Tully: the aesthetics ought to be considered village-wide, considering land-use laws and respecting the different needs of different places.
- **Facilities:** José said facilities must be on the list (see previous council discussions about new village hall and police station). Earl said she is done with the facilities discussion.
- **Fairview Focus Area:** José said he lives in the Fairview Focus Area and so does not have a problem with that. Fieldman said Fairview is less of a priority than some other areas in Downers Grove for economic development. Waldack said he is against rerouting Maple as part of any redevelopment at Fairview.
- **Fiscal Sustainability** Barnett: I don't think we're doing our job fully if we're not looking at the cost side. Are there structural changes (service levels) that should be addressed to save money? Tully said he is reluctant to do anything to jeopardize the high ratings of services the village provides.
- **Storm Water** Walus: this is the time to deal with storm water.

- **Street Section Standardization:** Tully said sidewalk development is funded on an annual basis, with a goal to have one side of every street with a sidewalk. A preliminary step should be to assess what the community wants, as this is a significant capital investment. Barnett: It's more than just sidewalks and drainage.
- **Village Gateway Sign Replacement** Barnett: Eighty percent done, can it be taken care of? Fieldman said this can be resolved if it is included in the budget.

**Comments/Concerns:**

**General Features**

	Yes	No	Comments
Did the meeting start on time?	x		
Were members attentive and prepared?	x		
Were members courteous to each other?	x		
Were members attentive to the public's comments?	x		
Was the facility adequate?	x		
Could the audience see and hear?	x		
Were visual aids easily visible to the audience	x		
Were the meeting facilities handicapped accessible	x		

**FOIA (Complete once, unless information changes.)**

**Illinois Open Meetings Act requirements**

	Yes	No	Comments
Was the agenda posted 48 hours before the meeting? If yes, note where	x		

Did the agenda items clearly describe what was to be discussed?	x		
Were background materials made available to the public?	x		
Was there adequate discussion of the issues?	x		
Was there a closed session before, during or after the meeting?		x	
If there was a closed meeting, was any action taken after the closed session? If so, what action?		x	

**Date Submitted: August x, 2017**

**By: Emily Teising**