

**League of Women Voters  
Observers Report**

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

**Date and Location of meeting:** December 11, 2018, Council Chambers, 801 Burlington Ave.

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

**Meeting adjourned:** 8:18 p.m.

**League Observer:** 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)

**Est. Number Attending (excluding Board and Staff):** 10

**Meetings are Streamed and Archived at:**

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

**Agenda can be found at:** [Agenda December 11, 2018](#)

**Minutes from [December 4 2018](#) approved unanimously.**

**Consent Agenda**

- A. Bills Payable: No. 6428, December 11, 2018 BIL 2018-8021
- B. A motion issuing Class A Scavenger License to Allied Waste Services of North America, LLC [MOT 2018-8022](#)
- C. A resolution authorizing acceptance of public improvements for Nelson Meadow Subdivision [RES 2018-8007](#) **\*\*ITEM REMOVED TO BE VOTED ON SEPARATELY\*\***
- D. A motion authorizing a three-year contract for 2019-2021 to H&H Electric Company, Franklin Park, Illinois, in the amount of \$254,891.74 for traffic signal maintenance [MOT 2018-8015](#)
- E. A resolution amending the employee administrative rules (personnel manual) [RES 2018-8018](#)
- F. A resolution authorizing a license agreement with T-Mobile Central, LLC to install, maintain and operate a communications facility on Village property [RES 2018-7954](#)
- G. A resolution authorizing a loan repayment amendment to the loan agreement (L175337) with the Illinois Environmental Protection Agency [RES 2018-8020](#)

- H. A motion authorizing \$1,250,570.61 for two 2019 Ford police responders, two 2019 Ford hybrid sedans, one 2019 Ford ambulance, one 2019 Ford Expedition, one 2019 Ford F-550 with Lindco Snow Plow Package, three 2019 Ford F-450's and one 2020 Peterbilt 348 [MOT 2018-7987](#)
- I. Note receipt of minutes of Boards and Commissions [MIN 2018-8017](#)

**5. C. Improvements to Nelson Meadow Subdivision** Infrastructure improvements and planning for 11 new lots in the Nelson Meadow Subdivision have been in the works for 14 years.

Public comment:

Mr. Cronin, a resident of southeast corner of development, sought confirmation that maintenance will continue.

David Fieldman: confirmed that there is a two-year maintenance period

John Schofield 1125 Jefferson Ave. Shared neighborhood concern about stormwater infrastructure, thanked the village's professional staff, expressed the need for ongoing vigilance given the complexity of the project. Interest parties can find information at the website Mr. Scofield created: [Neighbors.nelsonmeadow.com](http://Neighbors.nelsonmeadow.com)

Mayor Tully: about \$130,000 set aside for maintenance. Village does have power to go in and make improvements to detention area if that is not done by the (homeowners association of the subdivision.) There are procedures in place to manage storm water that are more restrictive than those from 14 years ago.

**Active Agenda**

- A. An ordinance for the 2018 aggregate tax levy [ORD 2018-8008](#)

Waldack: many meetings on this. Budget process has improved every year I have been a part of it. Happy to see this go through.

**Approved unanimously**

- B. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #2 (Downers Grove Downtown Service Area) [ORD 2018-7989](#)

Tully: why do this on Dec. 11 2018? Fieldman: In IL, taxes are paid one year in arrears. (Question posed for educational purposes, for the audience)

**Unanimously approved.**

- C. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #6 (Fairview Fire Protection District) [ORD 2018-7992](#)

**Approved Unanimously.**

Motion to Adopt Ordinances ORD 2018-7990 through ORD 2018-7991 and ORD 2018-7993 through ORD 2018-7996 (Active Agenda Items D-I)

- D. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #4 (Green Acres Subdivision) [ORD 2018-7990](#)
- E. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #5 (Atwood Subdivision) [ORD 2018-7991](#)
- F. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #7 (Dunham Subdivision) [ORD 2018-7994](#)
- G. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #8 (Nelson Meadow Subdivision) [ORD 2018-7993](#)
- H. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #9 (35th and Saratoga Subdivision) [ORD 2018-7995](#)
- I. An ordinance levying taxes for the fiscal year commencing on the first day of January 2018 and ending on the thirty-first day of December 2018 for the Village of Downers Grove special service area #10 (Bridgpoint Downers Grove Subdivision) [ORD 2018-7996](#)

Waldack: why special service areas if there are no taxes levied for those special service areas? Fieldman: State law. (Question posed for educational purposes, for the audience)

**Unanimously approved.**

Motion to Adopt Ordinances ORD 2018-7997 through ORD 2018-8004 (Active Agenda Items J-Q)

- J. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2010 [ORD 2018-7997](#)
- K. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2010B [ORD 2018-7998](#)
- L. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2012 [ORD 2018-8001](#)
- M. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2013A [ORD 2018-7999](#)
- N. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2014 [ORD 2018-8000](#)
- O. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2015 [ORD 2018-8002](#)
- P. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2016 [ORD 2018-8003](#)
- Q. An ordinance abating a portion of the 2018 tax levy related to the general obligation bonds, series 2017 [ORD 2018-8004](#)

Tully: what's an abatement? Fieldman: Taxes given back/not collected. (Question posed for educational purposes, for the audience)

## **Approved unanimously**

### **First Reading**

- A. [MOT 2018-8019](#) A motion authorizing approval of key terms for a redevelopment agreement with Location Finders International (LFI) and direct staff to take necessary action to comply with key terms.

(Item moved until after item C.)

Michael Baker, Deputy Village Manager: longstanding problems with two facilities: Police station and village hall. Buildings functionally obsolete. Property here is an underutilized asset. Attempt to monetize land that the village owns. LFI will acquire (3 acres?)

Facilities Sustainability Plan (click link for details): 3-story medical office building. Combined police station/village hall. Section along Curtiss will be townhomes. Washington street will go straight through. Village hall functions temporarily relocated. The police station will continue to operate.

Total cost of the project estimated between \$35 and \$35 million. Further details of the project are available here: Facilities Sustainability Plan

Hosé: feels like Groundhog Day. I think it is the right solution unlocks the development potential of this property. Putting government own property back on the tax rolls. I support it.

Tully: asked Mr. Baker to speak more about Washington St. aspect: will study options to improve safety? Mr Baker: yes, though the details of the reconfiguration have not been finalized.

Waldack: why now? (question asked for the purpose of reminding the public) Mr. Baker: a new proposal from LFI was submitted earlier this fall. Waldack: concern that this council will have to spend money now, obligate future council to spending money. But this is a much better option than options we saw before. Expressed support.

Walus: I have lost sleep over this issue. I will support this plan. Out of all of the plans, this is by far the best.

Earl: Even though I wasn't a fan of medical office building, this is much lower in profile, there is a townhouse component that buffers the residents to the south. All in all, this is going to work out for us. I can't thank staff enough. This has been a difficult project for everyone. I am pleased to say I can support this.

Barnett: so much good here. Getting all of that at essentially a huge discount is good. Provide a little better value to our residents. We're making a big commitment here. I think a unanimous decision would be awesome, because it would show that we are committed regardless of what this council looks like a few months from now.

White: Supports this plan. In April 2017, ready to move forward with townhomes, but this offer is better than that one was. I think it is important that we move forward unanimously now. Intends to vote yes.

Tully: I also intend to vote in favor of this motion. I would encourage the community, especially those who have thrown their hat in the ring for the election, to take part in the process. Encourage community conversation, especially those who will be on the ballot in April.

**Public Comment:**

Todd Paradis: I think this is great. Questions about commuter parking, are we really getting more today (I like that we have consensus, but are we really getting that much more than we thought we were? Given rising interest rates.) I want to see it move forward and I appreciate all of you voting positively for this.

Jennifer Huda: Said she is running for a council seat. Happy to see decision moving forward. Concern about island that road improvements to Washington will create.

- B. A resolution approving the final plat of subdivision for 3970 Douglas Road [RES 2018-7975](#)

Divide into two buildable lots. Along 40<sup>th</sup> street. Existing home will not be demolished.

- C. An ordinance amending planned unit development #51 to allow revisions to the campus master plan at Midwestern University located at 555 31st Street [ORD 2018-7974](#)

Last amended in 2015. New support services building.

Tully: appreciation of Midwestern University's engagement with community. Thank you from president of University.

- D. An ordinance amending the stormwater utility rate and establishing a water service installation bond. [ORD 2018-7973](#)

**Mayor's report:** coffee with the council this Saturday, DGPL, Happy Birthday to Nicole Walus.

**Council member reports:**

Hosé: regarding protesters outside of Downers Grove North: First amendment exists for a reason. Village has restrictions. The goal of protesters like this is to inflame

passions. Disturbing that is taking place in DG. Upsetting that the targets are high school students. To protesters: come to village hall. Direct your thoughts to the policy makers, not students. (Several mornings recently, anti-choice demonstrators have stood outside the high school in the morning with signs, shouting at students.)

Tully: clarification that it's not within council's purview to discuss this issue.

Hosé: disagreed that it isn't something to discuss at village hall.

Waldack: promoting downtown downers grove for Christmas shopping.

Barnett: Reassurance to community members that local police and school officials are keeping an eye on demonstrations at the high school. Barnett has children who attend Downers Grove North.

**Date Submitted: December 12, 2018**

**By: Emily Teising**