

2024 ANNUAL REPORT

January 14, 2025



The achievements presented in the 2024 Annual Report are the direct result of the input and participation of the residents and businesses of Downers Grove, the Village Council, Village Staff and our partner organizations.

This report highlights over thirty key accomplishments which will serve the Village and its residents well for many years to come, including:

- Substantial Completion of the Civic Center Project
- Continued Progress on Lot 2
- Advancement of Guiding DG Projects
- Expanded Environmental Sustainability Efforts
- Enhanced Community Policing

Downers Grove is a community that values all its members as such, we are a community ready to engage future challenges. Together we will continue to make our community all it can be.



Sincerely,

A handwritten signature in black ink, appearing to read 'David Fieldman'.

David Fieldman
Village Manager

Substantially Completed Civic Center Project

Features and Attributes Substantially Completed in 2024

- Village Hall Departments
- Downers Grove Police Department
- School District 58 Administrative Offices
- Mayor Betty Cheever Council Chambers
- Israel Blackburn Civil Rights Plaza
- Environmentally Sustainable Elements
- Building Dedicated with Community Celebration February 8, 2024



Approved Lot 2 Redevelopment



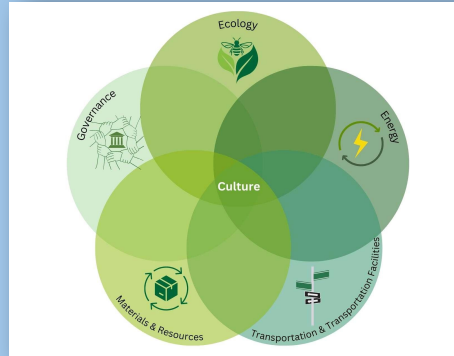
Details and Attributes

- Village Council Selected LCI Development Partners
- Proposed Apartment Building and Two Story Townhouses
- Design Elements to Compliment Village Buildings and Adjacent Neighborhood
- \$14 Million Estimated Land Sale and Real Estate Tax Revenue
- No Additional Property Taxes Needed for Civic Center Project

Expanded Sustainability Efforts

Civic Center Environmental Features

- Green roofs
- Permeable pavers
- Solar panels
- Native landscaping



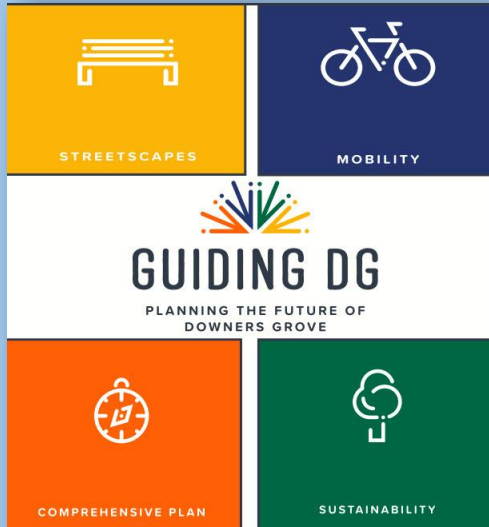
Improved Biodiversity

- Installed 9 New Bioswales in 2024
- 48 Total Bioswales in Village
- Native Plantings Incorporated Whenever Possible

- Launched Recycle Coach Mobile App
- Converted Esplanade Office Park Street Lights to Dark Sky Compliant LED Fixtures
- Continued Rain Barrel and Native Tree and Shrub sales with Conservation Foundation (Ongoing since 2010)
- Reduced Potable Water Consumption By 20% Since 2012

Guiding DG Extensive Community Engagement

Guiding DG



- A Combined Planning Effort including:
 - Comprehensive Plan
 - Active Transportation Plan
 - Environmental Sustainability Plan
 - Downtown and Fairview Focus Area Streetscape Plan
- Launched April 4, 2024
- Will Continue Through 2025

Guiding DG Extensive Community Engagement



Engagement Targets Exceeded

- Multiple Pop Up Events
- 25 Village Council Meetings
- 3,000 Responses to Four Surveys
- 900 Attendees At Events
- 70 Stakeholder Interviews
- 32 Facebook Posts
- 100,000 Reached via Social Media



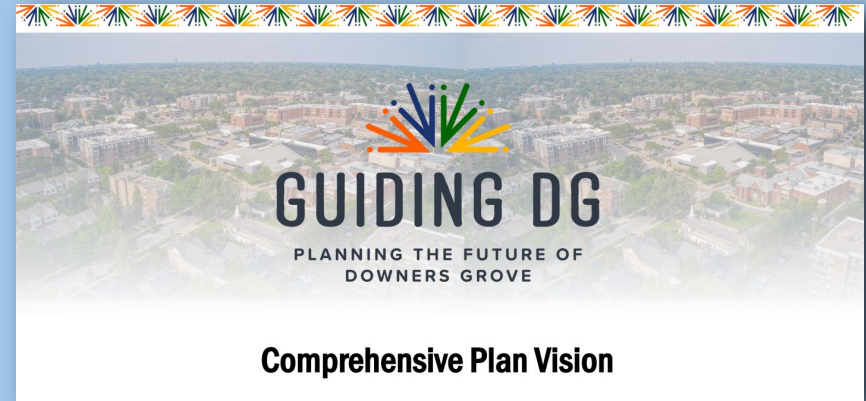
Guiding DG

Extensive Community Engagement

Comprehensive Plan

- Foundation of Guiding DG effort
- Guide Future Growth and Development
- Vision, Goals, Key Recommendations Provided by Village Council

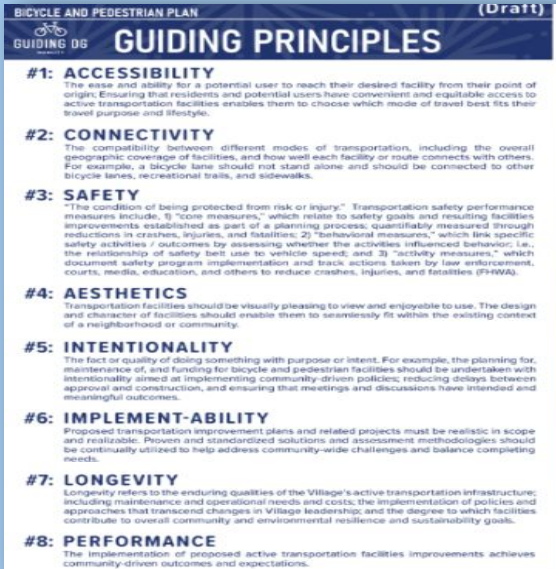
“Downers Grove will become a model community with a population of over 50,000 people of all ages, races, backgrounds and incomes.”



Guiding DG

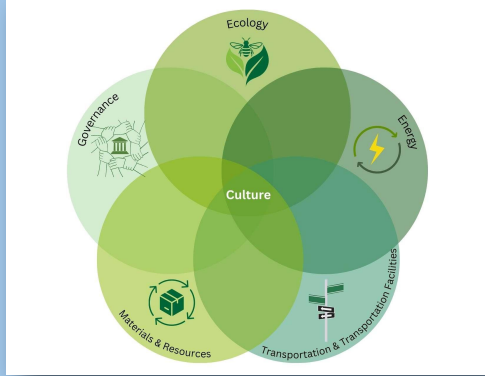
Extensive Community Engagement

Active Transportation Plan



- Vision and Blueprint for a “Pedestrian First” Community
- Focused on Non-Motorized Transportation and Actions
- Indicates Type and Scope of Improvements on:
 - Existing Streets
 - Connections to Adjacent Communities
 - Regional Bike and Pedestrian Trails

Guiding DG Extensive Community Engagement



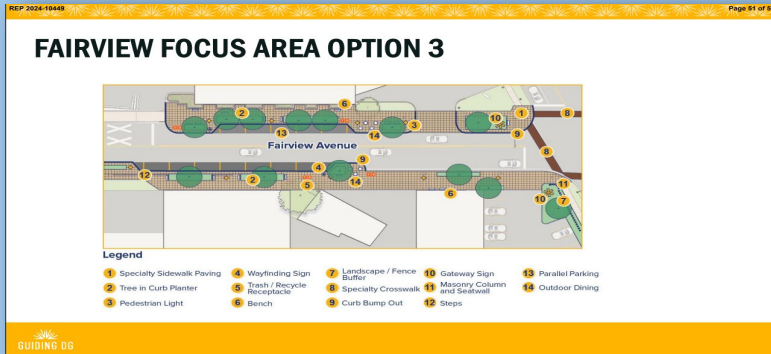
Environmental Sustainability Plan

- Greenhouse Gas Emissions Assessment of Village Operations to Reduce Carbon Footprint
- Developed with Environmental Concerns Commission
- Village Guide to Become a More Sustainable Community

Guiding DG Streetscape Prototypes

Streetscape Plan

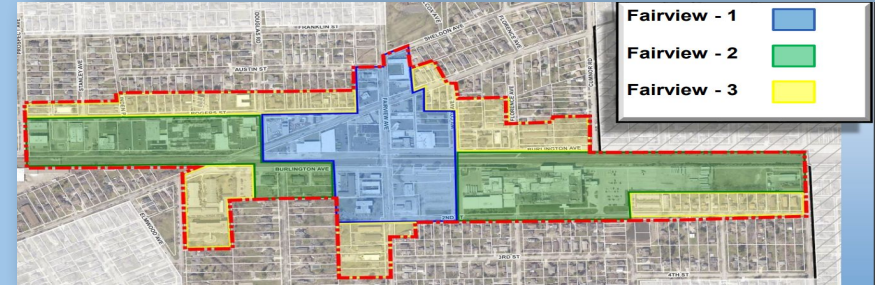
- Focused on Enhancing Public Spaces in Two Critical Areas
 - Downtown Downers Grove
 - Fairview Avenue
- Proposed Enhancements
 - Landscape
 - Hardscape
 - Creation of Permanent Activity Areas
 - Eating
 - Gathering
 - Displaying Art



Approved Fairview Area Regulatory Framework

Regulatory Framework

- Approved in March 2024
- Includes Key Concepts for:
 - Zoning Regulations
 - Zoning Districts



Fairview Area Enhancements

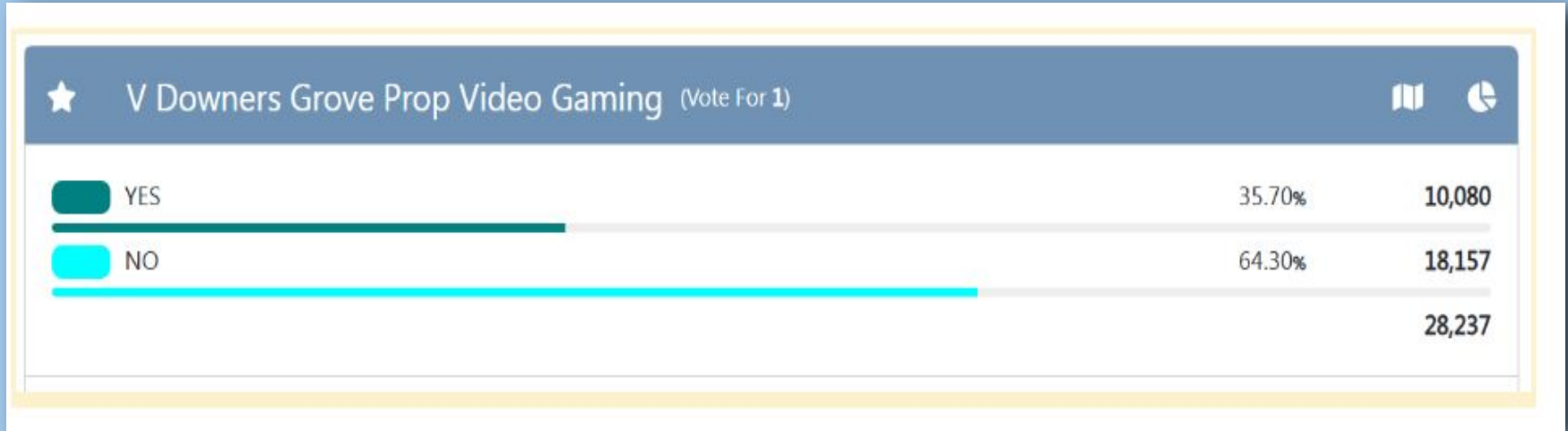
- Recommendations in 2017 Comprehensive Plan
- Improve Modes of Transportation
- Foster Redevelopment
- Attract New Business



Finalized Video Gaming Decision

Video Gaming Advisory Referendum

- Placed on November 5, 2024 Ballot By Village Council
- Video Gaming Ordinance Repealed on December 3, 2024
- Video Gaming Continues to Not Be Allowed



Enhanced Diversity, Equity & Inclusion

	Downers Grove	VoDG Hiring			
		2006-10	2011-15	2015-20	2021-24
White	86.29%	87.3%	87.0%	86.8%	79.3%
Black	3.33%	5.0%	3.7%	--	2.8%
Hispanic	5.7%	4.5%	5.6%	9.8%	10.9%
Asian	5.7%	--	3.1%	--	6.9%
Pacific	--	--	--	2.9%	--

Advanced DEI Practices

- Increased Staff Diversity
- Mission to Attract & Retain a Diverse Staff
- All Staff Trained on Diversity, Welcoming and Inclusion
- Participated in the Metro Mayors Caucus *Diversity, Equity & Inclusion Working Group and Task Force*



Improved Appearance of Downtown



Enhancements

- Replaced Additional Sidewalk Corner Treatments & Pedestrian Crosswalks
- Installed Several New Planting Beds
- Expanded Maintenance of Existing Planting Beds
- Enhanced On-going Cleaning Efforts



Expanded Community Policing



Expanded Activities

- Downtown “Walk & Talks”
- Meetings with Homeowners Associations and Businesses
- Bicycle Patrols

Results

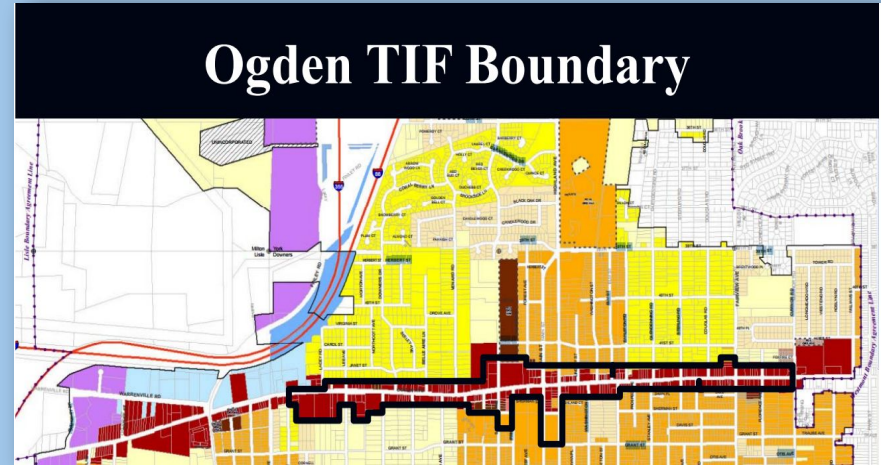
- Enhanced Relationships with Downtown Businesses and Residents
- Improved Law Enforcement
- Positive Interactions with Members of the Public
- Ensuring a Safe and Welcoming Environment for All Downers Grove Residents, Businesses, and Guests



Extended Ogden TIF District

TIF Results

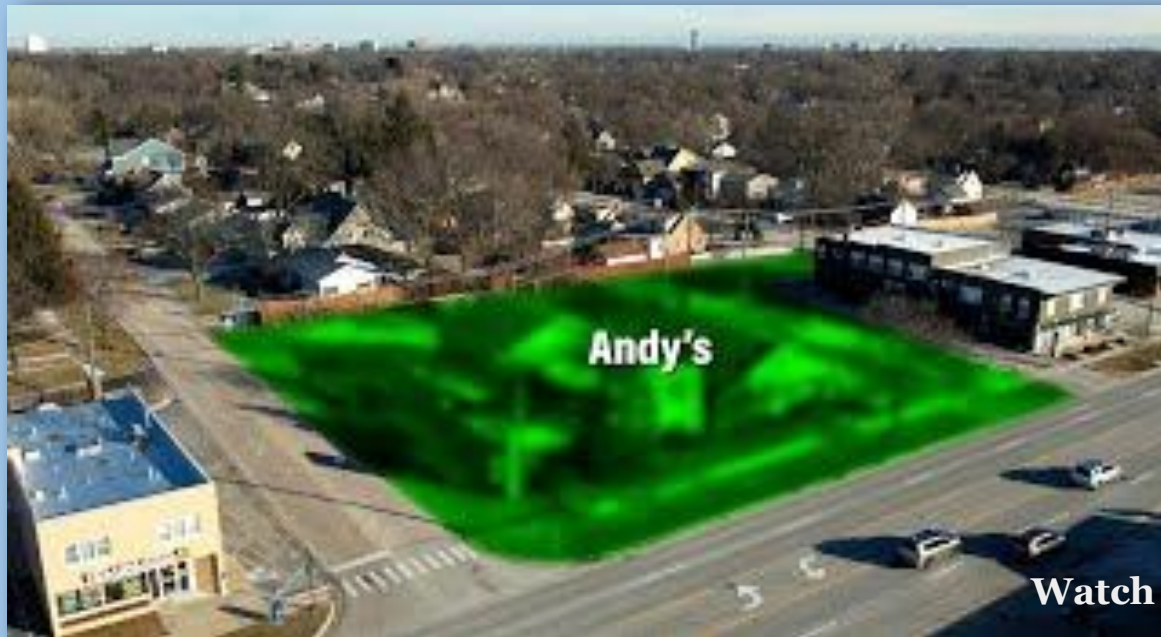
- Ogden TIF District Created in 2001
- Over 30 Redevelopment Projects Completed
- Taxable Property Values have Increased from \$29 Million to nearly \$60 Million
- Extension Allows Investment of TIF Revenues Received Prior to Original Expiration (End of 2024)



TIF Benefits

- Generates Sales Tax and Food & Beverage Tax Revenues
- Job Creation and Retention
- Enhanced Property Values

Extended Ogden TIF District



Executed RDA for Perillo Rolls Royce



Redevelopment Agreement

- May 2024 with Perillo Motors
- Construct New 13,600 Sq ft Two-Story Service Center
- Expanded Parking Area
- Dealership Showroom
 - Rolls Royce (New)
 - Bentley
 - Lamborghini

Executed RDA for Andy's Frozen Custard

Redevelopment Agreement

- Andy's Frozen Custard Coming in 2025
- Northeast Corner of Ogden and Washington
- Redevelopment of Underutilized Site and Dilapidated Vacant Building
- New Attractive Restaurant



Successful Partnerships



Positive Impacts

- Large, Diverse Tax Base
- Constant Cycle of Development in Commercial Areas
- Strong Financial Position for Village
- Festivals and Celebrations
- Job Creation
- Ensuring Downtown Vibrancy



Economic Development Wins



- Significantly Improved the Downers Grove Economy Working Together with EDC
- Welcomed These Noteworthy Projects and Additions
 - 45,000 Sq ft Expansion at Chemring
 - Completion of Oak Trace Phase 2
 - Springwood Suites
 - Buffalo Wild Wings to Go
 - McAlister's Deli
 - Popeyes Kitchen

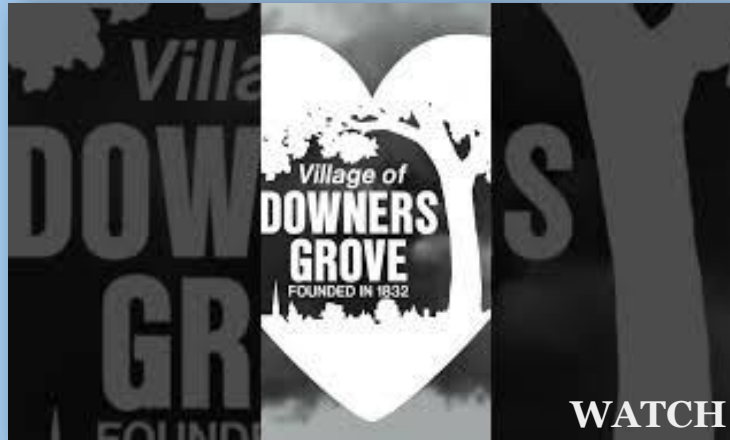
Implemented Social Services Plan

Social Services Referrals

- Launched in 2022
- Enhanced Outreach in 2024
 - Police & Fire Public Education Programs and Events
 - Published on Partner Agencies Platforms
 - Highlighted in News Letters
 - Social Worker Presentations to Community Groups
 - Published Program Brochure in Multiple Languages
- Over 770 Referrals in 2024
- Increased Total Referrals by 12%
- Increased Accepted Referrals by 18%
- Increased Overall Acceptance Rate 95%

	2023	2024	Diff.
Referrals Provided	633	714	81
Referrals Accepted	565	682	117
Acceptance Rate	89%	96%	

Social Services Referrals



REACH OUT WHEN YOU NEED A HAND.

The Village of Downers Grove employs a full-time Social Worker who can refer people to the social services they are in need of. These include resources for mental health, housing or homelessness, domestic violence, and substance abuse.

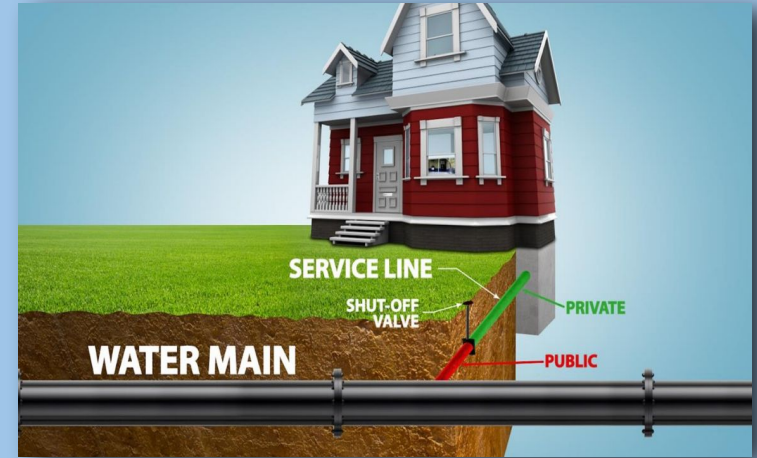
CALL 630.434.6894 for Social Services Referrals
or visit downers.us.



Prepared Lead Service Line Replacement Plan

Lead Service Replacement

- Village Complying with *Lead Service Replacement and Notification Act*
- Requires Village to:
 - Develop a Comprehensive Water Line Material Inventory
 - Implement Replacement Plan for All Lead Service Lines by 2044



To Date

- Received Over 2,000 Survey Responses
- Identified 2,725 Service Lines for Replacement
- Developed Preliminary 17 Year Replacement & Financial Plan

Prepared Water Rate Study & Capital Plan

Water System Facts

- Owned and Operated by the Village
- Serves 50,000 Residents and Hundreds of Businesses
- Over 4 Million Gallons Pumped Per Day
- Requires:
 - Significant Infrastructure
 - Routine Maintenance
 - Experienced Staff



2024 Water Rate Study

- Used Modeling to Project Total Costs for Future Operation
- Included Cost for Future Replacement of Lead Service Lines
- Recommended Increasing Water Rates to Provide Long-term Financial Sustainability for Water System

Enhanced Pedestrian Safety



2024 Sidewalk System Improvements

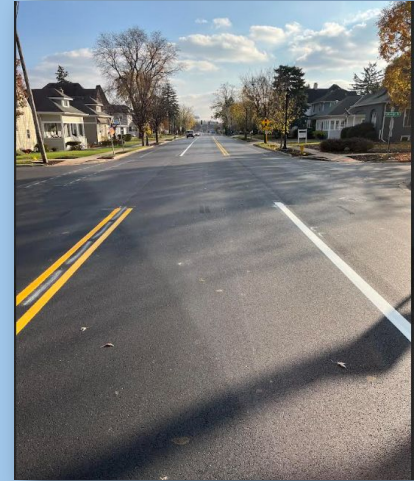
- Replaced 120,000 Sq ft of Sidewalk
- Upgraded 49 Intersections to Meet ADA Standards
- Restriped 85 Crosswalks
- Installed Stop Signs at 34 Intersections
- Reduced Speed Limit on 59th Street
- Installed School Speed Zone Limits near O'neil and Fairmount Schools



Completed Main Street Safety Improvements

Main Street Safety Project

- Near North High School
- Reconfigured Main Street to One Vehicle Lane in Each Direction
- Dedicated Bicycle Lanes
- Pedestrian Lighting
- Enhanced Traffic Signals
- Expected to reduce Vehicle and Pedestrian Crashes
- Partnership between Village and School District 99 to Enhance Safety



Completed Seven Stormwater Capital Projects



Stormwater Improvement Results

- 100 Stormwater Projects Since 2008
- Over \$50 Million Expended
- Flooding is Less Frequent, Dangerous and Damaging.

2024 Stormwater Capital Projects

- Completed 7 Stormwater Projects at the Following Locations:
 - Curtiss & Glenview
 - Commuter Parking Lot Near Fairview and the Railroad Tracks
 - Blodgett
 - Pershing
 - Maple
 - Walnut
 - In Downtown Downers Grove

Improved FEMA CRS Rating

National Flood Insurance Program Community Rating System (CRS)

- Village Rating Upgraded by FEMA to Class 5
- Property Owners Now Qualify for 25% Discount on Flood Insurance Premiums
- Rating Increase Due To These Activities:
 - One-on-one Visits with Property Owners to Discuss Stormwater Issues
 - Open Space Preservation in Local Floodplains
 - Local Flood Studies
 - Higher Regulatory Standards
 - Stormwater Cost-Share Program



**DO YOU KNOW
ABOUT CRS?**



FEMA



Reconstructed Indianapolis Avenue

Total Reconstruction

- Indianapolis Avenue from Fairview to Cumnor
- New Storm Sewers & Water Main
- New Pavement
- Sidewalk Improvements



Financial Stewardship



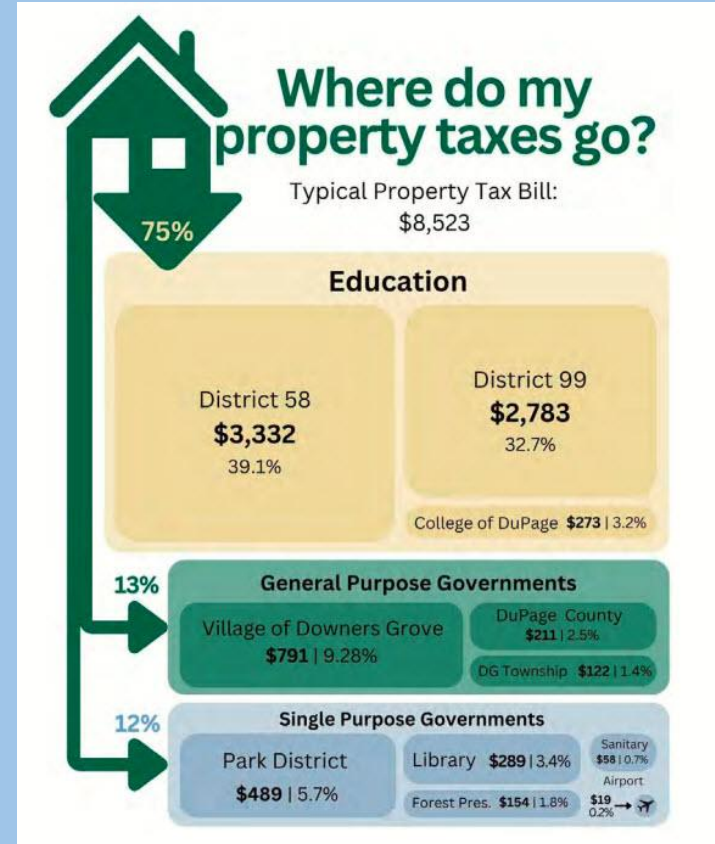
Stewards of Financial Sustainability

- Expenses Aligned with Revenues on Long-term Basis
- General Fund Expenses Kept to Budgeted Amounts
- Revenues Exceeded Budgeted Amounts
- \$3 million Used for Short and Long-term Financial Needs
- Public Safety Pension Stabilization Reserve in Use
- Reduced Impact on Property Tax Payers

Effectively Managed Budget and Finances

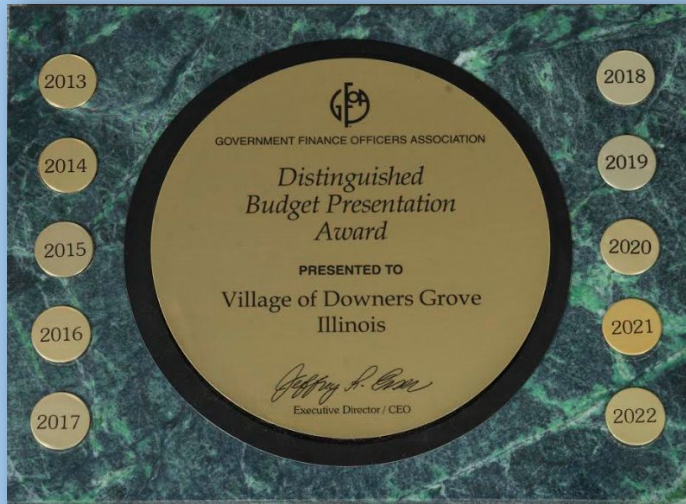
FY25 Property Tax Levy = \$17.5 million

- 3.6% Increase Over FY24 for Required Public Safety Pension Contributions
- Operations Levy Unchanged for Fifth Straight Year
- Typical Property Will Pay \$819 in 2025
- Property Taxes - Less Than \$2.25 Per Day



Awards and Recognition

- Recognized by the Government Finance Officers Association over 30 years for:
 - Accuracy
 - Transparency
 - Consistency



Received Awards & Recognition

- **Swiftwater Rescue Team Recognition**
 - Lieutenant Andy Hoff
 - For Hurricane Helene Response
 - MABAS (Mutual Aid Box Alarm System)
- **“Mission: Lifeline” Gold Plus Status**
 - Fire Department
 - For Coordinated, Proactive, Emergency Care
 - American Heart Association
- **Hartmann Award (Runner-Up)**
 - Fire Department
 - For Excellence in the Delivery of Emergency Care
 - Good Samaritan Hospital



Received Awards & Recognition



- **Public Sector Champion Award**

- Police Officer Samantha Glynn
- For Crisis Intervention
- DuPage Railroad Safety Council



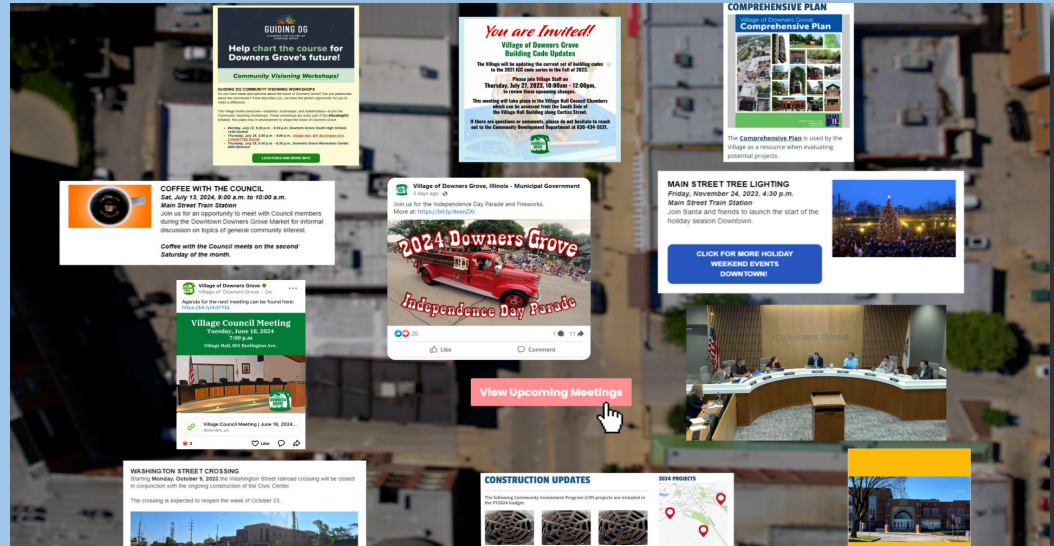
- **Floodplain Manager of the Year**

- Village Stormwater Administrator Julie Lomax
- For Outstanding Individual Efforts in Stormwater Management and Distinguished Local Stormwater Programs
- Illinois Association for Floodplain and Stormwater Management

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- Website: [downers.us](https://www.downers.us)



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