

# Meeting Minutes

Village of Downers Grove - Council Meeting

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Betty Cheever Council Chambers

January 07, 2025

07:00 PM

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## 1. Call to Order

Pledge of Allegiance to the Flag

## 2. Roll Call

**Council Attendance (Present):** Mayor Barnett, Commissioner José, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Glover, Commissioner Tully, Commissioner Davenport

**Council Attendance (Not Present):** None.

**Non-Voting:** Village Manager Dave Fieldman, Village Attorney Enza Petrarca, and Village Clerk Rosa Berardi

## 3. Minutes of Council Meetings

**MIN 2024-10507** A. Minutes: Village Council Meeting Minutes - December 17, 2024

**MOTION:** To *Adopt the Village Council Meeting Minutes of December 17, 2024*, as presented.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner José

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

## 4. Public Comments

Clorinda Greco, a business owner, commented on the danger of pedestrians crossing at the Washington Street railroad crossing.

Janet Whittingham, a resident, expressed concerns about the crosswalk on Washington Street near the Civic Center.

## 5. Consent Agenda

**BIL 2024-10624** A. Bills Payable: No. 6846 - January 7, 2025

**COR 2024-10625** B. Claims Ordinance: No. 6583, Payroll - December 13, 2024

**RES 2024-10615** C. Resolution: Approve an Intergovernmental Agreement for Participation in the DuPage Metropolitan Enforcement Group (DUMEG)

**RESOLUTION 2025-01**

**A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT FOR PARTICIPATION IN THE DUPAGE METROPOLITAN ENFORCEMENT GROUP (DUMEG)**

**RES 2024-10619** D. Resolution: Appropriate Funds for the 2025 Annual Roadway Resurfacing Program

**RESOLUTION 2025-02**

**A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE**

**RES 2024-10618** E. Resolution: Approve a Joint Funding Agreement for State-Let Construction Work Between the Village of Downers Grove and the Illinois Department of Transportation for the Main Street and Oxford Intersection Improvements (Downers Grove Project TR-033) IDOT Section No. 23-00121-00-CH; Project No. EWPR(860); Job No. C-91-101-25

**RESOLUTION 2025-03**

**A RESOLUTION AUTHORIZING EXECUTION OF A JOINT FUNDING AGREEMENT FOR STATE-LET CONSTRUCTION WORK BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR MAIN STREET INTERSECTION IMPROVEMENTS (DOWNERS GROVE PROJECT TR-033) IDOT SECTION NO. 23-00121-00-CH; PROJECT NO. EWPR(860); JOB NO. C-91-101-25**

**RES 2024-10623** F. Resolution: Approve a Second Extension to the Employee Leasing Agreement with GovTempsUsa, LLC

**RESOLUTION 2025-04**

**A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE EMPLOYEE LEASING AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND GOVTEMPSUSA, LLC**

**RES 2024-10620** G. Resolution: Authorize the Purchase of Replacement Vehicles and Certain Equipment

**RESOLUTION 2025-05**

**A RESOLUTION AUTHORIZING THE PURCHASE OF REPLACEMENT VEHICLES AND CERTAIN EQUIPMENT**

**RES 2024-10622** H. Resolution: Approve an Agreement with SNI Solutions for Geomelt Liquid Deicing Products

**RESOLUTION 2025-06**

**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND SNI SOLUTIONS**

**MOTION:** To *Adopt the Consent Agenda of the January 7, 2025, Village Council Meeting, as presented.*

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

## 6. Active Agenda

**RES 2024-10569** A. Resolution: Grant Historic Landmark Designation for 1129 Curtiss Street

**MOTION:** To approve **A RESOLUTION GRANTING HISTORIC LANDMARK DESIGNATION FOR 1129 CURTISS STREET**, as presented. **RESOLUTION 2025-07**

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

### Village Council Comments

Mayor Barnett presented the Historic Landmark Certificate to Matt and Laura Hanssel, the owners of the property. He shared that this is the 33rd property that has been historically landmarked in Downers Grove.

**ORD 2024-10613** B. Ordinance: Calling For a Public Hearing and Joint Review Board Meeting to Consider the Designation of a Redevelopment Project Area and the Approval of a Redevelopment Plan and Project for the Village of Downers Grove Meadowbrook Tax Increment Redevelopment Project Area

**MOTION:** To adopt **AN ORDINANCE CALLING FOR A PUBLIC HEARING AND A JOINT REVIEW BOARD MEETING TO CONSIDER THE DESIGNATION OF A REDEVELOPMENT PROJECT AREA AND THE APPROVAL OF A REDEVELOPMENT PLAN AND PROJECT FOR THE VILLAGE OF DOWNERS GROVE MEADOWBROOK TAX INCREMENT REDEVELOPMENT PROJECT AREA**, as presented. **ORDINANCE 6092**

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Hosé, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

## 7. First Reading

- ORD 2024-10611** A. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 4913, 4917 & 4921 Forest Avenue as Planned Unit Development #70 (4919 Forest Avenue Planned Unit Development)
- ORD 2024-10610** B. Ordinance: Authorizing a Special Use for 4919 Forest Avenue PUD #70 to Permit Construction of a Multifamily Residential Building
- ORD 2024-10612** C. Ordinance: Rezoning Certain Property Located at 4913, 4917 & 4921 Forest (4919 Forest Avenue Planned Unit Development #70)

Community Development Director Stan Popovich presented Items A, B and C via PowerPoint and provided details about the proposed development.

### **Village Council Comments**

Commissioner Gilmartin questioned the turn into the alley.

Mr. Popovich explained it was a two-way alley.

Commissioner Gilmartin expressed concern about the design of the top of the building on the side adjacent to the smaller property next door.

Ben Kennedy, architect for the petitioner, explained that changes can be made to the area of concern.

Commissioner Tully asked why there was a need for the zoning map amendment.

Mr. Popovich explained that the PUD was driving it.

Commissioner Tully thanked the petitioner for holding a public meeting.

The Council and the Petitioner discussed the lack of a retail component in the building, despite its store front façade and zoning. The Petitioner explained that they are specialists in residential developments and have found that residents appreciate their buildings being kept entirely residential. He explained that the space visible to pedestrians would be mostly lobby and amenity space.

Commissioner Davenport said he agreed with the Planning and Zoning Commission decision. He spoke to the store front façade and received confirmation from the petitioner and staff that the width of the alley is 14 feet. He expressed concern with having enough room to maneuver a vehicle.

The petitioner, Jim Roberts with Four Corners, noted similar alleyways at other developments with no issues. The civil engineer with the petitioner confirmed that turning studies were completed on this alley.

Manager Fieldman noted that alleys with similar constraints at other developments within the Village are working fine. He explained staff worked with the petitioner on the turning radius and making the changes necessary to accommodate it.

Commissioner Davenport expressed concern about the alley and said it should be restricted to one way.

Manager Fieldman explained that staff looked to widen the alley rather than restricting it to one way.

Commissioner Davenport spoke to concerns addressed by neighbors and staff's attention to them. He expressed concern with one side of the façade needing some articulation.

The architect for the petitioner said he would take a look at it and address the concern.

Commissioner Davenport spoke to the DT Design Guidelines and said he appreciated the proposal. He thanked the petitioner for bringing this forward.

Mayor Barnett questioned the elevation Commissioner Davenport commented on. Commissioner Davenport explained that he wanted more than what is currently there.

Commissioner José said he is excited about the project. He questioned the property to the South and asked if they tried to include that property in the project.

Manager Fieldman said staff recognized the potential concerns with the property next to the development and reached out to the Economic Development Corporation. He said that property is not available, but that staff is going to try and include that property in vehicular traffic in the future. The petitioner said they approached that property owner twice with no luck.

Commissioner Tully spoke to the special uses being met in this location.

Commissioner Gilmartin thanked the petitioner for bringing this forward and said he thinks the alley is a question and spoke of the alley resolving into private property. He shared he would like any improvements possible completed.

Manager Fieldman recapped the permitting process review to include means and methods on shoring up the excavation in the area of the small set back, review general operations of the alley, and the developer is to review the design of the roof structure in the northeast corner and also the base and corners of the rear facade.

## **8. Manager's Report**

There was no Manager's Report.

## **9. Attorney's Report**

Pursuant to Section 2.5 of the Downers Grove Municipal Code, Village Attorney Enza Petrarca presented the following for Village Council consideration:

1. An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to designate the property at 4913, 4917 & 4921 Forest Avenue as Planned Unit Development #70 (4919 Forest Avenue Planned Unit Development).
2. An ordinance authorizing a special use for 4919 Forest Avenue PUD #70 to permit construction of a multifamily residential building.

3. An ordinance rezoning certain property located at 4913, 4917 & 4921 Forest (4919 Forest Avenue Planned Unit Development #70).

## 10. Mayor's Report

There was no Mayor's Report.

## 11. Council Member Reports

A. New Business

**MOT 2024-10596** 1. Motion: Discuss an Amendment to the Municipal Code to Ban Cat Declawing and Tendonectomies in the Village of Downers Grove

**MOTION:** To adopt *A MOTION TO DIRECT STAFF TO PREPARE A DRAFT ORDINANCE AMENDING THE VILLAGE CODE TO BAN CAT DECLAWING FOR COUNCIL REVIEW AND CONSIDERATION AT AN UPCOMING MEETING.*

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Sadowski-Fugitt

**SECONDED BY:** Commissioner Gilmartin

**AYES:** Commissioners Sadowski-Fugitt, José, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

### Village Council Comments

Commissioner Sadowski-Fugitt presented this item and reviewed the background.

Mayor Barnett asked the Council's interest in putting this on a future agenda.

Commissioner Tully said they will have staff look into it so that the Council can discuss. He shared his thoughts are more mechanical and that he is interested in more info.

Commissioner Davenport confirmed the bill is stalled in the senate.

Commissioner Sadowski-Fugitt said this will have to be reintroduced due to the new legislature coming in, but Representative Stava-Murray is interested in bringing the bill back up if there are constituents interested.

Commissioner Davenport said he thinks it would be hard to find a vet in Downers Grove to do this as an elective procedure and said this would more than likely ban an elective procedure. He said he is comforted in knowing there is no urgent need but wants to take a leadership position on this and he is good with putting this on a future agenda. He expressed interest in the States' take on this, and spoke to keeping cats indoors due to the Bird Flu epidemic.

Commissioner Gilmartin said this seems sensible, and for reasons already stated, is curious about some states prohibiting landlords from allowing declawed cats and he wants to understand the full graphic of what this could be.

Commissioner Tully reminded all that staff will do research to address Council concerns and questions.

### **Council Member Reports Continued**

Commissioner Davenport highlighted Consent Agenda Item E, and spoke to the danger of this intersection and the misalignment with the two sides of the streets. He said he wants to celebrate approving this and staff's work on this.

Commissioner Tully wished everyone a Happy New Year. He thanked Ms. Greco for her comment and said the same thing happened to him, sharing it was and is pedestrians causing the issue. He asked staff if anything could be done. He also noted there are 170 days left until Rotary Grove Fest.

Commissioner José wished everyone a Happy New Year and said he was sorry to have missed the January 2, 2025, joint meeting with the Library Board. He said he is interested in the subcommittee forthcoming and looks forward to good work.

Mayor Barnett said the Washington Crossing has been a challenge for 30 years and asked what the monitoring period of the crossing will be since the construction of the Civic Center is complete.

Manager Fieldman explained the informal monitoring started this week. He asked for 90 days to collect information and report on any recommendations.

## **12. Adjournment**

**MOTION:** To approve Adjourn the January 7, 2025, Village Council Meeting.

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner José

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners José, Sadowski-Fugitt, Davenport, Tully, Glover, Gilmartin, Mayor Barnett

**NAYES:** None

The meeting adjourned at 7:54 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk