

# Meeting Minutes

## Village of Downers Grove - Council Meeting

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**Betty Cheever Council Chambers**

**February 18, 2025**

**06:00 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. Proclamations

A. Government Communicators Day

Mayor Barnett thanked Communications Director Doug Koslowski and his team for their dedication to keeping residents informed on behalf of the Village. He then read the proclamation and presented it to the Village Communications team.

### 4. Minutes of Council Meetings

**MIN 2024-10512**      A. Minutes: Village Council Meeting Minutes - February 11, 2025

**MOTION:** To **Adopt Village Council Meeting Minutes of February 11, 2025**, 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

### 5. Public Comments

Debbie Anderson Phillips, an EQDG representative, spoke about the annual One Book One Town read titled "This is Always How It Is". She encouraged all to register in advance for the events that take place during the week of March 5th - 13th, and provided the Council with flyers about the event.

Clorinda Greco, a business owner, inquired about the business owner surveys administered in the fall by the Guiding DG consultants, and also expressed concerns about how restaurant owners are charged for outdoor dining space.

## 6. Consent Agenda

**BIL 2024-10632** A. Bills Payable: No. 6856 - February 18, 2025

**COR 2024-10633** B. Claims Ordinance: No. 6591, Payroll - February 7, 2025

**RES 2025-10696** C. Resolution: Approve an Agreement with Flock Group, Inc. for the Purchase and Installation of Pan-Tilt-Zoom Cameras

### RESOLUTION 2025-18

**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND FLOCK GROUP, INC.**

**RES 2025-10693** D. Resolution: Approve a Second Extension and Change Order to the Agreement with Minuteman Security for the Purchase and Installation of Automated License Plate Reader System Cameras

### RESOLUTION 2025-19

**A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION AND CHANGE ORDER TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND MINUTEMAN SECURITY AND LIFESAFETY, INC.**

**RES 2025-10691** E. Resolution: Approve an Agreement with Minuteman Security Technologies, Inc. for the Maintenance of the Village's Automated License Plate Reader System

### RESOLUTION 2025-20

**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND MINUTEMAN SECURITY TECHNOLOGIES, INC.**

**MOT 2025-10703** F. Motion: Approval of Fee Waiver for a Vacated Right-of-Way

**MOTION:** To **Adopt the Consent Agenda of the February 18, 2025 Village Council Meeting**, 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

## 7. Active Agenda

**ORD 2025-10687** A. Ordinance: Vacating a Portion of an Unimproved Public Right-of-Way Adjacent to and between 5241 Lyman Avenue and 831 Maple Avenue

**MOTION:** To adopt ***AN ORDINANCE VACATING A PORTION OF AN UNIMPROVED PUBLIC RIGHT-OF-WAY ADJACENT TO AND BETWEEN 5241 LYMAN AVENUE AND 831 MAPLE AVENUE***, as presented. **ORDINANCE 6099**

**RESULT:** Motion carried unanimously by roll call vote.

**MOTIONED TO APPROVE:** Commissioner José

**SECONDED BY:** Commissioner Sadowski-Fugitt

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

**NAYES:** None

### Public Comments

Janet Winningham, a resident, expressed her content with this, but requested that the Council hold discussions on the topic of fee waivers for the public before making any changes to the current process.

### Village Council Comments

Commissioner José thanked his colleagues for indulging him in conversation at the last Village Council meeting and shared he looks forward to future conversations about fee waivers.

Commissioner Gilmartin shared he does not think it is in the best interest of the Village to just give property away. He said that fees should be charged at this time, but he agreed to talk about this topic in the future.

Commissioner Glover agreed that giving away property without charging fees is a slippery slope, and opined that the Village benefits from the fees charged.

**ORD 2025-10698** B. Ordinance: Amending Chapter 5 of the Downers Grove Municipal Code to Prohibit Cat Declawing in the Village of Downers Grove

**MOTION:** To adopt ***AN ORDINANCE AMENDING CHAPTER 5 OF THE DOWNERS GROVE MUNICIPAL CODE TO PROHIBIT CAT DECLAWING IN THE VILLAGE OF DOWNERS GROVE***, as presented. **ORDINANCE 6100**

**RESULT:** Motion carried by 6-1 roll call vote.

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

**SECONDED BY:** Commissioner José

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

**NAYES:** Mayor Barnett

## 8. First Reading

**ORD 2025-10692** A. Ordinance: Authorizing a Special Use for 1250-1254 Ogden Avenue to Permit a Drive-Through

**ORD 2025-10706** B. Ordinance: Approving a Redevelopment Agreement between the Village of Downers Grove and 1250 Ogden, LLC

Community Development Director Stan Popovich presented the two items via PowerPoint.

Vic Meta, the Petitioner, spoke about this project and shared that it is located in the Ogden Avenue corridor. He thanked Village Staff and Brian Gay with the Economic Development Corporation for all of their assistance.

### **Public Comments**

Clorinda Greco returned to the podium and expressed concerns with this item.

### **Village Council Comments**

Commissioner José requested an explanation of TIF eligible expenses. Manager Fieldman provided a background on the Ogden TIF, noting the significant improvements on Ogden Avenue since its creation. He further explained that the TIF was originally scheduled to be closed out at the end of 2024, but was extended with a focus on the corridor's aesthetics, functionality, and Sales Tax Revenue. Commissioner José expressed enthusiasm for this item, calling it a win-win. Commissioner Davenport echoed his excitement, emphasizing the positive and lasting impact increased development has on the surrounding property values.

Commissioner Gilmartin asked if there was TIF funding for McAlisters, to which Manager Fieldman clarified no TIF funds were provided. Commissioner Gilmartin asked about the TIF regulations and review for restaurants. Manager Fieldman explained restaurant regulations are tied to the Village's expectations of economic returns. Commissioner Tully praised the TIF for attracting businesses to Ogden Avenue and highlighted its role in increasing funds for reinvestment. He also discussed how other government organizations benefited from Tax Increment Funding and thanked the Petitioner for their investment. Commissioner Sadowski-Fugitt also expressed gratitude to the Petitioner. Mayor Barnett requested that Village Staff provide a copy of the most current EAV analysis of the downtown area and Ogden Avenue.

Commissioner Gilmartin requested the trend as well. Manager Fieldman confirmed that he would provide the Council with a report that was responsive to both requests.

## 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 authorizing a special use for 1250-1254 Ogden Avenue to permit a drive-through.
2. An ordinance approving a redevelopment agreement between the Village of Downers Grove and 1250 Ogden, LLC.

## 10. Mayor's Report

**RES 2025-10708** C. Resolution: Establishing a Joint Ad Hoc Committee of the Downers Grove Village Council and the Downers Grove Library Board of Trustees

**MOTION:** To approve ***A RESOLUTION ESTABLISHING A JOINT AD HOC COMMITTEE OF THE DOWNERS GROVE VILLAGE COUNCIL AND THE DOWNERS GROVE LIBRARY BOARD OF TRUSTEES***, as presented. **RESOLUTION 2025-21**

**RESULT:** Motion carried by 6-1 roll call vote.

**MOTIONED TO APPROVE:** Commissioner José

**SECONDED BY:** Commissioner Sadowski-Fugitt

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

**NAYES:** Commissioner Gilmartin

Village Clerk Rosa Berardi read the resolution.

### **Village Council Comments**

Mayor Barnett shared that he and Matt Topic, President of the Library Board of Trustees (LBOT), discussed the composition of the Committee and both agreed that neither of them should serve on this committee. He noted that three of the current Council member spots are up for election. This left Commissioners Davenport, Tully and Sadowski-Fugitt to be considered, and he explained that Commissioner Davenport lacked the necessary experience to serve on the Committee. He further explained that is why Commissioners Tully and Sadowski-Fugitt were selected to serve, as they are the most senior and appropriate candidates to serve.

Commissioner Gilmartin raised concerns about the drafting of the resolution and the Committee member selection process. He asked whether the Municipal Code outlines how boards and commissions members should be appointed. Mrs. Enza Petrarca confirmed it does.

Commissioner Gilmartin asked for confirmation that there is a Village policy in place outlining how ad hoc committees should be created, and he also asked if this Resolution mirrors past ad

hoc committee resolutions. Mrs. Petrarca said there is a policy in place, and that not only does the resolution mirror past ad hoc committee resolutions, it also follows the law. Commissioner Gilmartin expressed concern that this Committee's structure is unique, involving both elected (Village Council) and appointed members (LBOT). He shared this differs from past committees, seems short-sided and does not lend to a collaborative outcome. Commissioner Gilmartin also suggested the Village fund a \$10k budget for the Committee, and recommended Commissioner Sadowski-Fugitt as the Chair of the Committee because of her tenure on the Council.

Commissioner Tully acknowledged the Committee's unconventional structure, but expressed a willingness to serve, while emphasizing the importance of starting the work promptly. He assured all that this would be a collaborative effort that included not only the Village Council and the LBOT, but also the residents. Commissioner Sadowski-Fugitt agreed that the Village should fund a \$10k budget, but opined that it should not be included in the Resolution. She expressed a desire for more public transparency in the appointment process.

Commissioner José supported the inclusion of Commissioners Tully and Sadowski-Fugitt, noting the need for diversity on this committee between the Council and the Library Board. Commissioner Davenport expressed concerns about the Village Manager having the authority to approve a budget amount under \$50k, and requested all funding for the Committee be reviewed by the Village Council. Manager Fieldman assured the Council that he would not approve such spending without Council consent.

Commissioner Gilmartin shared his worry about time constraints on financial approvals if funding requests needed to be approved by the Council. Mayor Barnett clarified that this is a joint committee and there were no specifics about funding determined yet, further sharing this is why the resolution did not include funding specifics. Commissioner Gilmartin acknowledged the explanation, but remained concerned about possible issues with the ability to fund the Committee in a timely manner.

## **11. Council Member Reports**

Commissioner Davenport shared that Downers Grove Sharing Connections is in need of household items and asked residents to donate.

Commissioner Tully said there are 121 days until Rotary Grove Fest.

Commissioner Gilmartin spoke of the Mayor's reaction to comments he made at the last Village Council meeting with regard to the March 3rd Joint VC/LBOT meeting. He explained he had to leave the March 3rd Joint Meeting early and therefore, didn't have the opportunity to make comments that night. He expressed that he communicated with the Mayor, prior to the last Village Council meeting, about his desire to provide his comments about the meeting, and the Mayor told him to do so during Commissioner Reports. He spoke of other Commissioners providing comments during Council Member Reports about the happenings of past meetings, and opined that the Mayor did not express concerns with their comments in the same way that

he did with Commissioner Gilmartin. He said as an elected member of the Village Council, he thinks all Council members should be held to the same standards to provide for good governance.

Mayor Barnett said he sees the communications he had with Commissioner Gilmartin prior to the last meeting differently than the Commissioner.

## **12. Manager's Report**

### **REP 2025-10682      A. Guiding DG: Comprehensive Plan and Related Projects – Comprehensive Plan Focus Areas**

Community Development Director Stan Popovich presented this item via PowerPoint. He shared that Josh Koonce and Oscar Martinez with Houseal Lavigne were present for Council questions.

Mr. Popovich began his presentation with a review of the West Ogden Avenue area.

#### **Village Council Comments**

Commissioner Sadowski-Fugitt expressed support for the proposals at the intersection of Ogden and Finley, particularly those related to the Active Transportation Plan. She suggested that the area at Lacey and Ogden seemed to be a good potential location for affordable housing, further suggesting a partnership with Midwestern University. She said that having a mixed-use development in that area would benefit the community. She described this as a good vision. Commissioner Tully supported the idea of partnering with Midwestern University and emphasized the Village's goal is to explore what is possible, stressing that no specific projects are currently planned. He explained the process is visionary and conceptual, aiming to solve multiple community issues.

Commissioner Davenport compared the discussions during this process to those the Council has had about the Fairview Focus Area, stressing the importance of the discussions to determine the right zoning and infrastructure. He inquired about the status of the changes to the Warrenville and Finley area. Mr. Popovich shared that there have been discussions with the County about creating more complete streets in the areas of Belmont, Finley, Ogden and Warrenville Road.

Commissioner Davenport expressed his support of joining forces with Midwestern University. He spoke of concerns with some areas of the Village feeling disconnected due to zoning requirements. He shared he agrees that the area discussed is an area of opportunity to provide more types of affordable housing.

Commissioner José expressed support for thinking outside of the box, sharing he liked the idea of partnering with Midwestern University. He questioned the use of Site #4, at Ogden and Finley, to which Manager Fieldman explained that it has been a successful location for car

dealerships. Manager Fieldman also expressed challenges to that site, such as access to Finely Road and he shared that the existing development is partially occupying the right-of-way. He suggested that a mixed-use for this area could alleviate future development issues. He said proposed improvements were based on expert input from Houseal Lavigne and the current property owner. Commissioner José appreciated the background provided.

Commissioner Gilmartin said he found Site #4 challenging but was generally pleased with the Ogden Avenue plans. Mayor Barnett noted that the plans align with the Comprehensive Plan. With regard to the west Ogden area, he requested adding verbiage about adding green space. Manager Fieldman noted this had been discussed in his conversations with the Council and was also discussed with Houseal Lavigne. He shared that the team will look to add that information.

Mayor Barnett also shared concerns about building height and density in the renderings of the West Ogden Area plans. He said he wants the plans to reflect the scale of possible residential developments, that could average approximately 70 ft in height and could occupy areas that are currently undeveloped. He compared this to the current residential development near the Home Depot parking lot. Manager Fieldman said he would work with the team on this and requested the Council's thoughts on this. The Council agreed. Mayor Barnett said he is also interested in pedestrian usage data or any pedestrian surveys on Ogden Avenue. Manager Fieldman said that Staff would need to review the materials collected during the Guiding DG process and he would report any findings.

Mr. Popovich then presented the Belmont Road area.

### **Village Council Comments**

Commissioner Tully reflected on the Belmont underpass, which opened 13 years ago with the expectation of spurring redevelopment, but noted that little change has occurred, raising questions about why. He suggested that this should be considered as part of the current process, which involves envisioning and then facilitating change. Manager Fieldman agreed.

Commissioner Davenport attributed the lack of redevelopment in the Belmont area to zoning issues. Manager Fieldman said there were immediate benefits to the underpass right after it went in, with redevelopments near that area, further adding that they were consistent with the existing zoning. Commissioner Davenport said the Village should provide visions on how to change zoning and this document would help with that. He expressed support for multi-family housing in the area, given its proximity to the train station and highways.

Commissioner Sadowski-Fugitt shared that she had spoken with someone interested in property around this area, but did not pursue it due to zoning concerns. She said she appreciated the document's reference to access to St. Joseph's Creek, calling it a valuable addition. She also spoke positively about the proposed ideas for Site #3 and Site #4. She noted that Site #4 resembles a smaller-scale Fairview area, which she finds appealing. Commissioner Gilmartin agreed with Commissioner Sadowski-Fugitt's comments, noting that the document is intended

as a vision. Commissioner José also supported her comments and expressed his approval of the proposals.

Mr. Popovich then presented the 75th Street area “The Grove”.

### **Village Council Comments**

Commissioner Davenport expressed strong support for the proposed development, noting that community surveys from the Guiding DG initiative showed a desire for development in this area. He described the area as an underutilized “sea of asphalt.” He emphasized the importance of this entrance to the south side of town and the opportunity for affordable housing, along with improvements to stormwater management. Commissioner Davenport also pointed out that the development would help fund the Village by bringing in more residents and businesses, and said he loves all that is being proposed. He spoke to the photographs included in the slides of this area and suggested similar photos should be included in the pages of the other areas.

Commissioner Sadowski-Fugitt acknowledged the challenges of the property's ownership, but expressed enthusiasm for the potential addition of green space. She suggested including native gardens or community gardens to support pollinators, building on similar efforts in other parts of the Village. Commissioner José reflected on the history of the area, calling it a long-term vision that would benefit both commuters and the community. He praised the proposed changes as a much-needed improvement to the area's current concrete landscape.

Commissioner Tully clarified that the site has received considerable attention, but it has been difficult to develop since the Village does not own it. He noted earlier proposals that had aimed at improving aesthetics and generating more revenue had not come to fruition, but that he is hopeful for the site's future. Commissioner Tully said exploring other opportunities for this area is very smart.

Commissioner Gilmartin appreciated the new vision and the high level of interest in the site. He asked about the analysis behind the residential versus commercial proportions in the plan. Manager Fieldman explained that market viability and the community's vision were considered, and the Village is working with the current property owner to see if their vision aligns with the Village's. Mr. Popovich added that the goal is to create a mixed-use development, and Mr. Koonce from Houseal Lavigne mentioned looking at regional examples that have been built from the ground up. Commissioner Gilmartin said he appreciated the emphasis on a mixed-use vision and wanted to ensure developers understand this as the Village's priority. Mr. Koonce assured the Council that architectural experts will ensure the plans align with the intended vision.

Mayor Barnett asked if Houseal Lavigne would consider adding components to the plan that would be community driven, i.e. a library, post office, park district, etc. He asked if this has been considered by the team and if not, he asked if the team could look into the possibility to create the feeling of a full community in this area. He spoke to EAV and shared that it matters to him. He said a few facade improvements are not enough and opined that this is the kind of

thing the Village should want to do more with, such as partnering with another organization to improve the area for the community. Manager Fieldman said marketability and viability benefits the Village in the long term, and EAV is a big part of that. He said that is what drove this vision.

Commissioner José said the site has not been neglected in terms of effort. He spoke of the Village's past efforts and shared he wants to put all Economic Development tools on the table with this. Manager Fieldman said in this particular focus area, the documents provided talk about tools and strategies because of that. Commissioner Davenport agreed with Commissioner José. He said this site is important and the current look is not good for the Village, further sharing there is huge potential. He said it is time for something to happen.

Commissioner Gilmartin asked a general question about how this compares to the last Comprehensive Plan. Mr. Popovich said there were more focus areas in the last comprehensive plan update, seven to be specific. He said in terms of scale, the previous plan had more focus areas and catalyst sites. Manager Fieldman shared that there are fewer opportunities here because of the success the Village has had in implementing the recommendations of the 2011 and 2013 Comprehensive Plans.

Mr. Popovich provided an explanation of the next steps involved with the process. Manager Fieldman commended Houseal Lavigne for their work and ideas in this process.

### **Public Comments**

Janet Winningham returned to the podium and expressed concerns with plans to eliminate center lanes on Ogden Avenue. She also expressed concerns with the addition of more multi-family housing developments in the area.

Clorinda Greco returned to the podium and expressed concerns with parking in the downtown area.

## **13. Adjournment**

**MOTION:** To **Adjourn the February 18, 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 8:23 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk