

# Meeting Minutes

Village of Downers Grove - Council Meeting

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Betty Cheever Council Chambers

March 04, 2025

06:00 PM

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## 1. Call to Order

Downers Grove Cub Scout Pack 86 led the 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. National Social Work Month

Mayor Barnett spoke about the success of the Village Social Work Program. He read a proclamation in honor of National Social Work Month and presented it to Village Social Worker Heather Lippe.

## 4. Minutes of Council Meetings

**MIN 2024-10513**      A. Minutes: Village Council Meeting Minutes - February 18, 2025

**MOTION:** To Adopt Village Council Meeting Minutes of February 18, 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

Marti Sladek, resident and Library Trustee, said she resides in the west Belmont area and spoke of the history of her neighborhood being annexed into the Village. She thanked the Council for their work on Guiding DG and for all that has been done in her neighborhood.

Janet Winningham, resident, thanked the Council for their implementation of the Social Work program and the hiring of a Social Worker. She expressed she hopes the Village and Library Social Workers will have collaborative efforts going forward.

## 6. Consent Agenda

**BIL 2024-10634** A. Bills Payable: No. 6858 - March 4, 2025

**COR 2024-10635** B. Claims Ordinance: No. 6593, Payroll - February 21, 2025

**MOT 2025-10713** C. Motion: Approve a Contract with Rag's Electric of Woodridge, Illinois, for the Streetlight Replacement Program

**MOT 2025-10712** D. Motion: Approve a Contract with Miller Pipeline, LLC of Mt. Prospect, Illinois, for the 2025 Sidewalk Replacement Program C

**MOT 2025-10716** E. Motion: Approve a Contract with SEECO Consultants, Inc. of Tinley Park, Illinois, for Material Testing Services for Capital Improvement Projects

**MOT 2025-10714** F. Motion: Approve a Contract with ECS Midwest, LLC, of Buffalo Grove, Illinois, for Material Testing Services for Capital Improvement Projects

**RES 2025-10721** G. Resolution: Approve an Agreement with Advertising Products, Inc. for Village Gateway Signs

*\*\*Mayor Barnett noted that **Item G** would be moved to the Active Agenda.*

**MOTION:** To Adopt the Consent Agenda of the March 4, 2025 Village Council Meeting, absent of Item G.

**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. Active Agenda

**RES 2025-10721** G. Resolution: Approve an Agreement with Advertising Products, Inc. for Village Gateway Signs

*\*\*Item G was moved to the Active Agenda from the Consent Agenda, so that it could be discussed and voted on.*

**MOTION:** To adopt **A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ADVERTISING PRODUCTS, INC.**, as presented. **RESOLUTION 2025-22**

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

**MOTIONED TO APPROVE:** Commissioner Hosé

**SECONDED BY:** Commissioner Sadowski-Fugitt

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

**NAYES:** Commissioner Davenport

Commissioner Davenport noted that he requested this item was moved to the Active Agenda so it could be discussed. He said he was not a part of the original design of the sign, which was the same as the signage in front of the Civic Center, but on a larger scale. He addressed the design, functionality and durability of the proposed signage and provided some suggested changes. He shared a sketch example of the sign with his suggested changes, emphasizing that it is more aesthetically pleasing.

Mayor Barnett summarized Commissioner Davenport's comments, indicating that if the Council agreed with the changes, the design would need to be reviewed and changed by Advertising Products, Inc. and would be brought back to the Council at a later time. Commissioner Tully expressed concern about delays, emphasizing that gateway signs have been a topic discussed for two decades and he did not want any further delays. Mayor Barnett noted the time frame would depend on the Council's consensus but said he preferred the current design.

Commissioner Davenport noted that the amount of work for his proposed sign would be the same as the current one, to which Mayor Barnett replied that only the vendor, API, could determine that. Commissioner Hosé expressed a desire to move forward, stating that the issue had already been discussed in long-range planning meetings.

Commissioner Gilmartin inquired about the work involved and was open to exploring Commissioner Davenport's proposed design, while Commissioner Sadowski-Fugitt emphasized the need to move forward with the staff's design. Commissioner Glover said he liked both designs, but suggested moving forward with the original design for consistency. Commissioner Gilmartin asked if the signs were backlit, to which Manager Fieldman confirmed they were. Commissioner Davenport reiterated his preference for a larger sign, with balanced masonry, spaced lettering and a green logo. Mayor Barnett said he preferred no color on the logo and liked the offset masonry design.

Commissioner Davenport clarified that the proposed signage was different from that of the Civic Center, because it was larger. He stressed the importance of getting it right for long-term use. Commissioner Gilmartin suggested reviewing the changes with professionals before making a

final decision. Manager Fieldman cautioned that the matter could become complicated if the suggested changes do not meet the Council's expectations when the rendering returns from Advertising Products, Inc. for the Council's approval. Mayor Barnett explained that a vote was needed to approve or reject the proposed sign design.

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

**MOTION:** To adopt ***AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 1250-1254 OGDEN AVENUE TO PERMIT A DRIVE-THROUGH***, as presented. **ORDINANCE 6101**

**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

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

**MOTION:** To adopt ***AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND 1250 OGDEN AVENUE, LLC***, as presented. **ORDINANCE 6102**

**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

### **Village Council Comments**

Commissioner Gilmartin thanked the developers for bringing 2 restaurants, both with 10 year leases and tax-generating business to the Village. He said he looks forward to supporting this.

Commissioner José echoed Commissioner Gilmartin's comments and said this will improve the look of the Ogden Corridor. He provided information on the EAV of the properties in the area since the creation of the TIF, as requested by the Council at the previous meeting.

## **8. First Reading**

**ORD 2025-10694** A. Ordinance: Rezoning Certain Property Located at 826 Warren Avenue

**ORD 2025-10695** B. Ordinance: Authorizing a Special Use for 826 and 830 Warren Avenue to Permit Construction of a 20-Unit Apartment Building

Manager Fieldman explained that items A and B would be presented together and introduced Community Development Director Stan Popovich. Mr. Popovich presented these items via PowerPoint. The Petitioner Michael Gatto was present for any questions.

**Village Council Comments**

Commissioner Tully supported the rezoning, stating it meets zoning criteria, aligns with the Comprehensive Plan, and provides additional housing. He noted the property owner's right to request this and emphasized the proposal is smaller than what is allowed.

Commissioner Sadowski-Fugitt agreed, emphasizing the importance of incentives like EV chargers. She also shared her hopes for improvements to the Washington Street crossing in the near future.

Commissioner José acknowledged the project meets requirements but raised concerns about the stilts' color and materials. The Petitioner explained the stilts will be painted, most likely black. Commissioner José said the building is attractive and asked if there are plans to add curb and gutter further east on Warren to assist with stormwater. Manager Fieldman responded and said he thinks there are benefits to curb and gutters, but there are no structural street improvements planned on Warren as of now. He added that it would be Village practice to put in a ribbon curb, if necessary to prohibit storm water issues. He said if the Council would like to entertain this type of project, it is large scale and should be discussed at a later time. Commissioner Tully added to the conversation by stating that he did not think there were any stormwater issues that needed to be addressed.

Commissioner Davenport agreed with the zoning request, highlighting the 25-foot setback and its benefits for taxpayers. He raised concerns about the stilts, screening, and certain aspects of the DT Design Guidelines including: the recessed entry, ramp, steps, and façade lighting. He said he appreciates what has been proposed but is seeking refinements.

Commissioner Gilmartin commented on the posts located behind the fence, to which the Petitioner explained that the visual shown was inflated and did not portray what would be seen at street level. The Commissioner then questioned the alignment with the 2017 Comprehensive Plan, which suggests row homes. He asked how the development aligns with the plan given its location outside the DT Zoning. Mr. Popovich explained that the zoning was unchanged when the plan was implemented, and the site is on the border of two zoning areas. Manager Fieldman confirmed that zoning changes are considered when potential developers make requests. Commissioner Gilmartin also suggested considering solar-powered canopies. Mayor Barnett clarified that the developer requested the rezoning, not the Village. He emphasized that the discussion was about whether the development complies with the Comprehensive Plan, not about DT or DB zoning. He also questioned the fence, gate, and materials in the rendering. The Petitioner confirmed the lot would be fully enclosed with ivy-covered materials, but shared that

the materials are still in the bidding process. Commissioner Davenport was comfortable with the zoning split and the developer combining lots. Commissioner Gilmartin expressed concerns about setting a precedent. Commissioner Tully emphasized reviewing each zoning change on a case-by-case basis, stating this though this proposal makes sense, future ones may not.

Manager Fieldman said his takeaway from this discussion was a request for further articulation on the front entrance, on ramps and on lighting. He asked if this was the Council's direction. Mayor Barnett said he would like to see if the developer can come up with suggestions for the Council to review.

### **Public Comments**

Janet Winingham returned to the podium and shared her concerns with the height of the building, inadequate parking, and the data presented about the intersection.

Clorinda Greco, business owner, thanked Mr. Popovich for his help with questions she has had. She requested the Council reconsider rezoning this area.

**MOT 2025-10715** C. Motion: Approve a Contract with Brothers Paving, LLC of Hillside, Illinois, for the 2025 Street Resurfacing Contract B

Public Works Engineering Director, Scott Vasko, presented this item via PowerPoint.

### **Village Council Comments**

Commissioner Davenport said, as a resident of an area being repaved, he thinks this is needed and is greatly appreciated.

## **9. Public Hearing (7:00 p.m.)**

A. Public Hearing: Proposed Meadowbrook Redevelopment Project Area TIF District

Mayor Barnett called the Public Hearing to order at 7:28 p.m. He provided details about the steps taken prior to the hearing on this TIF and explained the process of the hearing.

S.B. Friedman representatives, Adam Daniel and Jeff Dickinson, presented the Meadowbrook TIF via PowerPoint.

Commissioner Davenport clarified that the current building codes are from 2021, so chances are any non-conformities are only greater than what was discovered in comparison to 2015.

There were no other comments by the Council or the public.

Mayor Barnett adjourned the Public Hearing at 7:37 p.m.

## **10. 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 rezoning certain property located at 826 Warren Avenue.
2. An ordinance authorizing a special use for 826 and 830 Warren Avenue to permit construction of a 20-unit apartment building.

## 11. Mayor's Report

**RES 2025-10731**      A. Resolution: Appointing Members to Village Boards and Commissions

**MOTION:** To approve ***A RESOLUTION APPOINTING MEMBERS TO VILLAGE BOARDS AND COMMISSIONS***, as presented. **RESOLUTION 2025-23**

**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

Village Clerk Rosa Berardi read the resolution into the record, including the following appointment:

**Library Board of Trustees** - Appoint Barnali Khuntia to a one-year term expiring August 31, 2026.

Mayor Barnett thanked Ms. Khuntia for her service.

## 12. Council Member Reports

Commissioner Tully announced there are 107 days until Rotary Grove Fest.

Commissioner Gilmartin reminded all that Election Day is Tuesday, April 1st and early voting begins March 17th. He shared that the Downers Grove Recreation Center and the Civic Center are both voting locations.

Commissioner Davenport spoke of two incidents that involved the loss of life that happened in Downers Grove last week. He thanked the Village's first responders for being at both locations and having the ability to deal with the situations. He acknowledged their service to the community.

Commissioner Sadowski-Fugitt said the first Village Council/Library Board of Trustees Joint Ad Hoc Committee Meeting is scheduled for March 13, 2025. She also spoke of the Grove Foundation's Passport to Dining event on April 23rd.

### **13. Manager's Report**

Manager Fieldman provided the Council and the public with an update on the 2025-26 priority projects for the Downtown Streetscape improvements. He shared that at the February 4th meeting, the Council directed staff to proceed with the construction of a new mid-block pedestrian crosswalk located adjacent to the cemetery and several new landscaping areas throughout the downtown. These projects were planned to be constructed later this year.

He said at the February 11th meeting, the Council discussed five planned flexible amenity areas in the downtown. During that discussion, the Council relayed that the construction of the flexible amenity areas was their top priority, so Village staff will be working with Hitchcock Design Group to design these flexible amenity areas as soon as possible and then proceed with construction, which is tentatively scheduled to start in early 2026 to avoid causing any disruption to the outdoor dining season. He explained that the \$1.25 million budgeted in the FY25 Budget for streetscape improvements would be used on the flexible amenity areas. He concluded by stating that unless staff hears otherwise from the Council, they will proceed with this construction plan.

#### **REP 2025-10710**      A. Report: Guiding DG: Comprehensive Plan and Related Projects - Main Street Train Station Plaza Design Option

Community Development Director Stan Popovich then presented this item via PowerPoint.

First he reviewed the plans for the Linda Kunze Plaza, sharing that the fountain and the clock will remain in this location. He also shared that lighting was not addressed in the plans. Next, he reviewed the North Plaza, sharing that shade trees and lighting could be incorporated as the plans progressed. He said these plans would come back for Council review in April.

#### **Village Council Comments**

Mayor Barnett expressed support for the plans, noting they align with the Council's goals and create the right atmosphere. Commissioner Sadowski-Fugitt agreed and emphasized the importance of using native plants, and suggested possibly partnering with local gardening clubs. She also praised the incorporation of public art and the retention of the drop-off area near the train station, also adding that the seating on the north side was a great addition. She emphasized the need for enforcement of 15-minute parking spots on the north side.

Commissioner Glover expressed general support for this and suggested exploring opportunities to invest in the interior of the train station; he asked if his colleagues were open to starting a conversation about this. Commissioner Sadowski-Fugitt supported the idea of a more permanent addition. Mayor Barnett explained that this is an ongoing project with Hitchcock, and he was unsure if this could be worked into the plans. He further stated that if not, he does not

want to lose sight of it and hopes to weave it into the work of this project in the future. Commissioner José also supported the idea of a more permanent business inside the station, such as a coffee shop, given the decreased need for ticket sales. He hoped the design would allow for future development. He also expressed enthusiasm for the proposals, particularly the seating on the north side. Commissioner Gilmartin said he liked the north side plans and suggested adding a “grove” of trees and up-lighting the trees.

Commissioner Tully expressed support for the plans, noting they balance the Council's goals, particularly for the north side, which will help businesses and aid in development. He noted he appreciated the balance between tradition and progress, and said the north side as a good anchor for the Fairview Focus area. He mentioned that finer details, like signage, could be worked on later. Commissioner Davenport agreed with Commissioner Tully and he said what is being proposed makes potential improvements more viable. He agreed with the comment that these plans balance what the Council wants. He expressed concerns about the cost of maintaining the fountain and ensuring the gateway structures at Linda Kunze Plaza are complimentary. He also supported the north side plans, but was concerned about oncoming traffic affecting the safety of the parking spots, and suggested the parking be shifted slightly to the right. Commissioner Gilmartin raised a concern about enough clearance for car doors and pedestrian access around the planters on the south side, to which Mr. Popovich confirmed they were considered and would be kept in mind moving forward. Mayor Barnett agreed with Commissioner Davenport's concerns about parking on the north side and suggested making it more like the south side. Commissioner Gilmartin agreed with the Mayor, sharing he too would prefer something more pick-up/drop-off focused instead of parking.

**REP 2025-10709** B. Report: Guiding DG: Comprehensive Plan and Related Projects - Environmental Sustainability Plan Draft Sustainability Objectives

Jason Michnick, Village Environmental Sustainability Coordinator presented this item via PowerPoint. Jay Womack with GZA, Guiding DG Consultant, was on the phone to assist with any questions.

He reviewed the following sections of the Environmental Sustainability Plan Objectives: Energy, Ecology, Materials and Resources, Mobility, Parkways and Parking, and Governance.

**Village Council Comments**

Commissioner Sadowski-Fugitt appreciated the Ecology slide and requested the inclusion of pollinator counts, reduced petroleum use, and a combined use of qualitative and quantitative data when it comes to policy updates somewhere in the Plan. She sought input from her colleagues. Commissioner Gilmartin supported her ideas, suggesting that all Village policies should be reviewed for environmental components, particularly in infrastructure planning. He also expressed appreciation for the actionable metrics and looked forward to the final draft.

Commissioner Davenport agreed with the Plan but disagreed with Governance Page #4, sharing that he did not think this captured the Council's goals. Commissioner Gilmartin agreed.

Commissioner Tully emphasized the importance of policy reviews that keep environmental sustainability in mind and the need for regular updates. Commissioner Hosé said in terms of policy, one of the most formal ways to look at it is with the Building Codes. He suggested looking for ways to be cutting edge long term. Mayor Barnett stressed the importance of codifying culture and establishing action plans.

Mr. Michnick then reviewed the 2025-2027 Action Plan, including Physical Assessments, Policy Reviews, and Projects and Services. He also reviewed the Guiding DG Alignment items.

Commissioner Davenport emphasized the importance of including all Village-owned trees in the plan, not just parkway trees, and expressed a desire for verifiable recycling in curbside collection services. He asked for more clarity on the effectiveness of recycling efforts. Commissioner Sadowski-Fugitt praised the action plan, particularly regarding recycling, and hopes to find a contract with the best recycling practices when the current one expires. Commissioner Gilmartin acknowledged the action plan's thorough analysis and thanked the consultant and the Environmental Concerns Commission.

Mayor Barnett inquired about how the analysis, especially the cost components, would translate into actionable plans. Mr. Michnick explained that more robust data would guide better decision-making, particularly regarding tree planting practices and ecology assessments. Commissioner Gilmartin asked about the Village's participation in the Greenest Region Compact (GRC) and how it relates to this. Mr. Michnick explained that the GRC framework aligns with the action plan, with ongoing communication to track progress. He said the GRC framework does cover a lot of this and if the Council is interested, staff can map the objectives and action plans back to the GRC framework. Commissioner Davenport asked for an update on the parkway tree inventory and how frequently it is reviewed, requesting more details later.

Mr. Michnick then presented the Community Pledge and the Pledge Resource Guide.

Commissioner Gilmartin asked about the Pledge, stating that he understands the Village's ecological footprint can be measured. He asked about incentivizing and if there was any discussion on this. Mr. Michnick confirmed that structure would be needed to encourage participation, emphasizing the importance of community outreach. Commissioner Gilmartin expressed he wants to find ways to incentive, but shared he loves the idea.

Commissioner Sadowski-Fugitt suggested using "by" instead of "and" in the Pledge's wording to better reflect a community effort, which Commissioner Davenport agreed with. Commissioner Tully preferred "and" to keep it more inclusive. Mayor Barnett favored leaving the language open by using "and", to allow people to do what they are comfortable with.

Mayor Barnett also asked Mr. Michnick about the structure in the Pledge Resource Guide, and Mr. Michnick confirmed it would include more specific details for Downers Grove. Mayor Barnett shared his approval for the layout on the page in this section.

Commissioner José said thanked Mr. Michnick and Mr. Womack for their work. He said this feels like the piece of the Guiding DG project the Council has edited the least, and he thinks Mr. Michnick and Mr. Womack have produced a great product. Mr. Michnick thanked Mr. Womack and staff for their help.

Manager Fieldman shared that there is an Urban Forestry Manual on the Village website for all to read.

### **Public Comments**

Unnamed speaker, thanked all for their work on the Sustainability Plan. He requested the Village be more efficient with purchases by sharing costs with other government entities. He also shared some thoughts and suggestions on the Village tree canopy and the Pledge.

Janet Winingham returned to the podium. She complimented the south side plaza, specifically the drop off area, but requested the Council consider the traffic flow of both vehicles and pedestrians. She disagreed with redeveloping the inside of the train station and voiced concerns with the angled spaces for drop off on the north side and there is no covered area to wait for your ride.

## **14. Adjournment**

Mayor Barnett asked for a motion to adjourn the meeting into closed session.

**MOTION:** To Adjourn the March 4, 2025, Village Council Meeting into Closed Session Pursuant to Section 2(C)(2) of the Illinois Open Meetings Act to Consider Collective Negotiating Matters between the Village and its Employees or Their Representatives.

**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 into closed session at 9:00 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk