

Meeting Minutes

Village of Downers Grove - Council Meeting

Betty Cheever Council Chambers

March 11, 2025

06:00 PM

1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call

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

Council Attendance (Not Present): Commissioner Tully

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

3. Minutes of Council Meetings

MIN 2024-10514 A. Minutes: Village Council Meeting Minutes - March 4, 2025

MIN 2025-10734 B. Minutes: Executive Session Meeting Minutes Approval Only - March 4, 2025

MOTION: To Adopt Village Council Meeting Minutes and Executive Session Meeting Minutes of March 4, 2025, 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, Glover, Gilmartin, Mayor Barnett

NAYES: None

4. Public Comments

Janet Winningham, resident, expressed concerns with the Guiding DG Main Street Plaza designs.

Clorinda Greco, business owner, echoed Ms. Winningham's comments and expressed concerns with Guiding DG outdoor dining plans, the cost to the taxpayers, and insufficient parking.

5. Consent Agenda

BIL 2024-10636 A. Bills Payable: No. 6860 - March 11, 2025

MOT 2025-10719 B. Motion: Approve a Contract to Copenhaver Construction Inc. of Gilberts, Illinois, for the Brick Street Maintenance

RES 2025-10723 C. Resolution: Approve a Contract Extension with Du-Kane Asphalt Co, of Addison, Illinois, for the Provision of a Supply of Asphalt Materials

RESOLUTION 2025-24

A RESOLUTION AUTHORIZING THE EXECUTION OF AN EXTENSION TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND DU-KANE ASPHALT CO.

MOT 2025-10720 D. Motion: Approve a Contract with Foundation Mechanics, LLC of Chicago, Illinois, for the IDOT Bridge Improvements Project

MOT 2025-10718 E. Motion: Approve a Contract with SKC Construction, Inc. of West Dundee, Illinois, for the 2025 Crack Sealing Project

RES 2025-10725 F. Resolution: Approve a Three-Year Agreement with Total Parking Solutions, Inc. for the Multi-Space Parking Pay Terminals

RESOLUTION 2025-25

A RESOLUTION AUTHORIZING EXECUTION OF A THREE YEAR AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND TOTAL PARKING SOLUTIONS, INC.

RES 2025-10732 G. Resolution: Approve an Extension to the Contract with Total Fire & Safety, Inc. for Fire Alarm Monitoring System Maintenance

RESOLUTION 2025-26

A RESOLUTION AUTHORIZING EXECUTION OF AN EXTENSION TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND TOTAL FIRE & SAFETY, INC.

MOT 2025-10727 H. Motion: Authorize the Allocation of 1,200 Tons of Rock Salt with DuPage County and 2,000 Tons with the State of Illinois for the 2025/2026 Season

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

MOTION: To **Adopt the Consent Agenda of the March 11, 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, Glover, Gilmartin, Mayor Barnett

NAYES: None

6. Active Agenda

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

MOTION: To adopt ***AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 826 WARREN AVENUE***, as presented. **ORDINANCE 6103**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner José

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

Public Comments

Clorinda Greco returned to the podium and expressed concerns with the future of this property if it is rezoned.

Janet Winningham returned to the podium and expressed concerns with insufficient parking on this property, opining it is not enough to accommodate the building dwellers

Village Council Comments

Commissioner José thanked the developer for bringing this development forward. He said this improvement, which runs along the tracks, will enhance the area.

Commissioner Davenport said he is in favor of this. He explained this is a unique situation and he is not concerned about the proposed DB zoning, as it is a nice compromise.

Mayor Barnett added that the property owner has the right to ask for rezoning and the process to consider it is complex, involving the Village Code and community documents that inform the Council and Staff in the decision making process.

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

MOTION: To adopt ***AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 826 AND 830 WARREN AVENUE TO PERMIT CONSTRUCTION OF A 20-UNIT APARTMENT BUILDING***, as presented. **ORDINANCE 6104**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner José

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

Village Council Comments

Commissioner José pointed out that the special use is tied to this development and if something were to happen to this development, any future developments would need the approval of the Village Council for another special use.

7. First Reading

RES 2025-10728 A. Resolution: Approve a Final Plat of Subdivision for 2300 and 2500 Warrenville Road

ORD 2025-10729 B. Ordinance: Approve a Zoning Map Amendment to Rezone 2300 Warrenville Road

Community Development Director Stan Popovich presented both Items A & B via PowerPoint.

Village Council Comments

Commissioner Gilmartin questioned why the proposed changes, which include the request to change the zoning, were only for Lot 1 to M1 from ORM, but not for Lot 2. The Petitioner explained that his company is the contract purchaser only for Lot 1 and not for Lot 2.

Commissioner Davenport said he understands as far as the aesthetics go, there is nothing the Council can force them to do, but he is happy that Staff is working with the Petitioner to make an aesthetically pleasing building.

Mayor Barnett asked about ORM versus M1 zoning and if it would affect future use. The Petitioner said that ORM has a mix of uses. Mayor Barnett asked for any potential challenges with traffic in the area due to this change. The Petitioner responded sharing that they have worked with DuPage County and they do not foresee any issues. He further explained they reduced the Warrenville Road access points, which will help to facilitate traffic patterns in the area. Mayor Barnett said the current use is devoid of commercial dock points and asked the Petitioner if this would change. The Petitioner explained there would be commercial docks on the building, which are being planned strategically, so they do not affect the nearby intersection. Mayor Barnett explained both Route 88 and Warrenville Road are highly visible areas and asked the Petitioner to keep this in mind moving forward.

Commissioner José said with regard to the Zoning Map Amendment, the standards have been met.

Public Comments

Janet Winningham questioned what is currently in that location. The Petitioner responded stating that Lot 1 is predominantly a vacant building and Lot 2 is an existing one story office building, constructed in the 60-70's. He said the proposal is to develop Lot 1 only.

ORD 2025-10660 C. Ordinance: Approving an Amendment to Planned Unit Development #1

ORD 2025-10661 D. Ordinance: Approving an Amendment to Planned Unit Development #8

ORD 2025-10662 E. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 2001-2153 63rd Street & 6310-6400 Woodward Avenue as Planned Unit Development #71 (Meadowbrook Shopping Center Planned Unit Development)

RES 2025-10659 F. Resolution: Approve a Plat of Subdivision for 2001-2153 63rd Street & 6310-6400 Woodward Avenue (Meadowbrook Shopping Center Planned Unit Development #71)

ORD 2025-10664 G. Ordinance: Authorizing a Special Use for the Meadowbrook Shopping Center Planned Unit Development #71 to Permit a Drive-Through Car Wash Facility on Lot 1

ORD 2025-10663 H. Ordinance: Authorizing a Special Use for the Meadowbrook Shopping Center Planned Unit Development #71 to Permit a Drive-Through Restaurant Facility on Lot 2

ORD 2025-10711 I. Ordinance: Authorizing a Special Use for the Meadowbrook Shopping Center Planned Unit Development #71 to Permit a Drive-Through Restaurant Facility on Lot 3

Community Development Director Stan Popovich presented Items C-I via PowerPoint. He noted that consideration will be given to incorporate native landscaping into the landscape plans, as requested by the Council.

The Petitioner, Mark Daniel, and his teammates were present for questions.

Village Council Comments

Commissioner José asked what the island in the middle of Lot 6 was. Mr. Daniel responded stating that the structure on the island used to be used as office space, but it had been preserved over time and is now a residential home. He explained that the residents were present at the Zoning Hearing and were happy to see the proposed work.

Commissioner Davenport asked why PUD #8 was not included in the new PUD #71, and the Petitioner said they do not have ownership or control over the corner lot (Lot 4). Commissioner Davenport expressed excitement about the project, and said this is the first thing seen when coming into Downers Grove from 63rd Street. He said he likes that this will amount to a net reduction in impervious areas.

Commissioner Sadowski-Fugitt suggested that the improvements include more native plantings, to which the Petitioner agreed to work on. She expressed excitement about this coming to fruition.

Commissioner Gilmartin asked about Lot 2 and the flow of the drive-through traffic, with it being located on the east versus west side of the building. Mr. Daniel explained this was due to Starbucks requirements for drive-through stacking, which exceeds Downers Grove requirements. He said Lot 2 did not have the flexibility to extend its west line to allow for more parking, sharing this is often the case for sites that are occupied by multi-tenant buildings. Commissioner Gilmartin thanked the Petitioner for the explanation and shared his excitement about this development.

Commissioner José also expressed excitement and thanked Staff, the developer, and EDC for their efforts. Mayor Barnett raised concerns about excessive parking on Lot 3 and suggested landscaping additions instead. He asked Staff about the Village's control over landscaping in PUDs, and Manager Fieldman confirmed terms could be added to the PUD and/or Redevelopment Agreement. Mr. Daniel responded that parking was critical for potential tenants, like grocery and liquor stores, but changes could be made later if necessary. Mayor Barnett disagreed and emphasized reducing parking and enhancing the entrance's green space.

Commissioner Davenport suggested improving the narrow sidewalk, on the apartment side, by working with the adjacent property owner to create a better walkway.

The Petitioner thanked the Council and Staff for their time spent on this.

Manager Fieldman recapped and said when this comes back to the Council, it will include conditions in the PUD regarding revised landscape plans, language to maintain the landscaping and the sidewalk to the south, while also including possible enhancements. Manager Fieldman said in the coming weeks there would be additional steps coming to the Council on the Meadowbrook Development, relating to the TIF and corresponding Redevelopment Agreement.

MOT 2025-10717 J. Motion: Approving the Lead Service Line Inventory and Lead Service Replacement Plan Updates for Submittal to the Illinois EPA by April 15, 2025

Public Works Director Dave Moody presented this item via PowerPoint.

Public Comments

Clorinda Greco expressed concerns about the costs incurred by homeowners to replace lead lines leading to their homes. She requested the Village work with contracted vendors to provide homeowners with the best pricing available to replace the lines to their homes.

Village Council Comments

Commissioner Davenport asked if budgeting for this has been considered.

Manager Fieldman said this has been budgeted for years. He said there would be a significant budget impact starting in 2027, for approximately 10-17 years. Commissioner Davenport said budgeting for the worst case scenario is wise. He thanked Staff for their work on this. Manager Fieldman noted that none of the Village lines have lead in them.

Commissioner José asked about grant funding and the limitations that would bring. Manager Fieldman said this would be reviewed next week with the Public Hearing. Commissioner José spoke about the number of lines of unknown material. He asked what percentage were found to be lead. Mr. Moody said he will work on providing the Council with those numbers. Commissioner José then asked about the unknown lines and how those lines would be identified. Mr. Moody explained that the Village would assist the residents in need of assistance with identifying the lines.

Commissioner Gilmartin spoke of the 1500 lines that are an unknown material and asked if the identifications could be made by next year. Mr. Moody said yes, but only with the assistance of a consultant. Commissioner Gilmartin asked if there is a database where Village residents can look to see if their lines have been identified. Mr. Moody said yes, there is a map on the Village website that residents can input their addresses into.

Commissioner Davenport asked if it would be possible to have something on the front page of the Village website to point people to the database for residents to check their individual addresses. Manager Fieldman noted that this has been added to the front page of the website.

Commissioner Gilmartin asked for the process for people that do not know what material they have. Mr. Moody explained the process for the resident to follow and report back to Village Staff. He explained if they needed assistance from the Village, a couple of Staff members would go to the home to assist and no digging would be involved.

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 approving a Zoning Map Amendment to rezone 2300 Warrenville Road.
2. An ordinance approving an amendment to Planned Unit Development #1.
3. An ordinance approving an amendment to Planned Unit Development #8.
4. An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to designate the property at 2001-2153 63rd Street & 6310-6400 Woodward Avenue as Planned Unit Development #71 (Meadowbrook Shopping Center Planned Unit Development).
5. An ordinance authorizing a special use for the Meadowbrook Shopping Center Planned Unit Development #71 to permit a drive-through car wash facility on Lot 1.
6. An ordinance authorizing a special use for the Meadowbrook Shopping Center Planned Unit Development #71 to permit a drive-through restaurant facility on Lot 2.
7. An ordinance authorizing a special use for the Meadowbrook Shopping Center Planned Unit Development #71 to permit a drive-through restaurant facility on Lot 3.

10. Mayor's Report

Mayor Barnett asked Manager Fieldman if Staff is still working on Plaza sketches, to which Manager Fieldman confirmed Staff is working on them and they will be included in the Streetscape plans to be presented on April 8th. He added that angled parking will be addressed at that time as well. The Mayor proposed exploring an alternative sketch to improve the drop-off area circulation, to which Commissioners Glover and Davenport concurred with the Mayor. Commissioner José shared his preference for the current angled parking design. Manager Fieldman noted the Council's interest in an alternative pick up and drop off area on the north side, also known as kiss and ride, for better traffic flow. Commissioner José raised concerns with possibly losing green space and having potential issues with (BNSF) contracted parking when exploring alternative plans. Manager Fieldman acknowledged there are challenges and trade offs to providing alternative options, but he assured the Council that Staff is working with Hitchcock Design on providing them with alternative sketches.

Mayor Barnett emphasized that the Council manages community assets for public benefit, with each asset being managed differently based on its use. He clarified that the Council is doing their best to meet the community's needs.

11. Council Member Reports

Commissioner Davenport said, regarding parking, eventually the existing parking facilities will need to be reviewed and reassessed. He explained that once this exercise is done, the Council can decide on actions. He spoke about his request to pull an item off the Consent agenda last week, and thanked his colleagues for allowing him to do so. Commissioner Davenport said this allowed the Council to have a conversation about it.

Commissioner Sadowski-Fugitt said the first meeting of the Joint Ad Hoc Committee of the Village Council and Library Board of Trustees is on March 13, 2025 at 7:00 p.m. in the Council Chambers. She also spoke of the EQDG One Book One Town event taking place at the same time on March 13th. She encouraged all to take advantage of the EQDG events. The Commissioner also announced the Grove Foundation's Passport to Dining event that will be taking place on April 23rd.

Commissioner Gilmartin reminded all that Early Voting and Election Day would take place at Village Hall starting on March 17th through Election Day, April 1st. He encouraged all to get out and vote.

Mayor Barnett piggy-backed off of Commissioner Davenport's comment and explained that all of the Council members are also Village residents, and they are working together cooperatively to make the best decisions on behalf of the community.

12. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

MOTION: To **Adjourn the March 11, 2025, Village Council Meeting.**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

The meeting adjourned at 7:37 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk