

Meeting Minutes

Village of Downers Grove - Council Meeting

Betty Cheever Council Chambers	March 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-Fuggitt, 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. Public Hearing

A. Public Hearing: Downers Grove Lead Service Line Replacement Project and IEPA Loan Procedures

Mayor Barnett called the Public Hearing to order at 6:01 p.m. and provided an overview of the Public Hearing procedures.

Public Works Director Dave Moody presented details on the Preliminary Environmental Impacts Determination for the Village's Lead Service Line Replacement Project. Members of the public were invited to submit written comments to the Village Clerk or to the Illinois EPA through March 28, 2025. No public comments were made during the meeting.

The Public Hearing adjourned at 6:07 p.m.

4. Minutes of Council Meetings

MIN 2024-10515 A. Minutes: Village Council Meeting Minutes - March 11, 2025

MOTION: To Adopt Village Council Meeting Minutes of March 11, 2025, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner José

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

5. Public Comments

Robin Tryloff, a resident, expressed concerns about the zoning of 6 lots located at Saratoga Avenue and Warren Avenue in the Prince Pond neighborhood.

Clorinda Greco, a business owner, expressed concerns about the burden of the cost of the Guiding DG outdoor dining plans falling on tax payers and not on business owners.

6. Consent Agenda

BIL 2024-10637 A. Bills Payable: No. 6862 - March 18, 2025

COR 2024-10638 B. Claims Ordinance: No. 6595, Payroll - March 7, 2025

RES 2025-10724 C. Resolution: Approve a Second Extension to the Agreement with Al Warren Oil Company, Inc. of Hammond, Indiana, for the Purchase of Vehicle Fuel

RESOLUTION 2025-27

A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND AL WARREN OIL COMPANY, INC.

RES 2025-10733 D. Resolution: Approve a Second Extension to the Contract with Western Gradall Corporation of Naperville, Illinois, for the Provision of Roadside Drainage Ditch Reconstruction and Maintenance Services

RESOLUTION 2025-28

A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND WESTERN GRADALL CORPORATION

MOT 2025-10726 E. Motion: Approve a Contract S. Schroeder Trucking Inc. of Montgomery, Illinois, for the Provision of Debris Hauling Services

RES 2025-10705 F. Resolution: Approve an Agreement with Core & Main, LP for the Purchase of Water Meters

RESOLUTION 2025-29**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CORE & MAIN, LP**

RES 2025-10743 G. Resolution: Approve an Agreement with Water Resources, Inc. for the Purchase of Water Meters

RESOLUTION 2025-30**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND WATER RESOURCES, INC.**

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

MOTION: To **Adopt the Consent Agenda of the March 18, 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

7. Active Agenda

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

MOTION: To adopt **A RESOLUTION APPROVING A PLAT OF SUBDIVISION FOR 2300 & 2500 WARRENVILLE ROAD**, as presented. **RESOLUTION 2025-31**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

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

MOTION: To adopt **AN ORDINANCE REZONING CERTAIN PROPERTY LOCATED AT 2300 WARRENVILLE ROAD**, as presented. **ORDINANCE 6105**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

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

MOTION: To adopt ***AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #1***, as presented. **ORDINANCE 6106**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

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

MOTION: To adopt ***AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #8***, as presented. **ORDINANCE 6107**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

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)

MOTION: To adopt ***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)***, as presented. **ORDINANCE 6108**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

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)

MOTION: To adopt ***A RESOLUTION APPROVING A PLAT OF SUBDIVISION FOR 2001-2153 63RD STREET & 6310-6400 WOODWARD AVENUE (MEADOWBROOK SHOPPING CENTER PLANNED UNIT DEVELOPMENT #71)***, as presented.

RESOLUTION 2025-32

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 2025-10664 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

MOTION: To adopt ***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***, as presented.

ORDINANCE 6109

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 2025-10663 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

MOTION: To adopt ***AN ORDINANCE AUTHORIZING A SPECIAL USE FOR THE MEADOWBROOK PLANNED UNIT DEVELOPMENT #71 TO PERMIT A DRIVE-THROUGH RESTAURANT FACILITY ON LOT 2***, as presented. **ORDINANCE 6110**

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 2025-10711 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

MOTION: To adopt ***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***, as presented.
ORDINANCE 6111

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Hosé

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

8. First Reading

ORD 2023-9989 A. Ordinance: Approving the Meadowbrook Shopping Center Tax Increment Financing District Redevelopment Project Area, Redevelopment Plan and Project

ORD 2023-9990 B. Ordinance: Designating the Meadowbrook Shopping Center Tax Increment Financing District Redevelopment Project Area

ORD 2023-9991 C. Ordinance: Adopting Tax Increment Allocation Financing for the Meadowbrook Shopping Center Tax Increment Financing District Redevelopment Project Area

ORD 2025-10707 D. Ordinance: Approving a Redevelopment Agreement with Stellco 4300 Commerce, LLC

Community Development Director Stan Popovich presented Items A-D via PowerPoint and provided details about the Tax Increment Financing District and Redevelopment Agreement for the Meadowbrook Shopping Center.

Commissioner Gilmartin asked, with regard to the flexibility of the work being completed, if different phases could be paid out at different times. Manager Fieldman replied yes, as long as Phase A is paid out first and Phase D is paid out last

ORD 2025-10736 E. Ordinance: Amending Certain Zoning Ordinance Provisions Concerning the Fairview Focus Area

ORD 2025-10735 F. Ordinance: Rezoning Certain Property Located in the Fairview Focus Area to FC-Fairview Core (FC)

ORD 2025-10747 G. Ordinance: Rezoning Certain Property Located in the Fairview Focus Area to FB-Fairview Business (FB)

ORD 2025-10748 H. Ordinance: Rezoning Certain Property Located in the Fairview Focus Area to FT-Fairview Transition (FT)

Mr. Popovich presented Items E-H via PowerPoint and provided details about the steps involved in the implementation process of the Fairview Focus Area Plan, including zoning map amendments.

Manager Fieldman summarized, sharing that the rezoning is consistent with the framework directed by the Council. He spoke of non-conforming properties being technical in nature and the policy question Staff framed up for the Council related to the three non-conforming properties in this area. He thanked Mr. Popovich and Village staff for their work on this.

Commissioner Tully questioned whether the properties located at 5109 and 5113 Grand Avenue are currently nonconforming structures under the R6 zoning category. Mr. Popovich said yes, they are currently nonconforming structures because the north setback is not met. Commissioner Tully asked for confirmation that if the properties were to change from R6 to FT, they would, for purposes of conformity of the structure, be unchanged. Mr. Popovich said that is correct. Commissioner Tully asked if 5108, 5109 and 5113 would all be permitted uses within the FT zoning category. Mr. Popovich said that is correct, they are currently single family residential, so that would be a permitted use. Commissioner Tully said he agrees with the Planning and Zoning Commission's recommendations.

Mayor Barnett asked if the lots are currently R6 nonconforming structures. Mr. Popovich said yes. Mayor Barnett said he is curious if they should not rezone those lots at all, or possibly rezone them to R2, rather than R6, to keep them consistent with the balance of the neighborhood. He said he would like to hear more about how those three lots are material to the long term vision for the area and the coordination with the Comprehensive Plan.

Manager Fieldman reviewed the previous Council direction regarding the three properties. This included rezoning them to FB or FT. He explained that the Mayor introduced two additional options, keeping them R6 - by not rezoning them at all, or rezoning them to R2 - to keep consistent with the surrounding area. Manager Fieldman said he would need to confirm with the Village Attorney Enza Petrarca as to whether the properties could be rezoned to R2 under this petition. Mayor Barnett explained that it seemed as though those properties are the outliers of the neighborhood and they do not seem to fit into the long term plans for the area.

Commissioner Davenport compared the properties to those on Burlington Avenue and explained that by rezoning them, they might end up being something better than what they are currently.

Mayor Barnett asked if rezoning to R2 could pose an issue because the redevelopment has some adjacency requirements.

Ms. Petrarca confirmed it is because of the adjacency requirements, but also because of the lot size requirements.

Commissioner Gilmartin asked Staff to confirm that rezoning the three lots to FT would not result in any loss of rights compared to their current zoning, further sharing that it would allow the lots to be leveraged to match the zoning in the adjacent areas. Mr. Popovich confirmed they would not lose any abilities and explained that FT zoning provides more development opportunities, including multifamily, extended family and home occupations. He said this is all while maintaining the same building height size and set back restrictions of the residential area these properties are adjacent to. Commissioner Gilmartin asked for clarification that this change would add, not take away, zoning options. M. Popovich confirmed. Commissioner Gilmartin also asked if the 35-foot height restriction aligns with residential zones, to which Mr. Popovich confirmed it does. Commissioner Gilmartin raised the issue of not including massage therapy, suggesting it might be a relevant discussion for the Council, as the industry has evolved. Commissioner Tully agreed. Manager Fieldman noted that, per previous Council direction, massage therapy is not allowed in this area, but he asked for the Council to confirm if they wanted to change that direction moving forward. Commissioner José and Mayor Barnett suggested reviewing the meeting minutes from the Council's last discussion on the topic. Commissioners Tully, Sadowski-Fugitt, Davenport, Gilmartin, and Mayor Barnett, expressed support for allowing massage therapy in FC and possibly FB zones. Manager Fieldman noted that with a majority of the Council favoring it, it would be brought back to the Council at the April 8th meeting as a special use in the FB and FC zoning areas. Mayor Barnett expressed his approval for it to be a permitted use in both FC and FB zoning.

Commissioner Sadowski-Fugitt thanked Staff for the explanation of the differences. She agreed to move the three properties to FT because it would allow for various types of housing opportunities in the future. She said is in favor of the Planning and Zoning Commission's recommendation. Commissioner José was also in favor of the Planning and Zoning Commission's recommendation to protect the neighborhood, while also granting the additional development rights they were looking to add.

Commissioner Tully said when Staff brings back the information as requested by the Mayor regarding R2 zoning, he would like there to be a comparison of the R6 versus the R2 zoning. Commissioner Gilmartin asked for the motivation for the question regarding the comparison, to which Mayor Barnett explained that the properties adjacent (to the south) are zoned R2.

Commissioner Davenport questioned moving forward with the FT zoning changes, particularly changing the lots along Burlington Avenue to FB zoning, he asked what material effect that would it have if the lot sizes would realistically not allow for any more than what is currently allowed. Mr. Popovich explained that the set backs for the properties at the corner along Grand could restrict a redevelopment. Commissioner Davenport said he is in agreement with the Mayor's comment and he also thinks that the lots along Burlington should stay in their current zoning as well - explaining if rezoning those properties to FT and FB is not going to change any future development then why bother. Manager Fieldman confirmed Commissioner Davenport

does not want to change the whole development block (referenced in green on the slide presentation). Commissioner Davenport then shared that on the contrary, he also had a different thought process, sharing that by moving forward with the proposed changes FT and FB, it would help the FC zoning to the east. He said it may be a good reason to go forward with this.

Manager Fieldman summarized the Council's preliminary direction to be reflected when this comes before the Council again on April 8th. He explained this included more information on all the properties discussed regarding impact on different zoning classifications, both for current and proposed uses, and structures and general redevelopment opportunities - how they would be affected. Council direction also included the addition of massage therapy as a special use in the FB and FC districts. He said this will be included when this is brought back before the Council at the April 8th Village Council Meeting.

RES 2025-10722 I. Resolution: Approve a Three-Year Contract with Vortex Lining Systems, LLC of Houston, Texas, for Design/Build Services for Pipe Rehabilitation and Repair

Public Works Director Scott Vasko presented Item I via PowerPoint and provided details about the steps involved in the 11' Diameter Pipe Rehabilitation and Repair project.

Commissioner Davenport said he was surprised there was no cost savings between the 2 year and 3 year proposals and shared that he wanted to get this done sooner than later. Mr. Vasko explained this had to do with mobilizations, but that Staff could look into this further.

Commissioner Glover asked why the Village would not choose the 2 year option. Mr. Vasko said because of budgeting, as the Village currently has budgeted \$3 million for the next four years. If they went with the 2 year option, it would mean increasing the budgeted amount to \$5.6 million a year. He explained that the Village has not heard back yet on a few stormwater project grant opportunities and that may help with budgeting as well.

Commissioner Gilmartin asked about mobilizations and if this is something that has to be set up and torn down during the winter months. Mr. Vasko said yes. Commissioner Gilmartin asked for confirmation of the time frame for the three year option, to which Mr. Vasko responded and said it would take place in 2025, all of 2026 and all of 2027.

Manager Fieldman said the approval of this contract would give the Village flexibility. He noted that the current process before the Council is to pick between the 2 and 3 year contract. He further explained that the Village will manage this contract, while balancing other needs and grant opportunities, and will keep the Council informed.

Mayor Barnett received confirmation by Mr. Vasko that the Village has not done this type of rehabilitation work since the 1960s. The Mayor said if the Village can pay for it, he would prefer the 2 year time frame. He asked that things are done properly, to ensure that there are no messes created downstream. Mr. Vasko explained that during the phases, bypass pumping is

completed on the inside and is continuously monitored. Mayor Barnett asked for confirmation that the Village is prepared to handle severe storm conditions during this project. Mr. Vasko confirmed that is correct.

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 the Meadowbrook Shopping Center Tax Increment Financing District redevelopment project area, redevelopment plan and project.
2. An ordinance designating the Meadowbrook Shopping Center Tax Increment Financing District redevelopment project area.
3. An ordinance adopting Tax Increment Allocation Financing for the Meadowbrook Shopping Center Tax Increment Financing District redevelopment project area.
4. An ordinance approving a redevelopment agreement with Stellco 4300 Commerce, LLC.
5. An ordinance amending certain Zoning Ordinance provisions concerning the Fairview Focus Area.
6. An ordinance rezoning certain property located in the Fairview Focus Area to FC-Fairview Core (FC).
7. An ordinance rezoning certain property located in the Fairview Focus Area to FB-Fairview Business (FC).
8. An ordinance rezoning certain property located in the Fairview Focus Area to FT-Fairview Transitional (FT).

10. Mayor's Report

Mayor Barnett asked his colleagues to check their schedules and to confirm if they are OK with continuing the 6:00 pm Village Council Meeting start time for the month of April.

11. Council Member Reports

Commissioner Tully commented on the Municipal Election, saying that this is the last meeting that the current Council will have before the April 1st election, as the Council does not meet that day. He asked the public to get out and vote. He thanked those running for election and wished all involved the best of luck.

Commissioner Gilmartin encouraged all to get out and vote, he gave the dates, times and locations of early voting and Election Day.

Commissioner José spoke about the Spark Awards and shared that Flexco, in Downers Grove, was nominated for multiple awards and won in two categories.

Commissioner Sadowski-Fugitt shared that tickets are still available for the Grove Foundation's Passport to Dining on April 23rd. She shared that the Joint Ad Hoc Committee of the Village Council and Library Board of Trustees met on March 13, 2025, and shared that the Committee reviewed their goals, objectives and outcomes. She explained what the Committee's next steps are and shared that the next tentative meeting is scheduled for April 3rd at 7pm in the Council Chambers.

12. Manager's Report

REP 2025-10730 A. Guiding DG: Comprehensive Plan and Related Projects – Project Update

Mr. Popovich presented via PowerPoint and provided updates on the following Guiding DG projects (all of which Village staff is currently working on): Streetscapes Plan, Active Transportation Plan, and the Environmental Sustainability Plan. He said once all projects are wrapped up, they will be incorporated into the Comprehensive Plan. He provided next steps in the schedule to review and adopt the Comprehensive Plan.

Public Comments

John Le Donne, a resident, shared that he delivered petitions to Manager Fieldman, with 92 signatures, supporting the effort to remove the Downtown Transition Zoning from the lots located on the corner of Saratoga and Warren in the Prince Pond neighborhood.

Village Council Comments

Commissioner Gilmartin thanked Staff for their work on this and shared that he is willing to assist with anything needed moving forward.

13. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

MOTION: To **Adjourn the March 18, 2025, Village Council Meeting.**

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

The meeting adjourned at 7:26 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk