

# Meeting Minutes

Village of Downers Grove - Council Meeting

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Betty Cheever Council Chambers

May 20, 2025

07:00 PM

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## 1. Call to Order

Pledge of Allegiance to the Flag

## 2. Roll Call

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

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

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

## 3. Proclamations

### A. EMS Week

Mayor Barnett read the proclamation and presented it to Fire Chief Scott Spinazola and members of the Downers Grove Fire Department.

### B. Public Works Week

Mayor Barnett read the proclamation and presented it to Public Works Engineering Director Scott Vasko.

### C. Historic Preservation Month

Mayor Barnett read the proclamation and presented it to Community Development Director Stan Popovich and members of the Downers Grove Historical Society.

### D. 2025 Historian of the Year - Ken Lerner

Mayor Barnett read the proclamation and presented it to Mr. Ken Lerner.

## 4. Minutes of Council Meetings

**MIN 2024-10520** A. Minutes: Village Council Meeting Minutes - May 6, 2025

**MOTION:** To Adopt Village Council Meeting Minutes of May 6, 2025, as presented.

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

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

## 5. Public Comments

Janet Winingham, resident, expressed concerns about the loss of on-street parking and an increase of traffic both due to outdoor dining in the downtown. She also expressed concerns with the transparency of the Village's Streetscape Plan.

## 6. Consent Agenda

**BIL 2024-10645** A. Bills Payable: No. 6870 - May 13, 2025 and No. 6872 - May 20, 2025

**COR 2024-10646** B. Claims Ordinance: No. 6603, Payroll - May 2, 2025

**RES 2025-10773** C. Resolution: Approve an Agreement for Prosecution Services with Lamp Law, LLC

### RESOLUTION 2025-44

#### **A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT FOR PROSECUTION SERVICES WITH LAMP LAW, LLC**

**RES 2025-10784** D. Resolution: Approve an Intergovernmental Agreement for Participation in the Illinois Public Works Mutual Aid Network (IPWMAN)

### RESOLUTION 2025-45

#### **A RESOLUTION AUTHORIZING AN INTERGOVERNMENTAL AGREEMENT FOR PARTICIPATION IN THE ILLINOIS PUBLIC WORKS MUTUAL AID NETWORK (IPWMAN)**

**MOT 2025-10785** E. Motion: Approve a Contract to Utilities One, Inc. of Voorhees Township, New Jersey for the Removal and Testing of Residential Water Meters

**MOTION:** To Adopt the Consent Agenda of the May 20, 2025 Village Council Meeting, as presented.

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

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, and Mayor Barnett

## 7. First Reading

**MOT 2025-10783** A. Motion: Approve a Contract with Chicagoland Paving of Lake Zurich, Illinois for the Jefferson Avenue Reconstruction / Thornwood Intersection Improvements Project

Engineering Director Scott Vasko presented this item via PowerPoint.

### Public Comments

Lisa Arnett Swantek, a resident and parent, expressed concerns about the dangers of the proposed bike path along Jefferson Avenue in front of Hillcrest School.

Mike Bergman, resident, expressed concerns about the proposed shared use path along Jefferson.

Dale Irvin, resident, expressed concerns about the proposed shared use path and the use of electric bicycles.

Katie Kellaher, a resident who lives on Hillcrest, questioned why the proposed shared use path is not being connected the entire way to Dunham, and asked if there were plans to extend it to Dunham and beyond. She expressed she would be more interested in it if it were to extend beyond Dunham, as part of a bigger path.

A resident, unnamed, agreed that the 2003 DuPage County Feasibility Study needs to be revisited. She expressed concerns with the dangers of shared use paths intersecting with driveways.

Steve Carlstrom, resident, questioned whether the Village has done any studies on how many bikes are ridden in this area; he questioned whether a green bike path, like the one on Main Street, could not be done in this area. He also asked if there are any other neighborhoods in Downers Grove that have asphalt sidewalks.

Michael Malinowski, resident, expressed concerns about flooding in the street near 1521 Jefferson, which could cause issues with this plan.

Kathy Basco, resident, expressed concerns about the two trees in front of her property that will be taken down as a part of this plan.

Christy Fetzer, resident, concurred with all that have opposed this plan.

Marshall Schmidt, resident, questioned why this plan is being considered.

### **Village Council Comments**

Commissioner Gilmartin expressed support for Option A, which included the shared-use path, citing alignment with the Village's Active Transportation Plan, cost efficiency through bundling with other infrastructure work, and improved safety for non-motorized travel. He noted that while some trees would be removed, there were plans for replacement plantings.

Commissioner Sadowski-Fugitt also supported Option A, explaining that the path would primarily benefit moderate users like families rather than serious cyclists. She clarified that the Village contracts crossing guards and would ensure sufficient coverage for safety. She questioned if the Village would be choosing the types of tree replacements and if the homeowners would have input on the type of tree species.

Manager Fieldman said there will be conversations with residents about the tree species, but shared that the Village is focusing on utilizing native species for parkway trees. Commissioner Sadowski-Fugitt spoke to the feasibility study and shared that she saw concerns with overhead lines and intersections.

Commissioner Tully discussed the approval of the Active Transportation Plan (ATP) that was aimed at enhancing pedestrian and cyclist infrastructure over several decades. He emphasized that the project would be implemented in phases, with path connectivity considered as work progresses. He noted to maximize cost-effectiveness, shared-use paths will be integrated with other Village projects. He acknowledged the numerous resident concerns expressed via email and assured all that the Council is taking them seriously. He said safety remains his primary concern. He also highlighted the growing issue of motorized vehicles on paths, such as e-bikes and golf carts, and stated that the Council intends to take necessary steps to restrict their use. Regarding the path's location, Commissioner Tully explained that engineering challenges on the north side of the street necessitated placement on the south side.

Commissioner Sarver expressed concerns about safety, noting that sidewalks are currently used as bike paths and suggested this path may be a solution to that. She said she supports additional crossing guards. Commissioner Sarver also welcomed the Village's initiative to plant new trees to replace those being removed.

Commissioner Davenport thanked residents for their input and inquired about District 58's involvement in the project. Manager Fieldman confirmed that the Village has requested an easement from the District. Commissioner Davenport echoed concerns about e-bikes and suggested that striping or painting near school entries could enhance safety. He also raised questions about using concrete instead of asphalt for certain path sections, to which Mr. Vasko responded that asphalt is preferred by the consultant as well as runners, and is more cost-effective. Regarding the Dunham/Thornwood intersection, Mr. Vasko assured all that it would be rounded and widened on the south end to accommodate two-way traffic. Commissioner Davenport commended staff for their attention to detail and cited a nearby project at McCollum Park as an example of the Village's commitment to clean and organized project areas.

Commissioner Roe requested more information on the execution of the plan, striping and signage. He emphasized the importance of bundling projects to save costs. He recognized that this initiative is part of the broader ATP.

Mayor Barnett discussed the implementation of the ATP, highlighting opportunities to temporarily close sections of the shared-use path during school drop-off and pick-up times to enhance safety. He also addressed concerns about driveway access, suggesting that strategic striping could mitigate potential issues. Regarding the choice between asphalt and concrete for the path, Mayor Barnett inquired about the cost differences and pros and cons of each material. He noted that the path is primarily intended for pedestrians and children on scooters, not for fast-moving cyclists. He mentioned the green paint on Main Street's bike lanes, acknowledging mixed public reactions, and sought clarification on the triangular design at the Dunham and Thornwood intersection. Mr. Vasko explained that the triangular island at Dunham and Thornwood was retained due to neighborhood preference and that adjustments are planned to eliminate stairs and improve accessibility. Mayor Barnett then emphasized the Village's commitment to preserving trees, stating that only four trees would be removed. He expressed overall support for this plan, suggesting that further operational improvements could be made moving forward. He proposed revisiting the discussion at the June 3 Village Council meeting, and invited residents to participate.

Manager Fieldman explained that all that has been discussed and questioned during this meeting would be addressed the next time the Comp Plan is presented to the Council.

**RES 2025-10781** B. Resolution: Approve a Master License Agreement with Lumos Fiber of Illinois, LLC for Use of Village Rights-of-Way for the Installation, Operation and Maintenance of an Underground Fiber Optics Telecommunication System

Manager Fieldman introduced Alan Roth of Lumos Fiber. Mr. Roth presented this item via PowerPoint.

### **Village Council Comments**

Commissioners Davenport and Gilmartin expressed support for introducing a second fiber optic provider to offer residents more service options and competitive pricing. Commissioner Davenport emphasized the importance of effectively addressing customer complaints, citing past issues with other providers. Commissioner Gilmartin raised concerns about potential disruptions from multiple providers working simultaneously in the same right-of-way. Manager Fieldman reassured the Council that the Village has successfully managed similar projects and would coordinate closely with providers to minimize the impact on the neighborhood. Mr. Roth confirmed their experience in working alongside other providers in different municipalities and assured all that they would collaborate directly with existing providers to avoid disruptions. Regarding the construction timeline, Mr. Roth stated that work would be completed at a rate of approximately one week per block. Commissioner Tully inquired about the provider's experience in DuPage County, to which Mr. Roth responded that they plan to start in Darien and expand from there.

**Public Comments**

Ian Ogden, resident, shared he is concerned about price and how it will compare to other providers.

Mr. Roth said they pride themselves on pricing and shared their pricing.

**ORD 2025-10776** C. Ordinance: Authorizing an Extension of Special Use Ordinance No. 6050 - 902 Maple Avenue to Permit Construction of a Three-Story Multi-Family Building to November 21, 2025

Manager Fieldman explained that the Council approved the special use approximately one year ago. He said the Village's Municipal Code allows for two extensions of the special use, if the Council approves.

Attorney Al Domanskis, representing the petitioner, explained that the petitioner is requesting an extension of six months for various reasons.

**Public Comments**

Marshall Schmidt returned to the podium and advised against approving an extension, adding that there were many concerns with this item when it was first brought to the Council for approval.

**Village Council Comments**

Commissioner Davenport said as an architect, it has been challenging for him to get bids at this time, so this did not come as a surprise to him. He explained that this request is only a six month extension request, and the Council can only approve it one more time. He added that the market conditions for the multi-family units are still up.

Commissioner Gilmartin echoed Commissioner Davenport and said he does not think this request is unreasonable, as the Council has approved them many times. He said he thinks however, that multi-family unit demand has stalled a bit. He said he thinks 6 months is reasonable.

Commissioner Tully cited the Municipal Code about special uses and that it is at the Council's discretion to approve this.

Mayor Barnett agreed with his colleagues that there is nothing unique about this. He said he is excited the petitioner is still interested in moving forward.

**MOT 2025-10789** D. Motion: Issue RFP for Solid Waste Collection and Disposal Services

Deputy Village Manager Mike Baker provided background information on this item. He said materials associated with this item are linked to the agenda on the Village website.

### **Public Comments**

Steve Ruffalo, resident, expressed concerns about the future contract not taking the Village in a better direction. He said he wants to see more innovation in this request for proposals.

### **Village Council Comments**

Commissioner Davenport echoed Mr. Ruffalo's comments and said he welcomes the introduction of additional service options, but expressed concerns that the sticker program might encourage illegal dumping in other areas. He inquired whether neighboring communities had data on such issues. Commissioner Roe emphasized the importance of educating residents about recycling practices. Commissioner Sadowski-Fugitt noted that many of the points raised by Mr. Ruffalo, are addressed in the request for proposals. She suggested that the Environmental Concerns Commission (ECC) be involved in future discussions. She also proposed that Amnesty Day could be an opportunity to encourage residents to sort recyclables from waste. Commissioner Tully agreed on the need for ECC involvement and supported initiatives like composting.

Commissioner Gilmartin asked if the company selected becomes acquired, does the Village have the right to terminate? Village Attorney Enza Petrarca said there is typically a clause in the contract indicating that it can be terminated for no reason. She said she will verify that it is in this request for proposals.

Commissioner Gilmartin reviewed sections 13 and 14 of the proposal, noting that the Village has the right to charge a commission fee or add a surcharge to disposal stickers to cover expenses. He asked if this had ever been done, and Mr. Baker confirmed it had not. He then expressed interest in incorporating Key Performance Indicators, such as on-time collection rates and call wait times. He also suggested linking sticker price increases to an index with a cap and seeking a company that has programs for low-income or disabled residents.

Commissioner Davenport emphasized the importance of aligning services with the Environmental Sustainability Plan while considering cost-effectiveness, citing the Wheaton model as a positive example. Commissioner Tully agreed on the need for Economic Concerns Commission's involvement and supported initiatives like encouraging or incentivizing composting. Mayor Barnett said he is hopeful for this process and he wants to stop creating environments that allow residents to make bad choices. Commissioner Gilmartin highlighted the importance of reducing greenhouse gas emissions. He also clarified that the sticker program would remain in place but would require a cart for use and that the request for proposals was seeking a six year contract.

Manager Fieldman thanked the Council for their feedback and said that there may be some changes when this is brought back to the Council.

## **8. 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 an extension of Special Use Ordinance No. 6050 - 902 Maple Avenue to permit construction of a three-story multi-family building to November 21, 2025.

## 9. Manager's Report

**REP 2025-10779** A. Guiding DG: Comprehensive Plan and Related Projects - Draft Comprehensive Plan

Community Development Director Stan Popovich presented this item via PowerPoint. He said that the Draft Comprehensive Plan document can be found on the Guiding DG website and it is also linked to the agenda page on the Village website. He explained that John Houseal and Ali Lewis with Houseal Lavigne were also present for questions.

During his presentation, Mr. Popovich asked for the Council's direction on Chapter 4 - Future Land Use and Development. In particular, he referred to the Future Land Use Map and the land classification of the area at Saratoga and Warren, noting that the Planning and Zoning Commission recommended Option 3: Single Family Attached. The Council agreed with this recommendation.

After a review of Chapter 5 - Housing and Neighborhoods, Chapter 5, Mayor Barnett asked whether the Village's message about Accessory Dwelling Units (ADUs) is that they are going to be allowed in all residential zoning districts. Manager Fieldman noted that during his individual calls with the Council members, he highlighted this section of the plan. He explained that the current language could be interpreted to mean that ADUs would be permitted by-right development in all single family districts, and he is seeking the Council's direction on the appropriate language.

Mayor Barnett shared that though there are many attractive things about ADUs, he thinks from a future land use standpoint, there could be some resident concern if they are allowed throughout town and are not limited to certain areas, such as the walk sheds near the three transportation nodes. Commissioner Sarver expressed there could also be environmental concerns, such as exacerbating flooding issues. Commissioner Davenport disagreed, sharing that the Village's lot coverage restrictions and stormwater management regulations would not change as a result of this. He sought clarity on deciphering what areas the ADUs would be appropriate in, emphasizing the need for clarity and further discussion. Mayor Barnett noted that allowing ADUs could lead to increased density, citing the example of multiple units on a single block, and suggested a more dispersed approach. Commissioner Tully stressed that the Council was discussing future land use at this time and not at the next level. He acknowledged the many benefits of ADUs, but disagreed with a blanket policy and agreed that they should be allowed in appropriate areas. Commissioner Gilmartin viewed the proposal as a timely response to evolving housing needs, but disagreed that the allowable areas should be limited to commuters

that live near the tracks. He read it as allowable in single family districts. He referenced ongoing legislative efforts to legalize ADUs statewide and compared this to allowing additions and teardowns throughout town, sharing that they happen organically over the course of time. Commissioner Sadowski-Fugitt pointed out that existing regulations already govern ADUs in the Village, suggesting that recognizing ADUs as an option, without imposing restrictions, would be appropriate for a Comprehensive Plan that will be in place for years to come. Mayor Barnett reiterated his reservations, while Commissioner Tully emphasized that the language in the plan allows for the establishment of limitations. Commissioner Sadowski-Fugitt agreed, noting that regulations could be applied without restricting ADUs to specific locations. Mayor Barnett inquired about implementing percentage-based regulations in certain zoning areas, but Village Attorney Petrarca cautioned that such an approach would be challenging to enforce and track.

Manager Fieldman said that the Council's discussion has been helpful. He said staff will take what has been discussed and make some changes.

Mayor Barnett said his concern is how future Councils will read this.

Commissioner Gilmartin said he does not think that Manager Fieldman has enough from the balance of the Council to make changes.

Manager Fieldman said he would like time to review the Council's discussion with Attorney Petrarca and Mr. Popovich, specifically to examine the plan's language. He acknowledged there may be differing opinions but he thinks staff can clarify the language. It would be brought back to the Council once this is complete.

Mayor Barnett expressed allowing staff the time to clarify the language, may make further Council discussions easier.

Mr. Popovich went on to review the remaining chapters. He explained that the next steps in the project include additional pop-ups and provided those dates and locations. He said there will be a Public Hearing before the Planning and Zoning Commission on June 23rd and it will come back to the Council in July.

### **Village Council Comments**

Commissioner Davenport inquired whether there would be sufficient time to analyze data collected from recent community pop-up events before the Public Hearing on June 23rd. Mr. Popovich assured the Council that if more time was needed, the hearing date could be postponed. Commissioner Sadowski-Fugitt suggested removing the term "eclectic" from page 56 of the plan, as it redundantly paired with "diversity." She said the pages about housing stock and the population really stand out to her and she thinks there is a gap in Downers Grove compared to the rest of the County. Commissioner Gilmartin praised the plan's action-oriented approach, highlighting its focus on comprehensive sustainability. Mayor Barnett raised concerns about the Future Land Use Map, particularly regarding the southwest corner of Belmont and Curtiss, currently designated as light industrial. He recommended considering

mixed-use zoning for the two parcels in that area, since they are separated from the rest of Ellsworth. He requested staff provide the Council with comments on whether rezoning would be a good or bad idea and noted that the Council is hoping that future plans for the Curtiss/Belmont/Metra area make it more vibrant. He said there could be further discussions about this at a later time. Additionally, Mayor Barnett and Commissioner Sadowski-Fugitt pointed out inconsistencies in the tables on page 28 and the text on page 33, to which Village Manager Fieldman agreed to review with the consultant.

### **Public Comments**

John Le Donne, a resident of the Prince Pond neighborhood, said he and his neighbors are pleased that the maps in the Comprehensive Plan have been aligned and updated. He stressed that the neighborhood prefers the single family detached zoning option for the area of Saratoga and Warren.

Robin Tryloff, a resident of Prince Pond, expressed concerns about the zoning inconsistencies of the Prince Pond neighborhood.

Ms. Winningham returned to the podium and expressed concerns with the Council's consideration of allowing Accessory Dwelling Units throughout the Village. She also expressed concerns with the statements made about parking in the plan.

Mr. Schmidt returned to the podium and questioned why there are additional pop-ups scheduled if the Active Transportation Plan had already been approved.

Marti Sladek, resident, spoke of the area of town she lives in and that it still does not have proper street lighting nor does it have sewer hookup.

## **10. Council Member Reports**

**REP 2025-10787**      A. Report: Joint Ad Hoc Committee of the Village Council and Library Board of Trustees

Commissioner Sadowski-Fugitt provided an update and said the last Ad Hoc Committee meeting was on April 21st. She said the Committee asked staff for a summary of all that had been presented thus far. She went over some of the topics reviewed by the Committee. She shared that their main scope was researching appointed versus elected Library Boards, however, there was not a lot of information about library boards available. She spoke of the information found on school boards but not specifically on libraries. She shared that two experts, John Shroska and Joe Filapek, will attend the next two Committee meetings on May 29th and June 5th. She shared their backgrounds and explained the experts have been engaged free of charge.

Commissioner Tully emphasized that if the balance of the Council has questions for the experts, they should provide them to staff as soon as possible. Commissioner Gilmartin inquired about the timeline for the Pros and Cons Report of the Committee, to which Commissioner Sadowski-Fugitt responded that it would be ready by the end of summer. Commissioner Tully concurred and shared that the Committee will have a head start on the report with the summary that staff is to provide and the rest of the information for the report will come from the experts. Regarding the exploration of alternative governance models, Commissioner Sadowski-Fugitt mentioned that no specific alternatives had been identified yet, as there is no comprehensive repository detailing how library boards are engaged - elected versus appointed. Commissioner Tully clarified that the Village's Council-Manager form of government was established in 1962 and through their research, the Committee found that all other Council-Manger forms of governments have libraries with seven-member elected boards. He said the Committee is not exploring that because it is beyond their purview, unless directed by the Village Council. Commissioner Davenport expressed confidence that the Committee is progressing appropriately in its process.

Commissioner Tully said that the gateway signs that are popping up around town look fantastic. He gave a nod to the Park District, saying they are celebrating the dedication of the Cathy Mahoney Recreation Center on Belmont Road on May 30th.

## 11. Mayor's Report

**REP 2025-10780** A. Materials to be Placed on File: Sher Akbar Corporation, D/B/A 7-Eleven, Upgrade to Class "P-1" Liquor License

Mayor Barnett explained the application will be placed on file for two weeks in the Village Clerk's Office. He said if there are no objections after the two weeks, the liquor license will be issued.

**RES 2025-10786** B. Resolution: Appoint Mayor Pro Tem

**MOTION:** To approve **A RESOLUTION APPOINTING MAYOR PRO TEM**, as presented.

**RESULT:** Motion failed by roll call vote.

**MOTIONED TO APPROVE:** Commissioner Davenport

**SECONDED BY:** Commissioner Tully

**AYES:** Commissioners Davenport, Tully, and Mayor Barnett

**NAYS:** Commissioners Roe, Sarver, Gilmartin, and Sadowski-Fugitt

### Village Council Comments

The Council engaged in a discussion regarding the appointment of the Mayor Pro Tem. Commissioners Sadowski-Fugitt and Gilmartin expressed opposition to the proposed appointment of Commissioner Tully, citing a variety of reasons for their opposition. Commissioner Sadowski-Fugitt voiced disappointment at not being selected, while Commissioner Gilmartin put himself forward as a candidate for the role.

Commissioner Davenport spoke in support of Commissioner Tully, explaining why he believed Commissioner Tully was the most qualified. Commissioner Tully expressed gratitude for the Mayor's confidence and highlighted his previous experience as Mayor, Mayor Pro Tem, and President of the DuPage Mayors and Managers Conference.

Mayor Barnett outlined his reasoning for selecting Commissioner Tully, emphasizing the importance of experience in the role. He noted that the position is more than just ceremonial, as the Mayor Pro Tem must be capable of assuming the responsibilities of the Mayor if necessary. For this reason, he chose Commissioner Tully for the appointment.

## 12. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To Adjourn the May 20, 2025 Village Council Meeting.

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

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

**AYES:** Commissioners Tully, Sadowski-Fugitt, Gilmartin, Davenport, Sarver, Roe, Mayor Barnett

The meeting adjourned at 11:01 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk