

Meeting Minutes Village of Downers Grove - Council Meeting

Betty Cheever Council Chambers

November 11, 2025

07:00 PM

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. Minutes of Council Meetings

MIN 2024-10538 A. Minutes: Village Council Meeting Minutes - November 4, 2025

MOTION: To Adopt Village Council Meeting Minutes of November 4, 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, Roe, Sarver, Davenport, Gilmartin and Mayor Barnett

NAYES: None

4. Public Comments

Ken Lerner, resident, mentioned that the Greener Grove holiday party and fundraiser will be on Dec 4th at Alter Brewing. Anyone interested should sign up at greenergrove.com.

David Rose, resident, expressed discontent with the summary of his public comment in the Village Council meeting minutes, shared his concerns with comments made by Council members, and spoke about the importance of ecological sustainability.

5. Consent Agenda

- BIL 2025-10853** A. Bills Payable: No. 6906 - November 11, 2025
- MOT 2025-10978** B. Motion: Approve a Contract with Plumbing Professionals Co. of Morris, Illinois, for the Removal and Testing of Residential Water Meters
- RES 2025-10979** C. Resolution: Authorizing a Contract Extension with Backflow Solutions, Inc. for a Cross Connection Control Program

RESOLUTION 2025-74

A RESOLUTION AUTHORIZING EXECUTION OF A CONTRACT EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND BACKFLOW SOLUTIONS, INC.

- MOT 2025-10980** D. Motion: Authorize a Change Order to an Existing Contract with Engineering Resources Associates (ERA) for Stormwater Related Development Review Services

MOTION: To Adopt the Consent Agenda of the November 11, 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, Roe, Sarver, Davenport, Gilmartin and Mayor Barnett

6. Active Agenda

- RES 2025-10958** A. Resolution: Providing for a Feasibility Study with Respect to the Potential Designation of an Area as a Tax Increment Financing Development Project Area

MOTION: To adopt ***A RESOLUTION OF VILLAGE OF DOWNERS GROVE, DUPAGE COUNTY, ILLINOIS, PROVIDING FOR A FEASIBILITY STUDY WITH RESPECT TO THE POTENTIAL DESIGNATION OF AN AREA AS A TAX INCREMENT FINANCING REDEVELOPMENT PROJECT AREA***, as presented **RESOLUTION 2025-75**

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Tully

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

Mayor Barnett announced that a public meeting will be held for the potential designation of the Fairview Avenue Tax Increment Financing District. The meeting is on December 10, 2025, at 7:00 p.m. in the Betty Cheever Council Chambers.

MOT 2025-10976 B. Motion: Estimate the 2025 Aggregate Tax Levy for the Village of Downers Grove

MOTION: To adopt *A motion to find and determine that the aggregate levy for the Village of Downers Grove, as defined in the Illinois Truth in Taxation Law, estimated to be necessary to be raised by taxation for 2025 upon the taxable property in Downers Grove is \$32,750,518.76. This amount is based upon an estimated levy of \$3,558,169 for corporate and police; \$2,935,500 for fire; \$5,750,837 for police pension; \$5,690,158 for fire pension; \$7,439,671 for library operating; \$1,371,625 for Refunding Bonds 2014 Series debt service; \$512,500 for Refunding Bonds 2015 Series debt service; \$177,800 for Refunding Bonds 2016 Series debt service; \$486,000 for Stormwater Bonds 2019 Series debt service; \$1,827,927.76 for Refunding Bonds 2020 Series debt services, and \$2,370,475 for Facility & Stormwater Bonds 2022 Series debt services.*

The estimated levy for Special Service Area #6, Fairview Fire Protection District Special Service Area, is \$119,856 and the estimate levy for Special Service Area #11, Downtown Downers Grove is \$510,000. The estimated levies are \$0 for the following Special Service Areas: Area #4, Green Acres; Area #5, Atwood; Area #7, Dunham Subdivision; Area #8, Nelson Meadow Subdivision; Area #9, 35th & Saratoga Subdivision; Area# 10 Bridgepoint Downers Grove Subdivision, Area #12, Fairview Ridge Subdivision and Area #13, Kapovich Subdivision, as presented.

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Tully

SECONDED BY: Commissioner Sadowski-Fugitt

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

NAYES: None

7. First Reading

ORD 2025-10975 A. Ordinance: Adopting the Fiscal Year 2026 Budget in Lieu of Passage of an Appropriation Ordinance

Manager Fieldman noted that this was the third discussion on the Village Budget and displayed the 12 Key Points on the Budget via PowerPoint - the same key points that were presented at last November 4th Village Council meeting and at the Coffee with the Council on November 8th. He said members of the Village's partner organizations, the Economic Development

Corporation (EDC), Downtown Management Corporation (DMC) and the Downers Grove Public Library were present to update the Council on each of their budgets and their funding requests.

ECONOMIC DEVELOPMENT CORPORATION

Brian Gay, Economic Development Corporation President presented via PowerPoint and reviewed the details of the EDC projects completed in 2024 to the present, and also provided an overview of ongoing projects. He highlighted the Corporation's marketing successes, events, and business retention programs. Lastly, he presented details about the EDC's FY26 Budget request, totaling \$714,064.

Village Council Comments

Commissioner Sadowski-Fugitt noted the difference in the number of projects in 2024 versus 2025, asking if the discrepancy was normal. Mr. Gay attributed the difference to a lot happening all at once at the end of last year and into the beginning of this year. He said things slowed from April-July of this year, but things have since picked up. He estimated that things may end up a little slower this year than last year. Commissioner Sadowski-Fugitt asked if apprenticeships with car dealerships are registered apprenticeships. Mr. Gay said of the 9 registered apprenticeships in DuPage County, none are specific to car manufacturing or service. He shared that Worknet DuPage received a sizeable grant over the summer and the EDC is working with them on this. Mr. Gay spoke of an existing program for healthcare professionals. The EDC has connected Advocate, Good Samaritan and Duly with this program. Commissioner Sadowski-Fugitt asked if the EDC will be adding other programs as they go. Mr. Gay explained the process involved in adding programs and shared his hope to have a pilot automotive apprenticeship program happening in Downers Grove within the next six to nine months.

Commissioner Gilmartin said he has been sitting on the EDC board for almost 4 years and has seen the evolution of retention, support of local businesses and the connections the EDC has made. He said this demonstrates the added value the EDC brings to the Village. He shared that he has seen the real impact of this work and the difference it makes. Commissioner Gilmartin commended Mr. Gay's leadership and the measurable results of his team, adding that he sees that continuing into the future. He said all should be proud of the EDC and what they do for the community.

Commissioner Davenport said there was a lot of good news delivered in the presentation. He highlighted the website reboot and update, the Spark program, and business retention details. He noted in future presentations he would like to see measured successes. The Commissioner asked if the EDC is looking at what businesses have left Downers Grove and why. Mr. Gay said without a business registration program in the Village, it is hard to know who is in town and even harder to find out who has left. He said that the data will only come to them with these visits, but it may take years to collect the type of data Commissioner Davenport is looking for. He said after the initial visits made by the EDC, businesses have been reaching out to the organization with issues. This in turn gives the EDC the business intelligence of knowing if one business has an issue, others may have it as well. Commissioner Davenport spoke of the effort of identifying the businesses in Downers Grove and monitoring them moving forward. He also requested

seeing data showing year over year changes in the next presentation. Mr. Gay said typically those numbers are in the quarterly updates - he said he wanted to base this report solely on some of the key projects of the EDC. He assured Commissioner Davenport that the data requested will be in the next presentation.

Commissioner Tully asked Mr. Gay to describe the type of professional development he plans on investing in. To which Mr. Gay responded that he will keep up with his Economic Development Certification. He said Victoria is also working toward getting enough experience so that she too can obtain the same certification. He said Lisa, the EDC Marketing Professional, is tuning up her photoshop skills and skills related to other applications. Commissioner Tully asked about the Special Projects Fund and asked Mr. Gay to provide an idea of what some of the special projects have been over the years. Mr. Gay explained that the EDC has these funds available so that they can act quickly. He spoke about the Spark and Community Navigator programs, retail surveys, and special assessments - such as a Hotel Feasibility Study. He said with the new 501-C3 the EDC has created, they now have that matching grant fund as well. Commissioner Tully said he cannot agree more with the other Commissioners comments about the importance of retention. He said the key is to get in front of things before they happen. He asked for examples of how the EDC has enhanced focus retention and outreach. He also asked if there is anything the proposed budget does not allow for that he would like to be doing. Mr. Gay said with adding Victoria to the team he has what he needs at this time, barring any unforeseen opportunity.

Mayor Barnett asked what Spark will look like 3-5 years out. Mr. Gay said with State funding ending on July 1, 2024, it is being fully funded by the EDC. He said 2-5 years down the road, it will just be about concentration on retention efforts. He said he hopes the State will provide additional funding moving forward. The Mayor noted there may be a need for possible failure analysis. He also noted the \$24 million in Village revenue coming from economic activity and the importance of funding the EDC with the requested \$715,000.

Downtown Management Corporation

Executive Director Erin Venezia with the Downtown Management Corporation, also known as Special Service Area #11, explained that the DMC is requesting a budget amount of \$510k. This represents an increase from prior years, with the additional funding to be used for enhanced marketing and promotion of the downtown and to help support the Guiding DG initiatives. She provided details about the Corporation's 2025 recognitions, the new businesses and developments that came to the downtown and those that are coming soon, a summary on downtown Downers Grove gift cards, advertising and social media marketing, year-round events hosted by non-profit organizations and those hosted by the DMC - highlighting the Support Local initiative. Ms. Venezia provided details of the November and December holiday events. She thanked the Village for its continued support and she commented on the organization's excitement about the Guiding DG projects.

Village Council Comments

Commissioner Davenport thanked Ms. Venezia for the presentation. He asked if there are plans to update their website. Ms. Venezia said that will not happen until they hire more staff. Commissioner Davenport said that things like Guiding DG and the Linda Kunze Plaza update would be good to share on their website and also some of the EDC efforts as well.

Commissioner Tully thanked Ms. Venezia for the presentation and said it is rewarding that downtown Downers Grove is a destination for people near and far from the Village. He said there are Guiding DG construction related projects coming to downtown that will have an impact on things. He asked about efforts on messaging to the businesses. Ms. Venezia said that once the schedule is set, they will communicate with their partners and hopefully put on promotions to attract people to come downtown. Commissioner Tully said the downtown is the Village's sounding board to make that project a success. He thanked her for all she has done and will continue to do.

Commissioner Gilmartin thanked Ms. Venezia for all that the DMC does through the social media channels. He noted that there were stakeholder meetings about the flexible amenity projects and he appreciates her communicating further with the businesses as the Village provides her more information on the schedule.

Mayor Barnett said with regard to the budget process - the \$510k is really funded by the property owners of the downtown through Special Service Area #11 - it is self-funded. He said the result of their funding is 15 different events that draw 3.5 million people to the downtown. The Mayor said the downtown has had 90 percent occupancy rates for the past decade or so. He said there are people lined up behind brokers to find a spot in Downers Grove. The Mayor shared that since the late 90's the DMC has done a lot of the heavy lifting. He said it was not long ago that the DMC decided to continue with the current structure that has resulted in an investment in the community.

Downers Grove Public Library

Village Manager Fieldman explained that the library is a component unit of the Village, which means they autonomously approve their own budget and establish their own Property Tax Levy. He introduced Library Board President Matt Top to present on behalf of the library.

Mr. Topic shared highlights of the 2026 Library Budget. He explained that the Downers Grove Library is one of the busiest in the Chicagoland area and shared that Julie Milavec was named the 2025 Librarian of the Year. He provided details about events offered at the library for all ages and the Library's Strategic Work Plan. He shared additional details about the FY26 Budget, noting that 96% of the library's revenue is funded. He provided details about the library's expenses and the Library's Capital Replacement Fund needs.

Village Council Comments

Commissioner Tully said there is a lot of information on the library's website for those interested in reading about their budget. He asked Mr. Topic to speak more about the capital needs of the library. Mr. Topic spoke about ADA compliance and the actions the library is taking on this.

Commissioner Sadowski-Fugitt asked for details about the addition of the library social worker. Mr. Topic said they had interns that could not meet the demands of the public in the same way that a social worker can. He said the social worker also helps people navigate and make use of information they need. Commissioner Sadowski-Fugitt said in the AD Hoc Committee Report that the taxes paid by taxpayers to the library are ranked middle to low compared to other communities in the area. Library Director Julie Milavec said that the library has been just below average in comparison to taxes paid to nearby communities and now the library will be ranked just above average. She provided details about the hours and duties of the library's social worker.

Commissioner Davenport thanked Mr. Topic for the presentation and the library for their cooperation. He shared he supports their budget and appreciates their approach to funding their facilities, as it is proactive and in line with Village actions.

Commissioner Gilmartin noted that the library shared their budget with the Council members before this meeting, despite the fact that they are autonomous.

Mayor Barnett said he appreciates the library presentation and their attendance at the meeting.

Public Comments

Janet Winningham, resident, expressed concerns about funding pension obligations sooner than later and the effects that has on the taxpayers.

Village Council Comments

Mayor Barnett asked Manager Fieldman to circulate information that was provided to the Council sometime in the past about prepayment conditions, whether or not opportunities existed and what the net value was to the Village as a whole. He asked for that information be recirculated to the Council. Manager Fieldman said he would gather that information as requested.

Mayor Barnett noted that pension funds are not an optional thing like other investments and that affects decision making. He said the amount of people hired and what they are paid has an effect on this. He shared that there has been some smoothing done on this and this is an ongoing obligation.

Commissioner Sadowski-Fugitt noted the creation of a Village fund to help with the smoothing of pension obligations.

Commissioner Gilmartin clarified that the public comment was about reprioritizing pension funding over other Village decisions - finding a balance.

ORD 2025-10960 B. Ordinance: Amending Certain Traffic Control, Parking and Speed Provisions, and Pedestrian and Bicycle Safety Improvements

Engineering Director Scott Vasko provided details on this item via PowerPoint. He reviewed the preliminary recommendations that resulted from Neighborhood Traffic Study #11.

Village Council Comments

Commissioner Sarver said as a resident of this area, she has seen the positive impact of the enhancement of stop signs and thinks there is a benefit to adding additional stop signs. She asked why a speed limit of 20 mph would not be acceptable. Mr. Vasko said it would be confusing to have speed limits be different from neighborhood to neighborhood. Manager Fieldman also explained that making the speed limit too slow can be more dangerous than a higher speed limit. His recommendation, for consistency, is to keep the speed limit at 25 mph - as it is in other neighborhoods.

Commissioner Sadowski-Fugitt spoke of hearing complaints in 2023 about people blowing the stop sign at Carpenter and Maple. She asked if there would be any work there with things like bump-outs or brighter signs. Mr. Vasko said that Staff spoke to the consultant and there have been residents that reached out as well about that intersection. He said Maple is controlled by the County and the Village has already reached out to the County to see what can be done.

Commissioner Gilmartin spoke about KLOA's recommendation matrix, in particular the cost estimates, and asked if the Village had any input into any of it. Mr. Vasko said that Staff looked it over and some of it has to do with the Active Transportation Plan (ATP) and what can be added to the existing projects. Commissioner Gilmartin asked for clarification that staff was a part of the discussions. Mr. Vasko said yes. The Commissioner said knowing that Staff was a part of the discussion made him feel better. He shared that he agrees with staff's recommendation of the 25mph speed limit, so as not to confuse drivers.

Mayor Barnett said when speaking about bump-outs - the more the merrier. He said when it comes to resident input - traffic is a constant complaint. He said there have been brief conversations about piano style cross walks and he added that he they should be bigger and bolder by including a second color. He said since the ATP has been adopted, he wants to start injecting some of that work now. Mr. Vasko said that is something that Village staff can take a look at.

REP 2025-10982 C. Report: Traffic Calming Petition File #3-25 to Change Stop Control at Park Avenue and Summit Street

Mr. Vasko presented this item via PowerPoint. He explained that the Transportation and Parking Commission voted in favor of turning the current two-way stop control into a four way stop control. He explained that Staff does not recommend this, sharing that there are six warrants through MUTCD that must be fulfilled to put another stop sign in. He provided a detailed explanation about Staff's recommendation. He said that staff is looking for direction from the Council on this.

Public Comments

Grant Milstead, the petitioner, provided the Council with the reasoning behind this petition and shared his disagreement with Staff's recommendation. He highlighted the main reason for his petition was the number of the children that walk through this intersection to get to school and to Randall Park.

Village Council Comments

Commissioner Sadowski-Fugitt agrees with the TAP Commission's recommendation, sharing she generally is in support of all way stops. She said there are extra factors and explained what she took into consideration.

Commissioner Sarver said that she has found herself confused while at intersections in areas that have both two way stops and all way stops. She said she also agrees with the TAP Commission's recommendation and wants consistency, so she is in favor of this becoming an all-way stop.

Commissioner Tully explained that this is in his back yard. He runs through this intersection several times a week and he has never felt unsafe. He said it does not meet the warrants to have a stop sign. He said he is not convinced an all way is the right thing to do - but a vote is not being taken at this meeting - so he will continue to listen and keep an open mind.

Commissioner Davenport agreed with Commissioner Tully. He said if the all-way stop is not warranted, then it can be dangerous. He said this will set a precedent for other intersections, and that needs to be considered. He asked if this was a part of a traffic study and if there was a recommendation. Manager Fieldman said there hasn't been a traffic study in this area and Staff cannot comment on the difference of having a two-way stop versus a four-way stop here.

Commissioner Davenport clarified that there is a stop control on Summit Street, to clear up any confusion. He said there is a 25-mph speed zone on both streets, but noticed that the previous presentation showed a 20 mph around parks. He asked if that is something that is in place here because of Randall Park. Mr. Vasko said he would have to take a look to know for sure.

Commissioner Davenport added that if the speed limit was at 20 mph, maybe the area would warrant additional signage up and down the street due to the unusual number of children in the area. He then asked if there are marked crosswalks at this intersection. Mr. Vasko said yes.

Commissioner Tully noted that he thinks there is not a lot of traffic at this intersection because of all the streets in that area that run north and south, this is the only one that does not go through.

Manager Fieldman said that a search of the municipal code shows the 20-mph Park Zone Speed Limit on Park Avenue as approved, further stating that Staff will do a field verification to double check on it.

Commissioner Gilmartin asked if the crash data mentioned was from 2019 to present, also asking if it included any pedestrian accidents. Mr. Vasko said yes it was from 2019 to present and he said it included all crash data - there were no accidents with pedestrians. Commissioner

Gilmartin said he agrees with Commissioners Tully and Davenport on this. He too is listening but thinks there are a lot of neighborhoods in town that have both two-stop control intersections and four-stop intersections and his opinion is that they make you pay closer attention. He asked about the Fairmount and Summit four-way stop. Mr. Vasko explained that that was changed to a four-way stop a couple of years ago and Park and Summit was changed from a yield to a two-way stop. The Commissioner asked if this was due to warrants or a petition. Mr. Vasko said that Staff would do research on that and report back. Commissioner Gilmartin said he is listening, but traffic counts are low and the speed limit is low, so he is not sure he can agree with changing this to a four-way stop.

Commissioner Roe said after looking at this, based on the warrants, it doesn't make sense to him and he agrees with Staff's recommendation. He asked if there is a standard of practice when it comes to parks and four-way stops. Mr. Vasko said typically staff relies on traffic studies for stop control - speed limit is controlled due to parks but stop control is not.

Commissioner Davenport spoke about residents on Prentiss Drive requesting a four-way stop that was not warranted, which is why he wants to make sure this is consistent throughout the Village and that standards are met. He noted there are similar issues throughout the community and assured all that the Council is focused on safety. He said he thinks the Council's dialogue should help.

Mayor Barnett said he is a fan of stop signs and adding them helps with traffic calming. He said he wants to do what it takes to decrease the likelihood of an accident between a car and a pedestrian. He is inclined to add stop signs wherever they are asked for and the need is there.

Commissioner Davenport said the premise is that there are more children at this intersection than there are at other intersections. He asked about counts of children. Mr. Vasko said staff would need to sit at the intersection and count children at the intersection. He said he needs something to base the stop-sign on.

Commissioner Sadowski-Fugitt said she is basing her decision on experience and the park and fields bring a lot of children. She said this intersection was last looked at in July of 2023 and at that time there was a recommendation to close off 55th and Fairmount because of a horrible accident - the Village decided not to close it off - and in that presentation she did not see that all the warrants were met.

Commissioner Gilmartin said he agrees with the safety of separating pedestrians and cars, but he disagrees that every time a stop sign request comes to the Council it should be granted. He said the Village has an ATP and there needs to be standards and expectations. He added that he is uncomfortable with putting in stop signs wherever they are asked for because when it comes to any given intersection, there can be many people that disagree with adding stop signs.

Mayor Barnett clarified that he has not always been in agreement with how the Village has handled traffic in past years. He clarified that what he said is that he is not in support of stop signs at every intersection throughout town, but depending on the neighborhood, he may be ok with them at every intersection - especially when they are pedestrian heavy.

Manager Fieldman said that Staff has some homework to do and they will have the requested information ready the next time this is presented.

8. Attorney's Report

Pursuant to Section 2.5 of the Downers Grove Municipal Code, the following are presented for Village Council consideration:

1. An ordinance amending certain traffic control, parking and speed provisions, and pedestrian and bicycle safety improvements.

9. Manager's Report

There was no Manager's Report.

10. Council Member Reports

Commissioner Davenport pointed out that it was Veteran's Day and the American Legion had a beautiful ceremony at 11:00 a.m. that he and Commissioner Tully attended. He thanked those who served - especially those that continue to lead in organizations throughout the community. He wished everyone a Happy Veterans Day.

Commissioner Roe said that Greener Grove will be hosting their fundraiser on Dec 4th from 7pm-10 pm.

Commissioner Tully wished all veterans a Happy Veteran's Day and thanked the American Legion for inviting the Council to their event. He spoke about the Downers Grove Historical Society's History on Tap Pub Crawl in the downtown on November 13th from 5 pm to 10 pm. He also reminded all of Hope's Front Door 25th Anniversary Celebration at Bobak's Signature Room in Seven Bridges on November 14th from 6:30 pm to 11 pm.

11. Mayor's Report

Mayor Barnett read a passage honoring Veterans. He thanked all veterans and wished them a Happy Veteran's Day.

12. Adjournment

MOTION: To Adjourn the November 11, 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, Roe, Sarver, Davenport, Gilmartin and Mayor Barnett

NAYES: None

The meeting adjourned at 9:24 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk