

# Meeting Minutes

## Village of Downers Grove - Council Meeting

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Betty Cheever Council Chambers

December 16, 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. Public Hearing

**A. Public Hearing:** Special Service Area #14 at 100 39th Street, Talon Preserve Subdivision

Mayor Barnett called the Public Hearing to order at 7:01 p.m. and reviewed the procedures.

Community Development Director Stan Popovich presented via PowerPoint and explained that this subdivision was approved in September 2025 and includes 35 single family residential lots and three outlets. He noted there are three detention basins and various stormwater facilities that will be installed by the developer. The SSA will be a dormant SSA, to protect the Village in the event that the HOA does not maintain the stormwater facilities. This would allow the Village to assess a tax on the 35 lots should the Village need to step in and maintain the stormwater system. Mr. Popovich concluded by sharing that the Special Service Area is scheduled to be adopted by the Village Council in early 2026.

Mayor Barnett made note that there are several Special Service Areas in place throughout the community for stormwater management purposes.

There were no further comments made by the Village Council or the public.

Mayor Barnett adjourned the Public Hearing at 7:04 p.m.

#### 4. Minutes of Council Meetings

**MIN 2024-10542**      **A.** Minutes: Village Council Meeting Minutes - December 9, 2025

**B.** Minutes: Executive Session Meeting Minutes for Approval Only –  
December 9, 2025

**MOTION:** To **Adopt the Village Council Meeting Minutes and Executive Session Meeting Minutes of December 9, 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

**Nays:** None

#### 5. Public Comments

Janet Winningham, a resident, shared that the Historic Preservation and Design Review Board was going to hold a meeting on December 17, in the Council Chambers, regarding the review of a different plan for 902 Maple.

#### 6. Consent Agenda

**COR 2025-10846**      **A.** Claims Ordinance: No. 6633, Payroll - November 28, 2025

**BIL 2025-10857**      **B.** Bills Payable: No. 6914 - December 16, 2025

**RES 2025-11020**      **C.** Resolution: Authorize the First Extension to the Agreement with Abbott Tree Care Professionals for Parkway Tree Pruning

##### **RESOLUTION 2025-82**

**A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION TO THE PARKWAY TREE PRUNING AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ABBOTT TREE CARE PROFESSIONALS**

**RES 2025-11037**      **D.** Resolution: Authorize the First Extension to the Agreement with Abbott Tree Care Professionals for Demand Tree Pruning

**RESOLUTION 2025-83**

**A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION TO THE DEMAND TREE PRUNING AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ABBOTT TREE CARE PROFESSIONALS**

**RES 2025-11038**      **E. Resolution:** Approve the First Extension to the Agreement with Abbott Tree Care Professionals for Tree and Stump Removal

**RESOLUTION 2025-84**

**A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION TO THE TREE AND STUMP REMOVAL AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ABBOTT TREE CARE PROFESSIONALS**

**MOT 2025-11040**      **F. Motion:** Authorize a Salary Increase for the Village Manager

**MOT 2025-11039**      **G. Motion:** Authorize a Salary Increase for the Village Attorney

**MOT 2025-11011**      **H. Motion:** Approve the Issuance of a 2026 Class A-Scavenger License to Allied Waste Services of North America, LLC.

**MOT 2025-11025**      **I. Motion:** Approve a Professional Services Agreement with Raymond James & Associates, Inc. of Naperville, Illinois, for Financial Advising Services

**RES 2025-11032**      **J. Resolution:** Approve an Addendum to the Agreement with McKinstry Essention, LLC to Complete Phase 2 of a Facility Condition Assessment and Maintenance Plan

**RESOLUTION 2025-85**

**A RESOLUTION AUTHORIZING EXECUTION OF AN ADDENDUM TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND MCKINSTRY ESSENTION, LLC**

**MOTION:** To Adopt the Consent Agenda of the December 16, 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

**Nays:** None

**7. Active Agenda**

**RES 2025-10971**      **A. Resolution:** Approve a Boundary Line Agreement Between the Village

of Downers Grove and The Village of Westmont

**MOTION:** To adopt **A RESOLUTION AUTHORIZING EXECUTION OF A BOUNDARY LINE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE VILLAGE OF WESTMONT**, as presented. **RESOLUTION 2025-86**

**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

**Nays:** None

**ORD 2025-11026**      **B. Ordinance:** Approving a Special Use for 535 Ogden Avenue to Permit a Drive-Through

**MOTION:** To adopt **AN ORDINANCE AUTHORIZING A SPECIAL USE FOR 535 OGDEN AVENUE TO PERMIT A DRIVE-THROUGH**, as presented.

**ORDINANCE 6169**

**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

**Nays:** None

**ORD 2025-11029**      **C. Ordinance:** Approving a Redevelopment Agreement with Investia, LLC for the Property Located at 535 Ogden Avenue

**MOTION:** To adopt **AN ORDINANCE APPROVING A REDEVELOPMENT AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND INDECESTIA, LCC**, as presented, as presented. **ORDINANCE 6170**

**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

**Nays:** None

**ORD 2025-10982**      **D. Ordinance:** Amending Traffic Control Provisions at the Intersection of Summit Street and Park Avenue

**MOTION:** To adopt **AN ORDINANCE AMENDING TRAFFIC CONTROL PROVISIONS AT THE INTERSECTION OF SUMMIT STREET AND PARK AVENUE**, as presented. **ORDINANCE 6171**

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

**MOTIONED TO APPROVE:** Commissioner Tully

**SECONDED BY:** Commissioner Sadowski-Fugitt

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

**Nays:** Commissioner Gilmartin

### **VILLAGE COUNCIL COMMENTS**

Commissioner Tully stated that when this originally came before the Council he had concerns about whether this was justified. He stated that he is now in support of this and explained that the proximity of this intersection to Randall Park was a distinguishing factor for him.

Commissioner Davenport shared that, upon reflection and discussions with Staff, he also supports the request and agrees the proximity of the intersection to the park was the distinguishing factor. He requested that future deliberations by the Transportation and Parking Commission include more detailed reasoning when supporting or rejecting petitions of this nature, particularly when the recommendations are not consistent with staff recommendations.

Commissioner Gilmartin thanked the petitioner for the request and the information provided, noting that he met with the petitioner to review the materials and discuss the reasoning behind the petition. He added that while the Village has a level of flexibility, he does not think this intersection meets the warrants for a four-way stop and does not want to set a precedent. He is not in support of turning this intersection into a four-way stop.

Commissioner Sadowski-Fugitt said that she is, and has been, in favor of this. She added that all of the on-street parking and the proximity of this intersection to the park are reasons enough to think a four-way stop is warranted.

Mayor Barnett asked Commissioner Davenport to hold his thoughts about the TAP Commission for the future conversation the Council will have on Village Boards and Commissions at an upcoming Village Council meeting.

## **8. Council Member Reports**

Commissioner Davenport commended School District 99 for an analysis they completed of their facilities that has identified \$500,000 in potential annual savings through upgrades to energy-related equipment, lighting, and similar improvements – resulting in a potential total saving of \$2.5 million to taxpayers. He also gave a shout out to the district's students that have excelled at the State level. Commissioner Davenport wished all happy holidays.

Commissioner Leslie wished all a happy holiday season.

Commissioner Sarver wished happy holidays to all.

Commissioner Gilmartin wished all happy holidays and said he hopes all find peace and comfort in friends.

Commissioner Tully wished all happy holidays and a happy new year.

## 9. Mayor's Report

Mayor Barnett provided his report after the Manager's Report.

## 10. Manager's Report

### REP 2025-11030      A. Report: Priority Action Item Update

Village Manager Fieldman used a PowerPoint to provide a monthly update on the 18 Priority Action Items, established during long range planning, for this Council's work period. He explained that 10 of the items were currently under consideration and were in the green and moving at the expected pace including: Solid Waste Contract, Facilities Condition Assessment, Micromobility Device Regulations, Downtown Flexible Amenity Areas, Linda Kunze Plaza, North Train Station Plaza, Lead Service Line Replacement Plan, Public Art Program, Fairview and Connection Area TIF District, and the Closing of the Ogden TIF. He shared that the schedule calls for work on the Attainable Housing Study at the start of the new year. The plan is to work with the Metro Mayor's Caucus for the study, but there is uncertainty, as that program is funded by a grant and there is some potential uncertainty in obtaining that grant. The decision is not expected until April, and even if funding is approved, it's a competitive process where multiple municipalities are petitioning the Caucus for the funding, so it is not guaranteed. Manager Fieldman said even if all things fall into place, the study could be delayed until May or June. He then presented the Council with a couple of options moving forward: Option 1) Continue to pursue the study as explained, through the Metro Mayor's Caucus, or Option 2) Village staff complete the study and use the Metro Mayor's Caucus to process the content. Manager Fieldman added that the Village has staff members that have skills that could produce a study much like the Metro Mayor's Caucus - this route would allow the item to stay on schedule. He highlighted one thing to note was that the Metro Mayor's Caucus would bring a third-party perspective that even with their skillset, staff could not provide. He asked for the Council's thoughts or comments on the next steps of this project.

### **VILLAGE COUNCIL COMMENTS**

Commissioner Davenport said he has concerns with going the route to stay on schedule because there will be staff hours spent on this, that could be spent on something else. He noted he worries other projects or duties may suffer due to bandwidth. He also shared that having a third-party perspective is important if taking this the MMC route - even if it would delay the Council's schedule for this work.

Commissioner Sadowski-Fugitt said she would like some of the early collection of data done by Staff and suggests turning it over to the MMC to speed up the process. She asked if Staff thinks this is possible. Manager Fieldman agreed that Staff is experienced in collecting this kind of analysis and her suggestion would provide the best of both options.

Commissioner Sarver asked what the odds are that the Village would receive funding. Manager Fieldman said that is unknown.

Commissioner Gilmartin asked if the study was completed by the MMC, would it be a multi-municipality study and if approved, would Downers Grove be a part of it. Manager Fieldman said it would include multiple individual municipalities in any given work cycle and that the Village would need to apply by responding to the MMC's call for work - adding that Staff has already expressed interest but the MMC cannot reply yet, as they do not know what other municipalities have interest as well. Commissioner Gilmartin asked if the funding was Federal. Manager Fieldman confirmed. The Commissioner stated that he preferred Option 2 because this is a Priority Action Item and suggested that Staff find assistance through a 3rd party, as was done with the Guiding DG Plans. He shared he does not think it's worth waiting on this and he wants to move forward with it. However, he noted that he would like to understand what the cost would look like and decide from there.

Commissioner Roe said he agrees with Commissioners Sadowski-Fugitt and Gilmartin, as this is a PAI and he doesn't want to waste six months waiting. He shared he is in favor of Option 2 and wants to get Staff started with the data crunching and then look into the MMC from there.

Commissioner Tully is in favor of using external resources when possible - he thinks this would provide for a stronger product. He wants to go with Option 1 because the more independent the results are, the less subject to criticism they are. He shared that he thinks having staff do the data collection will help to save some time but opined there is value in the benefits of Option 1 that outweigh Option 2. The Commissioner said he thinks Downers Grove is a top candidate for the funding because of the size of the community, the makeup of the community, and because Downers Grove has not completed a study in some time.

Commissioner Gilmartin said there may be an opportunity, if the funding does not come in, to look to other communities to partner and share the cost. He thinks a regional/bordering municipality would be beneficial. Commissioner Sadowski-Fugitt said Woodbridge completed one. Commissioner Gilmartin asked if there would still be staff hours involved with the MMC approach. Manager Fieldman said if the MMC takes it from start to finish, Staff's role is limited. Commissioner Gilmartin asked if Staff would assist with data analysis or collection. Manager Fieldman said not if going with Option 1, but reiterated that staff is experienced with data collection.

Commissioner Davenport agreed with moving forward with Option 2, with staff doing the data collection, getting a 3rd party involved and partnering with a neighboring community, such as Woodridge since they have already completed the study. He shared that if they go with Option

2, when Option 1 becomes more of a sure thing, they can go with that. He noted that by taking the route he suggested, there is no time wasted.

Commissioner Gilmartin shared that Glen Ellen did a study in 2023 that can be used as another resource.

Mayor Barnett asked if the Village does the data collection piece of this, would that be appealing to the MMC and give the Village a better opportunity to be awarded the grant funding. Manager Fieldman said it would be a potential benefit to propose to the MMC. The Mayor also shared that he agrees with Option 2, and having Staff start with the data collection., also noting that he sees the value of involving a third party. He likes the idea of the MMC providing federal funding to pick up some of the cost, but he thinks moving forward now puts the Village in a better position by the end of the first quarter.

Manager Fieldman said it is the Downers Grove way to be creative and innovative their approach to solve problems and to also use partnerships, staff and the MMC in a new way. He said that Staff has enough direction from the Council to move forward.

### **Mayor's Report** (moved from earlier in the agenda)

Mayor Barnett read aloud from a comical script. When finished, he explained that he was reading something written by Commissioner Gilmartin, as he had lost a bet to him. He wished all a Merry Christmas and the happiest of holidays. He wished peace and love for all during this season.

## **11. Adjournment**

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To Adjourn the December 16, 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

**Nays:** None

The meeting adjourned at 7:44 pm

Respectfully submitted,

Rosa Berardi  
Village Clerk

