

## Meeting Minutes Village of Downers Grove - Council Meeting

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**Betty Cheever Council Chambers**

**January 06, 2026**

**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. Minutes of Council Meetings

**MIN 2025-10918**      A. Minutes: Village Council Meeting Minutes - December 16, 2025

**MOTION:** To Adopt the Village Council Meeting Minutes of December 16, 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

### 4. Public Comments

There were no public comments.

### 5. Consent Agenda

**COR 2025-11047**      A. Claims Ordinance: No. 6635, Payroll - December 12, 2025

**BIL 2025-11046**      B. Bills Payable: No. 6916 - January 06, 2026

**RES 2025-11035** C. Resolution: Approve a Second Extension to the Agreement with Hampton, Lenzini and Renwick, Inc. for Native Landscape and the Maintenance of Natural Areas

**RESOLUTION 2026-01**

**A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND HAMPTON, LENZINI AND RENWICK, INC.**

**RES 2025-11036** D. Resolution: Appropriate \$2,900,000 of Motor Fuel Tax (MFT) Funds for the 2026 Annual Roadway Resurfacing Program

**RESOLUTION 2026-02**

**A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE**

**MOT 2025-11041** E. Motion: Approve a Contract with On Time Embroidery, Inc. for the Fire Department Uniform Supply and Related Items

**MOT 2025-11048** F. Motion: Approve an Agreement with Fire Recovery USA for Fire and Rescue Response Billing Services

**RES 2025-11042** G. Resolution: Approve an Intergovernmental Agreement with the DuPage Metropolitan Enforcement Group

**RESOLUTION 2026-03**

**A RESOLUTION FOR IMPROVEMENT UNDER THE ILLINOIS HIGHWAY CODE**

**MOTION:** To Adopt the Consent Agenda of the January 06, 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. First Reading**

**ORD 2025-10964** A. Ordinance: Authorizing: (1) the Time and Place for a Public Hearing regarding the Tax Increment Financing (TIF) Plan and Eligibility Report for the Fairview Area Redevelopment Project Area; and (2) Village Staff to Prepare Required Notices and to Convene the Joint Review Board

Community Development Director Stan Popovich presented via PowerPoint and displayed a map of the area. He explained that the purpose of this ordinance is for the Village Council to authorize a time and place for the public hearing and to authorize the Village staff to prepare additional notices and to convene the Joint Review Board. He gave a history on the actions already taken and explained that the TIF will provide a revenue source to move forward with the Capital Projects laid out in the suite of Guiding DG Plans. Mr. Popovich provided a timeline for the future events in the process.

**ORD 2025-11027**      B. Ordinance: Authorizing Text Amendments to Regulations Related to Home Day Care Use in the Zoning Ordinance of the Village of Downers Grove

Mr. Popovich presented via PowerPoint and explained that this case arose due to resident complaints received by Staff in June 2025 with regard to a residential group home day care that sparked a staff investigation - where it was found that the home daycare center was operating with 16 children, no screening, and was not in compliance with current village regulations. He reviewed the current Village regulations on home daycare, including approved zoning and a maximum allowance of eight children - excluding natural, adopted, or foster children that live in the residence, adding that the Village does not currently have a Group Home Day Care Use category in the Zoning Ordinance. He noted that Staff provided a compliance deadline and since the petitioner applied for the text amendments, Staff has stayed enforcement. He reviewed the requested text amendments, which included a change in regulations to increase the maximum number of children for the Home Day Care use to 12 children and to add a Group Home Day Care use that allows for a maximum of up to 16 children - both including natural, adopted and foster children already in the home, for zoning to include R1-R5 - Downtown Transition and Fairview Transition Zoning Districts and a Special Use in R5-A and R6 - townhome and multifamily residential zoning classifications, and a request for the petitioner to keep the current five foot fence chain-link fence that is in place surrounding the play area, with the addition of slats. Mr. Popovich noted that Staff does not believe that the proposed text amendments are in conformance with the Comprehensive Plan, nor does it correct an error or inconsistency in the Zoning Ordinance. He shared that the Planning and Zoning Commission supported the petitioner's request.

The petitioner, Laurie Lilja, presented before the Council. She explained she has provided home child care in Downers Grove for 26 years, 18 of them in incorporated Downers Grove. She has lived at 906 Oxford for the past 2 years. She said she has never had complaints until this point and to her knowledge has the only group childcare home in the area. Using slides, she shared proposed IL legislation and her proposed text amendments - she requested the Council allow her chain-link fence to remain in place and noted that she would add slats for privacy. She explained her expenses are low and her fees are about half the cost of childcare outside of the home, making it affordable for families. She explained the location of her home is ideal for group home day care use and shared he does not think the Village should require a permit for group home day care use because of the requirement to be licensed by the State of IL.

**PUBLIC COMMENT**

Amy Tabery spoke in favor of allowing home day care options in the community with regulations that match those of the State.

Kevin Bartos, resident, spoke in favor of the petitioner's text amendments because they are aligned with DCFS regulations.

Ashley Bellis spoke in favor of allowing group home day care options that are affordable and requested the Village regulations reflect the State's regulations.

Ethan Pratt said he agrees with all of the previous speakers and expressed concerns about the negative impacts to the children that may be affected if eight children are removed from this group home day care center. He asked the Council to consider the disruption and harm the Village may cause if not aligning its regulations with State regulations.

Rick Liljas shared that after having conversations with staff, to his knowledge, group child care homes are not really regulated by the Village at this time. He expressed concerns with the Village not aligning its regulations with State regulations.

Matt Clark, the petitioner's son in law, spoke about six-foot fencing becoming the standard in Downers Grove and asked the Council to consider the cost that will be incurred by residents that currently have chain-link fences. He requested that Council provide some leniency to the petitioner.

Laura Nalley spoke in favor of in-home group day care options and said she compared it to having an extended family.

**VILLAGE COUNCIL COMMENTS**

Commissioner Davenport said that many excellent points had been made, with affordability being the main concern. He said there were many positive comments about the petitioner's group home day care. He thanked Staff for their discretion during enforcement - providing relief until this process happened. He said to be clear, this is a business operating in a Residential District and businesses operating from homes need to follow Village regulations. He shared he lives in the neighborhood and received calls on this himself. He said the Village may only become aware of these types of businesses when people call to complain, also saying that he hasn't noticed an increase in activity in the area because of this, but understands that others have concerns. He runs his architectural business from his home and follows Village regulations. He asked Staff if there has ever been another request like this to change the regulations. Mr. Popovich said he doesn't know of any. The Commissioner asked if there have been other complaints like this. Mr. Popovich said there have been other complaints, not related to day care, but more about noise or the operation of something, and the team has

investigated those complaints as well. Commissioner Davenport said people are used to hearing children in their neighborhoods because of schools and churches that are located on larger properties, and when people move in or near them, they know they are there. He said in this case, the neighbors did not expect children to be in the neighborhood all day on weekdays. He said he thinks the current regulations work well, since the Village has not received other complaints and also noted that he likes the way Village regulations exclude the natural, adopted and foster children already in the household. He shared his interest in having a conversation about the number of children allowed in the current regulation - which is eight children. He said he thinks the proposed text amendments are a bit much and made note that the Village is a Home Rule municipality and that gives it the authority to have stricter regulations than the State. He said he is in disagreement with making an exception for the fencing of this group home day care center. He suggested the Council think about other uses throughout the Village when working on the Fairview Area Plan. He said Village zoning restrictions vary depending on lot sizes, making spot zoning throughout the Village difficult, adding that he is not in agreement with the text amendment in this area. He shared his concern that the Planning and Zoning Commission supported this petition without any positive commentary and without supporting Village Staff's recommendations. He shared that the purpose of Village Boards and Commissions is to help guide the Council and the process failed for this item.

Commissioner Tully thanked the petitioner for her presentation and said this is not about the merits of the use of this property, nor is it about childcare or this business. He said from the Village's zoning and land use perspective, it is much bigger than that. He noted that most of the things the Village follows up on and enforces is complaint driven. He said this request for allowing group day care homes would be a massive change for the community. He spoke about the Council's 18-month effort putting together the Guiding DG Plans, which included uses in the community. He said he would never make these changes based on text amendments. Commissioner Tully noted that though there were many good reasons shared as to why the petition should be granted, he could not fundamentally make this change - noting that a change like this would require much more time and public engagement, like that dedicated to the Comprehensive Plan and Guiding DG Plans. He said the whole community must be included in the discussion - which is a conversation that may happen in the future. The Commissioner spoke of over a year of discussions the Council had, years ago, about whether or not to allow chickens in the Village - noting that these discussions would be much more involved because it is about children, which is much more serious. He shared his agreement with the Staff's recommendations and that he does not support the text amendments. Commissioner Tully shared that he too is disappointed with the Planning and Zoning Commission because the petitioner was given false hope.

Commissioner Sadowski-Fugitt said she agrees with her fellow Commissioners comments. She said she went through the process of finding daycare for her child, so she understands the high cost of childcare. However, she said this would involve a fundamental change to the Village - sharing that just because the State defines a potential business, it does not mean the Village has to zone for it, also noting that the Village is a Home Rule municipality. She said anyone that opens a home business must follow Village regulations. She shared her concerns about the

children and families that will be affected by this and asked Staff to allow the families some extra time - suggesting until the end of the school year so that they can find alternate accommodations. The Commissioner said it may be easier for families to make arrangements at the beginning of the school year. She spoke to code enforcement being complaint based. She said she does not support the text amendment change, but is interested in changing Village regulations to allow up to 12 children - including natural, adopted and foster children. She said aside from the number of children, she agreed with the recommendations of Village Staff.

Commissioner Sarver said as a new member of the Council, when discussing this with Staff, she learned this is not the way to address a problem as serious as this. She shared she agrees with what has been said by her fellow Commissioners.

Commissioner Gilmartin echoed thanks to the petitioner and commended her approach. He received staff confirmation that the Village does not require permits for businesses like this or any business in town. He asked if DCFS was a state agency. Staff confirmed. He noted that even though the Village had not received complaints about the petitioner in the past, the recent complaints triggered the Village's investigation. He said he was not aware of the difference between group home day care and home day care and now understands it has to do with the number of children. Having had a child in an in-home day care setting, he can empathize with the children who will be impacted by this. The Commissioner said he is not interested in placing a maximum number of 12 children in place, because that penalizes someone for having their own kids. He said he agrees with allowing a delay before enforcing regulations and noted that adding screening to the fence does not increase the height of the fence. He said he is not in favor of allowing this zoning amendment.

Commissioner Roe said he agrees with all of his fellow Commissioner's statements and he is not in favor of the text amendments before the Council. He said he appreciates the petitioner bringing this forth - but it is a bigger issue that can possibly be discussed by the Council in the future.

Mayor Barnett spoke of the 18 months spent on the Guiding DG Plans - noting that amount of time was necessary. He shared that of the many home day cares operated in the Village, and there have not been any others that have come forth. He said home day cares have been allowed in the Village for a very long time and they have been working well for people. The Mayor added that he does not think this situation should be treated differently than others. He said when DCFS puts regulations in place, it is for the safety of the children. He noted that the Village must consider its Zoning Ordinance and Staff typically only gets involved when complaints are brought forth by residents. He said the Council respects the efforts made to ask for something different and understands the emotions that come with this. Mayor Barnett said that he hopes the petitioner, and everyone involved, appreciates the manner in which the Council has approached this.

Village Manager Fieldman said Staff appreciates the Council's discussion. He said depending on how the Council votes on this, if needed, Staff will take into consideration the timing of the enforcement and establish a reasonable compliance timeline.

**INF 2025-10974** C. Information: Updates to the Village of Downers Grove Zoning Ordinance as Outlined in the Guiding DG Plans and the Comprehensive Plan

Mr. Popovich presented via PowerPoint and explained that last summer the Council approved the Comprehensive Plan and the Guiding DG Plans. He said this item particularly involves the Comprehensive Plan, Environmental Sustainability Plan and the Active Transportation Plan. He reviewed the following updates - Housing Accessory Dwelling Units, Housing Duplex or Small-Scale Multi-Family Housing, Housing Density Bonuses (Attainable Housing in the Fairview Focus area), Update to Mixed Use Developments, Update Dark Sky Lighting and Bird Friendly Glass, EV, Solar Canopy locations and Native Plants, Update Parking Regulations, and Digital Sign Ordinance. He provided a timeline for the Zoning ordinance update and explained it will include a twelve-to-thirteen-month process.

**VILLAGE COUNCIL COMMENTS**

Commissioner Davenport asked, with regard to multifamily options, if row homes would be discussed as well. He noted his opinion that Bird Friendly Glass has benefits in taller buildings but he does not think it is necessary in low scale buildings - also sharing that he did not recall the Council having a discussion about it. The Commissioner said he thinks everything else is a good summary of what should be discussed moving forward.

Mayor Barnett said the conversations they will have in the future will involve exactly what Commissioner Davenport spoke of.

Commissioner Sadowski-Fugitt said she agrees in part, but even with her home, there are many birds that hit her bay windows that have decals on them. She thinks it is worth having the glass on buildings that are at least 3-4 stories tall and wants to keep it on the list. The Commissioner said she agrees with the rest - especially with multi-family housing when considering people that cannot afford to buy a single-family home in Downers Grove.

Commissioner Sarver shared she agrees with all on the list but reminded her peers that there were mixed feelings on ADUs.

Commissioner Tully said this presentation was a high-level view and noted that more detailed discussions will happen in the future.

Commissioner Roe shared that he would like to add the use of drive-throughs to the parking section.

Commissioner Tully said he does not want to add it in right now because there are a lot of different aspects to drive-throughs. He asked why Commissioner Roe wanted to add them. Commissioner Roe said his request was mostly about ingress and egress in relation to residential streets.

Commissioner Davenport said the Council could add things once the more detailed discussions happen and should just keep it as is for now.

Mayor Barnett said the list in front of them was created by the Council after receiving enough information to make decisions. He said the idea of additional drive-through regulations is not something he is willing to add to the list at this time, because the Council has not received enough information to consider whether it is worthy of adding to the list.

Commissioner Gilmartin asked, for the public's benefit, Mr. Popovich to explain how this list was gleaned. Mr. Popovich explained it was through the 18 month Guiding DG process. Manager Fieldman added that the fundamental part of the process was the community input, the surveys and reach outs - most of the things were identified by members of the general public in the early stages and then they were vetted by Staff and Council processes. Commissioner Gilmartin said the list looks good to him and he noted that Council's past discussion on Bird Friendly Glass involved only including it on multi-family structures.

Mayor Barnett said he was hearing general consensus by the Council.

Manager Fieldman said he looked forward to moving forward with this project.

## **7. 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: (1) the Time and Place for a Public Hearing regarding the Tax Increment Financing (TIF) Plan and Eligibility Report for the Fairview Area Redevelopment Project Area; and (2) Village Staff to Prepare Required Notices and to Convene the Joint Review Board.
2. An ordinance authorizing text amendments to regulations related to Home Day Care Use in the Zoning Ordinance of the Village of Downers Grove.

## **8. Manager's Report**

There was no Manager's Report.

## **9. Council Member Reports**

Commissioner Gilmartin reminded all in the community to get their flu shots.

Commissioner Davenport wished all a Happy New Year.

Commissioner Sadowski-Fugitt reiterated the importance of flu shots.

## 10. Mayor's Report

There was no Mayor's Report.

## 11. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To Adjourn the January 06, 2026, 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

The meeting adjourned at 8:48 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk