

## **Meeting Minutes**

### Village of Downers Grove - Council Meeting

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**Betty Cheever Council Chambers**

**February 17, 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 Davenport, Commissioner Tully, Commissioner Sarver (remote), Commissioner Roe

**Council Attendance (Not Present):**

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

A. Motion: Allowing for Electronic Participation for the February 17, 2026, Village Council Meeting

**MOTION:** To Allow for the Electronic Participation of Commissioner Sarver at the February 17, 2026, Village Council Meeting

**RESULT:** Motion carried unanimously by roll call vote.

**MOTIONED TO APPROVE:** Commissioner Gilmartin

**SECONDED BY:** Commissioner Sadowski-Fugitt

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

**NAYES:** None

#### **3. Proclamations**

A. Illinois America 250

B. Government Communicators Day

After reading both proclamations, Mayor Barnett presented the Government Communicators Day proclamation to Communications Director Doug Kozlowski, Public Relations Specialist Janene Cerulli, and Video Content Producer Chris Derylo. The

group also gave a shout out to Village Production Supervisor Don Wilson, who was in the production room.

#### 4. Minutes of Council Meetings

**MIN 2025-10923** A. Minutes: Village Council Meeting Minutes - February 3, 2026

**MOTION:** To **Adopt the Village Council Meeting Minutes of February 3, 2026**, 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

#### 5. Public Comments

Debbie Anderson Philips with EQDG, spoke about the One Book One Town events that will take place in the Village during the month of March.

#### 6. Consent Agenda

**COR 2026-11115** A. Claims Ordinance: Claim Ordinance: No. 6643, Payroll - February 06, 2026

**BIL 2026-11080** B. Bills Payable: Bills Payable: No. 6924 and 6926 - February 17, 2026

**RES 2026-11158** C. Resolution: Approve an Agreement and Addendum with Minuteman Security & Life Safety for the Purchase and Installation of ALPR Cameras.

#### **RESOLUTION 2026-09**

**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT AND ADDENDUM BETWEEN MINUTEMAN SECURITY TECHNOLOGIES, INC. AND THE VILLAGE OF DOWNERS GROVE**

**MOT 2026-11152** D. Motion: Approve a Contract with S. Schroeder Trucking Inc. for Debris Hauling Services

**RES 2026-11154** E. Resolution: Approve the First Extension to the Agreement with Chicagoland Paving Contractors for Street and Driveway Restoration

**RESOLUTION 2026-10**

**A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CHICAGOLAND PAVING CONTRACTORS, INC.**

**RES 2025-11016** F. Resolution: Approve a Three-Year Extension and Amendment to the Agreement with Watersmart Software, Inc. for the Renewal of the Village's Water Customer Portal

**RESOLUTION 2026-11**

**A RESOLUTION AUTHORIZING EXECUTION OF AN EXTENSION AND MENDMENT TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND WATERSMART SOFTWARE, INC.**

**MOT 2026-11141** G. Motion: Approve a Contract with Safebuilt Illinois, LLC for Building Inspection Services

**MOT 2026-11144** H. Motion: Approve a Three-Year Contract with Rag's Electric Inc. for Streetlight Maintenance Services

**MOTION:** To adopt the Consent Agenda of February 17, 2026, 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 2026-11143** A. Ordinance: Approving an Amendment to Planned Unit Development #31 to Add "Hospital" as an Allowed Use

Community Development Director Stan Popovich presented via PowerPoint. He reviewed the history of this item and explained that the original PUD did not include a “Hospital” use. He noted that the Planning and Zoning Commission approved the “Hospital” use at its meeting.

#### Public Comment

Kate Duncan, Attorney with Quarles & Brady LLC, spoke on behalf of Lurie Children’s Hospital of Chicago. She said Hamilton Partners is the petitioner behind this development and has been working with Lurie Children’s Hospital as a possible development for this project. Approval of this ordinance would allow the progression of this project.

#### Village Council Comments

Commissioner Davenport said he thinks “Hospital” is an appropriate use and the standards have been met. He shared his support for this.

Commissioner Tully said that he believes the Village prides itself in having top tier healthcare facilities. He stated that it's important to remain flexible and he thinks that “Hospital” as a proposed use in this area is one that he can get behind. He cited the Village Municipal Code and said that the standards have been met and this use is consistent with the Village plans for growth in that area. The Commissioner shared his excitement and support for this.

Commissioner Sadowski-Fugitt shared her agreement with the comments made by her fellow Commissioners and noted that this use is compliant with the Comprehensive Plan.

Commissioner Gilmartin echoed his support for this and said this zoning change makes perfect sense. He shared that he looks forward to seeing the future development and thanked Hamilton Partners for their investment.

Commissioner Roe echoed his fellow Commissioners and said he supports this.

Commissioner Sarver echoed everyone as well and said she doesn’t think there could be a better spot for the “Hospital” use.

Mayor Barnett explained that the Comprehensive Plan guides these kinds of decisions and noted that PUDs have flexibility. He said he thinks this is a perfect request for a PUD. He thanked the petitioners for their interest and investment in the community.

**ORD 2025-11061** B. Ordinance: Establishing Special Service Area  
Number 14 in the Village of Downers Grove

Mr. Popovich presented via PowerPoint. He shared a slide displaying the 38-lot site that also included a wetland and three detention basins. He said this is the final step prior to the adoption of the SSA, scheduled for March 3, 2026.

Village Council Comments

Commissioner Gilmartin asked what types of things could become the Village's responsibility. Mr. Popovich provided an example of the basins possibly filling up with silt if not properly maintained by the HOA. He said with the SSA in place, the Village can levy taxes to pay for the care and repair of any issues that may come up. Manager Fieldman added that the most common type of event is a clogged pipe. Mayor Barnett said this is a safeguard for everyone. The Commissioner said he supports this.

**RES 2026-11142** C. Resolution: Approve a Master License  
Agreement with Ripple Fiber Illinois, LLC for Use of  
Village Rights-of-Way for the Installation, Operation and  
Maintenance of an Underground Fiber Optics  
Telecommunications System

Village Manager Fieldman explained that there are other companies installing fiber optic telecommunications systems in the Village and this company will follow the same process as the others. That process includes Council's approval of the agreement and the permitting process. He introduced Scott Harry with Ripple Fiber who presented before the Council.

Village Council Comments

Commissioner Sadowski-Fugitt asked Mr. Harry why Ripple chose Downers Grove, since there are a few other fiber optic companies in town. Mr. Harry explained why and stressed that it is a pinpointed effort. He said Ripple will avoid installing on streets that are being worked on by other companies, so that there are not multiple companies working in the same area, at the same time. When asked about the timeline of the buildout and restoration, Mr. Harry explained the timeline would include about a 60-day cycle and Ripple will use door hangers to notify residents that they are in the area. When asked about the restoration cycle and how Ripple covers it, Mr. Harry said when it comes to rights-of-way and any encroachment onto resident properties, Ripple will restore and replace any damaged areas.

Commissioner Gilmartin asked about targeted locations and what Ripple's approach will be. Mr. Harry said it is a work in progress and advised that Ripple was currently in Elk Grove and Naperville. They will move to other communities as their agreements are approved and the process also depends on how quickly Ripple receives permitting approval. He noted that this means service may not be extended to contiguous municipalities.

Manager Fieldman said that Staff would follow-up with Ripple and circulate a map to the Council next week. He provided an update of where other providers are currently working in the Village.

Commissioner Davenport asked what companies Manager Fieldman was referring to. Manager Fieldman clarified that he was referring to Easy Fiber and Lumos. He said AT&T has had fiber in town for many years and their process did not come through the Council as the others did. He further noted that AT&T goes through the same permitting process as the other fiber companies. Commissioner Davenport asked about the construction process and Mr. Harry explained that his team consists of six people that are in charge of permitting, construction, and engineering for the area - with two construction managers who will oversee the vendors that do the work. The Commissioner expressed concern about Comcast outages in his area due to the work of the fiber companies. He asked if Ripple will work closely with the utility companies on any outages. Mr. Harry said that Ripple will respond to any requests made within 24-48 hours. Commissioner Davenport noted that all of the interactions he has had in his area have been with sub-contractors. Mr. Harry said the residents will be notified before Ripple is in their area and further noted that if a resident has an issue, they can contact the Village's Permitting Department to direct them to Ripple's contact person in the area. The Commissioner asked Staff if there is a way to require all the fiber optic companies to provide more communication to residents. Manager Fieldman said Staff will follow-up with the companies because as license holders, they have indicated a willingness to work with the Village and have been responsive when they've been contacted in the past.

Mayor Barnett said this is the fifth company to put fiber in Downers Grove. He asked if adding another company in town is an added choice to residents. Mr. Harry said it depends on the neighborhood - the team assesses density and whether Ripple will secure enough customers in the neighborhood to cover costs of installation and include a profit. He shared his opinion that no more than 3 companies should put fiber lines in one neighborhood. The Mayor asked if Ripple's goal is to grab land. Mr. Harry said in Downers Grove there are 12,000 opportunities and they want to capitalize on what they can.

Commissioner Davenport asked if the flexible tubing that houses the fiber is ever shared with other companies. Mr. Harry said it is unlikely that the companies share, but one company may lease the conduit that is installed to other fiber companies.

Commissioner Davenport said he hopes residents have a choice of at least two companies but no more than two. He said residents can also choose cable and cellular options as well.

Commissioner Gilmartin confirmed that for every 100 houses, Ripple's goal is to secure service at 20. He asked if Ripple was only looking for neighborhoods without any other competition and if there were competitors, would run their wires next to competitors.

Mr. Harry said with so many companies jockeying for the market, two companies in one neighborhood is more likely than three companies.

## **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 approving an amendment to Planned Unit Development #31 to add "Hospital" as an allowed use.
2. An ordinance establishing Special Service Area Number 14 in the Village of Downers Grove.

## **9. Manager's Report**

### **INF 2026-11169**

#### **A. Information: Boards and Commissions Discussion**

Manager Fieldman presented this item using a PowerPoint. He provided a schedule of future meetings that will include discussions on this topic. He reviewed the recommendations made by the Village Council during the 2025 Governance meetings. He also reviewed a list of the boards and commissions that met last year. Manager Fieldman then provided an overview of the following: Board of Police and Fire Commissioners, Planning and Zoning Commission, Foreign Fire Insurance Tax Board, Fire Pension Board, Police Pension Board, Stormwater and Floodplain Oversight Committee - didn't meet in 2025, Building Board of Appeals - hasn't met in many years, Library Board of Trustees, Liquor Commission, Environmental Concerns Commission, Community Events Commission, Transportation and parking Commission, Historic Preservation Review Board, Human Services Commission, Technology Commission -

after being dormant for many years, the Council recently made appointments to this commission and Staff is waiting for the Council's direction on re-engagement. Manger Fieldman also highlighted the boards and commissions that make recommendations to the Council.

### Village Council Comments

Mayor Barnett noted that this conversation happens every 2-4 years.

Commissioner Sadowski-Fugitt said she has always been a proponent to do more with Village Boards and Commissions, especially during the Priority Action Item implementation process. She made mention of the involvement of the Environmental Concerns Commission with the Environmental Sustainability Plan process. She said she finds value in having conversations with the boards and commissions directly and gave the example of the Library Board of Trustees. She is interested in the SWFPOC and is disappointed that they don't meet often. She noted that though oversight may not be needed, she thinks changes are needed with stormwater management and is of the opinion that the board should be engaged more.

Commissioner Tully agreed that there should be more engagement with boards and commissions because it is a great way to spread communication and receive information. He said Downers Grove has more boards and commissions than most communities and he wants to review the list and be sure that they are all needed. He stated that things change and priorities change, so the boards and commissions should as well and asked the Council to give some thought to this. He thanked the Staff for framing things up for the discussion. He reviewed what may currently spark the need for board and commission meetings, including the filing of a petition or a referral by Staff or Council. The Commissioner shared his thought that it's incumbent upon the Council to engage Village boards and commissions and to flag opportunities to have the boards & commissions dive deeper and receive more public input. He said he thinks the Village Council needs to have clear parameters in place, and spoke of Guiding DG and High Priority Action items, highlighting that they could use the engagement of boards and commissions. He said that communication can be made better with the boards by having VC liaisons in place, but noted that there are a lot of boards and that would involve a lot of meetings for the Council liaisons. He suggested the addition of training sessions with the boards and commissions led by the Village Council and Staff, beyond orientation. Commissioner Tully noted that some of these things have been done in the past and he is also open to think of new things.

Mayor Barnett said the Council will not make any changes at this time, this is just to get an understanding of what the boards and commissions do.

Commissioner Davenport said he believes all the Commissioners are on the same page. He thinks the boards and commissions members all know what their purpose is and that the Council doesn't want to make a change to the fundamental use of boards and commissions, but wants that they should work as much as the Council wants them to work. The Commissioner spoke about the fundamental ways the Council could engage Village boards and commissions and noted that the members may need advanced notice if they are engaged more in the future - particularly those that don't meet often. He said increasing their engagement will keep the Council on top of any issues and spoke of increasing communication by meeting with them or by having mutual training sessions. The Commissioner said he wants to set this to motion. He thanked the Staff for the presentation.

Commissioner Sadowski-Fugitt said Davenport nailed it with the expectations. She said she thinks the Council needs to have expectations of boards and commissions and that do not change every two years - even if that means more work needs to be put in.

Mayor Barnett asked for input from the Council on what the Council is trying to solve.

Commissioner Gilmartin said he is trying to make sure that there is a right board mix - should the current ones be kept or are there others that meet the Village needs better. He said he was pleased with Staff's presentation, as it highlighted whether there was value in each of the boards and commissions. He shared that he thinks there's an opportunity to have boards that are reactive to the Council - giving the EDC quarterly reports as an example that keeps the Council informed - this is the type of feedback he wants from Village boards and commissions. The Commissioner said there are many things changing and the Technology Commission can be used to stay on the pulse of changes. He said from his perspective if the appointed boards see things differently than the Council, he is okay with this. He wants to get the most out of the work of the boards and commission. With regard to Council liaisons, he thinks even just a meeting with the liaisons at the beginning of the year is good. He spoke to the importance of re-engaging the Technology Committee and also suggested expanding the Community Events Commission to a Community Engagement Board; to provide the opportunity to have more engagement with the residents - this could fix the lack of communication perception in the community. He spoke to the importance of the Council being aligned in the appointment process.

Mayor Barnett said the specifics Commissioner Gilmartin provided are helpful.

Commissioner Sarver shared that she thinks the boards and commissions should be used in a kind of legislative manner and as an information gathering process - this may be a way to make them more efficient. Some may be more standing committees with required times to meet and others are called upon with the need arises. She shared she wants to utilize the boards by having them do research needed by the Council.

Commissioner Tully said the number one problem that needs to be fixed is board members that are upset because their boards are not meeting. He said if a board is not petition driven, the members tend to feel their time is being wasted. He said that members are excited during the interview process and then they become disappointed because their board or commission does not meet. He said another thing to fix is that Village boards and commissions are not meeting their mission statements. He shared he thinks there should be an annual reminder, aside from orientation. He said recruiting is a problem and he wants to engage the board and commission members themselves to assist with this. Commissioner Tully likes the idea of an annual meeting of the Village Council with the boards and commissions. He also agrees with making the Community Event Commission a Community Engagement type board - and can be used to give the public input on the Public Art Program as an example.

Commissioner Sadowski Fugitt said she thinks that recruitment is an important issue that needs to be addressed. She shared her thought that thematic Coffee with the Council events could help with this.

Commissioner Davenport shared that he agrees with the suggestions on recruiting. He said he thinks having greater engagement increases the likelihood that people will be interested in volunteering and added that greater efficiency is a good thing - i.e. the combination of the Planning and Zoning Commissions in the past. He explained that most residents hear about things for the first time when they are on Village Council first readings and many times the items have been through boards and commissions meetings first. Commissioner Davenport said he is impressed with how the Village operates and he wants to keep improving things.

Mayor Barnett said he liked the things that were mentioned by Commissioner Gilmartin that were more tactical in nature. He said he does not want to talk about non-specific types of things. He explained when items go through the Village Council first reading processes - the Council has had a lot of prep and he wants the Council to think of the prep and work that will be involved in additional board and commissions reviews. He said most of the complaints he receives from the public involve things that are moving too slowly. He said the current process of the Village Council is very efficient and he

wants to be cautious about not slowing down the process of the work that gets done in the Council's 18-month work plan. He said he does not want to generate extra work.

Commissioner Gilmartin said he understands the workload and not slowing things down but shared he thinks there is a lot of appetite for help and improvement. He spoke to the current boards and commissions appointment process, with the Mayor narrowing the list down. He said he assumes the raw list includes a lot of candidates. He spoke about the appointment process of members to the Technology Commission and that he spoke with about 27 people that wanted to volunteer to be on the board.

The Mayor clarified his role in the appointment process and said more recruitment is needed and there needs to be a longer list - many people are only on the list because they are mad about something they want to fix. He said taking those people and the obvious political actors out, the list narrows quickly when also pulling people out for particular boards and commissions preferences they have listed. He said he wished there were twice as many applicants.

Commissioner Tully agreed with Mayor Barnett. He said it's hard to get a cross-section of the community - i.e. too many candidates live in the same area, are all of the same profession or age. He said historically, as Mayor, he had to go out and find people in order to meet that goal of having a cross-section of the community. He said some boards require different types of experience and others require particular professions - i.e. architects or healthcare workers.

Commissioner Gilmartin said he forgot about how important having a good cross-section is and having different levels of experienced candidates is during the selection of members to committees. A lack of either can lead to making recruitment more difficult.

Mayor Barnett said he interprets the cross-section thing literally - north/south, professional in the field/non-professional in the field, communicators/non-communicators. This is something the Council may want to change.

Commissioner Davenport said he thinks the operating concepts are correct and there is a need to identify things that need to be avoided. He doesn't want to tax Staff beyond their ability and by asking the boards and commissions to do something more, the Council is asking Staff to do more as well. He thinks whatever they decide needs to be in place beyond this Council.

Commissioner Gilmartin said he sees the boards that are in place to generate ideas but that doesn't necessarily mean the Council will take action on any of the ideas that were generated from that particular board.

The Mayor clarified that the report for each of the boards and commissions needs to be very clear and upfront because there is a history of past boards being disappointed when the Council was not responsive to their report.

Commissioner Sadowski-Fugitt said she likes the idea of having two-way communication with the boards and some type of retreat to meet with them. She said this would be an improvement of how the Council is using its boards and it would clarify to the boards what is expected of them by the Council.

Commissioner Roe shared he sees liaisons as being the key component to the success of any changes that will be implemented. Liaisons wouldn't need to be at every meeting but should have an open line of communication with their boards and commissions about issues they see forthcoming in the Village.

Commissioner Davenport wanted to elaborate on the difference of opinion between him and Gilmartin. He said he appreciates the work of the boards and commissions and in large part, thinks they are trying to perform their role correctly. He then related to a couple items that were addressed over the last couple months that did not meet his expectations. He questioned whether the guidance given to the board was not clear and was that on him or was it something else. He gave specifics of Staff providing the Council with recommendations that had current laws behind it and the board having had a different recommendation, without putting anything behind it. He said that is what he was speaking to.

Commissioner Gilmartin said there could be a lot of things causing that to happen - giving the examples of new members to the boards, a difference of opinions and the members simply not having to give their rationale behind their recommendations. The Commissioner said he liked the idea of talking to members of boards and commissions and getting their feedback on how they perceive things are going. He suggested using some type of survey.

Mayor Barnett said asking members to complete a survey or meet with just a couple of Council members is more doable than having a meeting with the Village Council.

Commissioner Tully said most of the meetings are scheduled to meet monthly and something that should be discussed during the interview process is that most boards do not meet monthly.

### **Public Comment**

Janet Winningham, resident, shared her opinion that the Commissioners and members of the boards and commissions are not open to public input and requested a forum where the thoughts and concerns of the public can be heard.

### **REP 2026-11170 B. Report: Priority Action Item Update**

Manager Fieldman presented this item using a PowerPoint. He said that 14 of the 18 priority action items are currently being worked on. He said all but one of the projects are running on time and moving forward. He said the project that is not in the green is the close of the Ogden TIF and explained that this is due to a proposed bill that may change the process in which the TIF may be closed out. He requested the Council's approval to continue with the Attainable Housing Study cost of \$49,000 - the Council expressed agreement in moving forward with the housing study.

## **10. Council Member Reports**

Commissioner Sarver shared that she has a meeting with Dr. Kevin Russel scheduled to discuss upcoming District 58 initiatives.

Commissioner Davenport related that he attended the District 99 workshop meeting last week. He said he learned of the progress with what's being done to improve attendance and testing scores at the schools. He also mentioned the art program to the staff at District 99.

Commissioner Roe said he met with Matt Topic of the Library Board of Trustees and they hired a new director, Heather-Marie Montilla. He said that there are two vacant positions on the board and they asked that the Council hold off on appointments until May, so there is time for the new director to get situated. He said there is also an additional vacancy that will be up in August 2026 and it has been requested that the Council reappoint Trustee Kuntia in May with the other two appointments. The library is also taking bids to remodel the north entrance of the library. Lastly, he mentioned the special exhibit coming to the library from April 11, 2026-May 23, 2026, Americans and the Holocaust.

Commissioner Gilmartin spoke of his meeting with Brian Gay of the EDC. He said the timing of getting a meeting together has been challenging the first couple months of the year. He wants to get the meeting done so he can share what he can with the council as some of the work and agreements are confidential in nature. He congratulated the library on their hiring of a new Library Director.

Commissioner Tully shared his congratulations to downtown management for the great Ice Festival. He said there was a great social media presence. Ice statues lasted a long time because of the weather.

## 11. Mayor's Report

Mayor Barnett did not have a report.

## 12. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

**MOTION:** To adopt the Consent Agenda of February 17, 2026, 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

The meeting adjourned at 9:30 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk