

Meeting Minutes

Village of Downers Grove - Council Meeting

Betty Cheever Council Chambers

March 03, 2026

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 Davenport, Commissioner Roe

Council Attendance (Not Present): Commissioners Gilmartin, Tully and Sarver

3. Proclamations

A. National Social Work Month

Mayor Barnett presented the proclamation to Village Social Worker Heather Lippe.

4. Public Hearing

A. Public Hearing: Fairview Area Tax Increment Financing (TIF) Plan and Eligibility Report

Mayor Barnett called the Public Hearing to order at 7:07pm. He provided background information and explained the procedures for the public hearing.

Community Development Director Stan Popovich presented using a PowerPoint. He explained that the Fairview area has been identified as an area in need of improvements for over 15 years. In 2011, the Comprehensive Plan provided key concepts, the 2017 Comprehensive Plan updated those concepts, in 2023 the Village Council directed staff to implement the Fairview Focus Area Plan, and in April 2025, the Village Council approved the creation of new zoning districts, the rezoning of certain

areas, and the inclusion of this area in the Guiding DG Streetscapes Plan. Mr. Popovich provided an explanation of Tax Increment Financing (TIF) and how it is used, noting that it does not increase tax rates, but splits the tax revenue into two buckets: 1) Base revenues for all local government entities; and 2) Incremental revenues used for improvements within the district. Mr. Popovich noted that in December 2025, the Village completed an Eligibility Report, TIF Redevelopment Plan and Project Report, and a Housing Impact Study in accordance with the TIF Act. He also reviewed the budget amount, the boundaries of the area, and next steps - including the consideration of ordinances and the creation of the TIF at upcoming April Village Council meetings.

Mayor Barnett explained that this public hearing is procedural and the proposed TIF has been discussed several times in past meetings.

Public Comment

Tim Postmus, resident and commercial business owner within the proposed TIF District. He expressed concerns about the TIF and argued that he does not think it is the appropriate method to be used for the development of the area.

Tim Caldwell, a resident, voiced concerns about potential impacts from future residential developments in the area, particularly increased traffic in the community. He also suggested that the Village consider developments that include condominiums rather than apartments.

Mayor Barnett added clarity by stating that the TIF is a financing tool used by the Village as a way to develop funds to facilitate certain transactions. He referred to Mr. Popovich's analogy of the money going into buckets and stressed that the TIF process does not divert tax dollars. The money paid by residents and business owners will go to the same place as it is going right now.

Mayor Barnett adjourned the public hearing at 7:30 p.m.

5. Minutes of Council Meetings

MIN 2025-10925 A. Minutes: Village Council Meeting Minutes - February 17, 2026

MOTION: To Adopt the Village Council Meeting Minutes of February 17, 2026, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Roe

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

NAYES: None

6. Public Comments

There were no public comments.

7. Consent Agenda

COR 2026-11116 A. Claims Ordinance: Claims Ordinance: No. 6645, Payroll
February 20, 2026

BIL 2026-11081 B. Bills Payable: Bills Payable: No. 6928 - March 3, 2026

MOT 2026-11162 C. Motion: Approving an Agreement with Fox Excavating for 2026
Storm Sewer Replacement & Maintenance

RES 2026-11159 D. Resolution: Approving a First Extension to the Agreement with
SEECO Consultants, Inc. for Material Testing Services

RESOLUTION 2026-12

**A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION
TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND
SEECO CONSULTANTS, INC.**

RES 2026-11160 E. Resolution: Approving a First Extension to the Agreement with
ECS Midwest, LLC. for Material Testing Services

RESOLUTION 2026-13

**A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION
TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ECS
MIDWEST, LLC**

MOT 2026-11161 F. Motion: Approving an Agreement to Lyons Electric for the
Streetlight Replacement Program

RES 2026-11140 G. Resolution: Approving a Mutual Termination Agreement
between the County of DuPage and the Village of Downers Grove

RESOLUTION 2026-14**A RESOLUTION AUTHORIZING EXECUTION OF A MUTUAL TERMINATION AGREEMENT BETWEEN THE COUNTY OF DUPAGE AND THE VILLAGE OF DOWNERS GROVE**

RES 2026-11165 H. Resolution: Approving an Agreement with Core & Main, LP for the Purchase of Water Meters

RESOLUTION 2026-15**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CORE & MAIN, LP**

RES 2026-11182 I. Resolution: Approving an Agreement with Ferguson Waterworks for the Purchase of Water Meters

RESOLUTION 2026-16**A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND FERGUSON WATERWORKS**

RES 2026-11179 J. Resolution: Approving the Purchase of Replacement Vehicles and Certain Equipment

RESOLUTION 2026-17**A RESOLUTION AUTHORIZING THE PURCHASE OF REPLACEMENT VEHICLES AND CERTAIN EQUIPMENT**

MOT 2026-11180 K. Motion: Approving an Agreement with B&F Construction Code Services, Inc. for Building Inspection Services

MOTION: To adopt **The Consent Agenda of March 3, 2026**, as presented.

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Roe

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

NAYES: None

8. Active Agenda

ORD 2026-11143 A. Ordinance: Approving an Amendment to Planned Unit Development #31 to Add "Hospital" as an Allowed Use

MOTION: To adopt **AN ORDINANCE APPROVING AN AMENDMENT TO PLANNED UNIT DEVELOPMENT #31 TO ADD “HOSPITAL” AS AN ALLOWED USE**, as presented. **ORDINANCE 6179**

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Roe

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

NAYES: None

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

MOTION: To adopt **AN ORDINANCE ESTABLISHING SPECIAL SERVICE AREA NUMBER 14 IN THE VILLAGE OF DOWNERS GROVE, ILLINOIS**, as presented. **ORDINANCE 6180**

RESULT: Motion carried unanimously voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Roe

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

NAYES: None

Mayor Barnett explained that SSAs are tools used by the Village, typically associated with residential development, to allow for potential future maintenance on stormwater management systems.

RES 2026-11142 C. Resolution: Approving 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

MOTION: To adopt **A RESOLUTION AUTHORIZING EXECUTION OF A MASTER LICENSE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND RIPPLE FIBER ILLINOIS, LLC**, as presented.

RESOLUTION 2026-18

RESULT: Motion carried unanimously by voice vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Roe

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

NAYES: None

9. First Reading

MOT 2026-11163 A. Motion: Approving an Agreement with Builders Paving, LLC for 2026 Street Resurfacing

Engineering Director Scott Vasko used a PowerPoint to present. He provided specifics about the agreement, including the type of work to be completed, the amount of roadway to be resurfaced and the total cost of the project.

Village Manager Dave Fieldman explained that this includes 6 miles of street resurfacing, which is on the higher side when compared to previous years. He said the Village is doing a good job working through streets, and noted that this will be the first year the Village will be implementing portions of the Active Transportation Plan.

Village Council Comments

Commissioner Sadowski-Fugitt asked if Staff has looked into reducing the use of petroleum-based products when resurfacing. Mr. Vasko shared that because the Village uses MFT funding, some IDOT mixes must be used. He shared that the Village has also been looking into using recycled materials in the mix and alternatives to petroleum.

MOT 2026-11164 B. Motion: Approving the Lead Service Line Inventory and Lead Service Line Replacement Plan

Village Public Works Director Dave Moody presented this item using a PowerPoint. He explained the Lead Service Replacement and Notification Act went into effect in the State of Illinois on January 1, 2022. This required the Village to develop and maintain a complete inventory of lead service lines and develop a replacement plan. He explained that the Act applies to all service lines that run from the water main to individual homes, of which an estimated 2,500 lines have been identified as lead and are in need of replacement - approximately 600 of these lines are made of unknown material and are being classified as lead lines until investigated further. He outlined the Village's plan moving forward.

Village Council Comments

Commissioner Davenport thanked staff for the clear and detailed presentation. He noted that there are many unknown lines in the Village and asked that residents assist with identifying these lines by responding to the Village's requests. He said this project contributes to Village budgeting and the 10-year work plan.

Mayor Barnett reiterated that residents that haven't responded to the Village's requests, please do so as soon as possible.

ORD 2026-11181 C. Ordinance: Providing for the Issuance of Not to Exceed \$20,625,000 General Obligation Bonds, Series 2026, of the Village of Downers Grove, DuPage County, Illinois, in One or More Series, Taxable or Tax Exempt, and Providing for the Levy and Collection of a Direct Annual Tax Sufficient for the Payment of the Principal of and Interest on Said Bonds

Village Manager Fieldman presented this item and explained that there are two components to this bond issuance that includes: 1) The need for water system improvements; and 2) The refinancing of bonds issued in 2016 due to a lower interest rate.

Village Council Comments

Commissioner Davenport thanked staff for looking into this and for creating this refinancing opportunity to save the Village money.

Manager Fieldman gave thanks to Finance Director Robin Lahey and Dalina with the Village's financial advisor firm.

ORD 2026-11145 D. Ordinance: Authorizing a Lot Reconfiguration with a Variation for the Properties Located at 1108-1118 Curtiss Street

Mr. Popovich presented Items D-H using a PowerPoint. He reviewed a map of the lot reconfiguration, the rezoning, and renderings of the proposed three-story mixed-use building that will be located on the west side of Forest Avenue, between Gilbert and Curtiss Street. He said the Planning and Zoning Commission reviewed the case and recommended approval.

Kelly Casson with Brownstone Homes presented using a PowerPoint. She spoke about the growth in the downtown area and addressed some concerns raised by a couple of the Planning and Zoning Commission members and residents.

Don Brown, owner of the building and of Brownstone Homes, introduced himself to the Council and said he was available to answer any questions.

Public Comment

Scott Richardson, resident, shared that though he is not opposed to building on this property, he has concerns about the size and scope of the proposed development, including the possible effects it will have on parking in the downtown.

Janet Wunningham, resident, said the proposed building is charming but it is too dense for the property. She also expressed concerns with the negative effects this will have on parking and the use of the library.

Theresa Shultz, commercial real estate professional, explained that the retail and office space in the downtown is at full occupancy. She expressed that having this development will bring the much-desired office and retail space to the Village.

Gloria Walsh-Rock, resident, said she agreed with Ms. Wunningham's comments about this development creating potential issues with parking and the use of the library.

Village Council Comments

Commissioner Davenport addressed the concerns about parking and said the issues mentioned are good problems to have because the downtown is busy. He shared he does think that the downtown is overdue for another parking study, since the last study was completed in 2019. He said a traffic study was performed in the development area and the results confirmed that the area can handle this type of development. He said the Village's Municipal Code requires 8 parking spaces for the residential units, and the petitioner is providing 9 additional parking spots for the office use that are not required - the builder is providing twice as many parking spaces as required. He said the work of the Council, i.e. Guiding DG, has been about creating an environment for developments like this to happen. The Commissioner then spoke about the changes made by the petitioner to the facade of the building to accommodate requests. He also reviewed many of the details of the building that follow the Design Guidelines. Commissioner Davenport congratulated the petitioner on putting together the plan for this development. He is in support of all aspects of this development and made mention of the over \$52,000 donation being made by the developer to Village partner organizations. He thanked the Planning & Zoning Commission for their work on this.

Commissioner Sadowski-Fugitt agreed this is the type of mixed-use development the Village is looking for in this area. She thanked the developer for adding the extra parking spots and explained that after 8:30 a.m., parking is available in other lots. She said she thinks the Planning & Zoning Commission vote of 6-2 was a good reflection of the community - with two of the members expressing concerns about density and parking. She said there is value to the changes made in the articulation of the facade of the building but she worries about the restaurant part of it, requesting that it is a coffee

shop or bakery. The Commissioner asked for additional signage in the area to highlight Lot D, because she thinks people forget it is there, especially in the evenings. She said she is in the area often and never has issues with parking, so she doesn't have many concerns. She asked about tree loss and if there are plans for new plantings.

Commissioner Roe said he thinks this will be an incredible addition to the area that is consistent with the Comprehensive Plan and will finish an unfinished part of town - the buildings currently on the property are dark. He thinks this will be a good location, as it frames the downtown. He said he wants it noted that the developer reduced the density of the building based on the Planning & Zoning Commission comments. He addressed the concerns about parking and said this application exceeds the Village's requirements for parking. Commissioner Roe noted that the concerns are heard and he too thinks a parking study should be completed downtown in the near future.

Commissioner Davenport asked about the screening around the transformer, requesting something more robust around it, not only for aesthetics but also to deflect sound as well. He said this is already zoned Downtown Core, with the exception of a sliver that is zoned Downtown Transition, so this is not an expansion of the downtown in any way.

Mayor Barnett reminded all that Downtown Core Zoning was a part of the Village's 2017 rezoning efforts and the proposed building is exactly what was planned for this location. He said this is not an expansion of the downtown, it is a targeted area that was discussed almost 10 years ago for redevelopment.

Manager Fieldman re-capped the follow-ups that staff will have completed for the next meeting including: consider adding signage directing people to parking lot D, provide information on the tree impacts of this proposed development, and provide information about the proposed screening of the transformer, both visually and to control noise.

ORD 2026-11146 E. Ordinance: Rezoning a Portion of Certain Property located at 1108-1114 Curtiss Street

ORD 2026-11147 F. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 5112-5120 Forest Avenue and a Portion of 1108-1114 Curtiss Street as Planned Unit Development #74

ORD 2026-11148 G. Ordinance: Rezoning Certain Property Located at 5112-5120 Forest Avenue and a Portion of 1108-1114 Curtiss Street (Forest Pointe)

ORD 2026-11149 H. Ordinance: Authorizing a Special Use for 5112-5120 Forest Avenue and a Portion of 1108-1114 Curtiss Street to Permit Construction of a Mixed-Use, 6-Unit Apartment and Commercial Building

ORD 2026-11178 I. Ordinance: Amending the Brewing Facility Liquor Licenses

Village Manager Fieldman explained that these amendments would allow for the sale of alcohol, produced onsite and offsite. The Village has two brewing facility licenses (one allowing full alcohol and one allowing beer and wine only). This ordinance would create 4 full alcohol brewing facility licenses.

Village Council Comments

Commissioner Davenport said this is keeping up the trends and creates more choices for the public.

Commissioner Sadowski-Fugitt said when an establishment is serving cocktails, it is her personal preference that they also serve food. She then asked why this is only being discussed specifically for a brewing facility and asked if it was only because of the petition in front of the Council.

Attorney Petrarca said yes, there is currently a brew facility license that only allows for the sale of beer that is produced on site. A petitioner came forward to request they are allowed to sell full alcohol, in addition to the beer that is produced on site. She said the brew facility license that is currently on file is one of the few licenses the Village has that does not require a full license with the serving of food.

Commissioner Davenport received confirmation that there will be 4 of these licenses.

Commissioner Roe said this license requires an application process and the passing of this amendment creates an opportunity for facilities to apply for the license.

Commissioner Sadowski-Fugitt asked if this would include a greater fee. Attorney Petrarca confirmed.

Mayor Barnett said he is in full support of this and explained that there have been a number of changes to the Liquor ordinance over the past 15 years. He said changes are made as business models change.

Commissioner Davenport said this makes sense to him, as he has been at breweries with people that have preferred to drink something other than beer.

10. Manager's Report

There was no Manager's Report.

11. 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 providing for the Issuance of not to exceed \$20,625,000 General Obligation Bonds, Series 2026, of the Village of Downers Grove, DuPage County, Illinois, in one or more series, taxable or tax exempt, and providing for the levy and collection of a direct annual tax sufficient for the payment of the principal of and interest on said bonds.
2. An ordinance authorizing a lot reconfiguration with a variation for the properties located at 1108-1118 Curtiss Street.
3. An ordinance rezoning a portion of certain property located at 1108-1114 Curtiss Street.
4. An ordinance amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to designate the property at 5112-5120 Forest Avenue and a portion of 1108-1114 Curtiss Street as planned Unit Development #74.
5. An ordinance rezoning certain property located at 5112-5120 Forest Avenue and a portion of 1108-1114 Curtiss Street (Forest Pointe).
6. An ordinance authorizing a special use for 5112-5120 Forest Avenue and a portion of 1108-1114 Curtiss Street to permit construction of a mixed-use, 6-unit apartment and commercial building.
7. An ordinance amending the brewing facility liquor licenses.

12. Council Member Reports

Commissioner Sadowki-Fugitt provided a report as the Council liaison to the Park District. She shared that the Park District was awarded grant money for improvements to McCullum Park. She provided details about the project and noted that the playground will be closed during construction which is expected to continue through the summer of 2026.

Mayor Barnett thanked his colleagues for embracing their liaison roles to other boards and government entities, noting the reports help with communication and information flow.

13. Mayor's Report

Mayor Barnett did not have a report.

14. Adjournment

Mayor Barnett asked for a motion to convene into closed session.

MOTION: To Convene the December 9th, 2024 Village Council meeting into closed session pursuant to section 2(C)(1) of the Illinois Open Meetings Act to consider the appointment, employment compensation, discipline, performance or dismissal of specific employees of the Village.

RESULT: Motion carried unanimously roll call vote.

MOTIONED TO APPROVE: Commissioner Sadowski-Fugitt

SECONDED BY: Commissioner Roe

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

NAYES: None

The meeting was convened into executive session at 8:59 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk