



Village of Downers Grove

Village Council – Minutes

Table 1 - Detailed information on this Village Council meeting.

Meeting Location	Civic Center – Betty Cheever Council Chambers
Meeting Address	850 Curtiss St., Downers Grove, IL 60515
Meeting Date	March 10, 2026 at 07:00 PM

Call to Order.

Village Clerk Rosa Berardi called the meeting of the Village Council of the Village of Downers Grove to order at 7:00 pm. in the Betty Cheever Council Chambers of the Downers Grove Civic Center.

Lester School Boy Scout Pack 86 led those present in the Pledge of Allegiance to the Flag.

Roll Call.

Council Attendance (Present)

Commissioner Sadowski-Fugitt, Commissioner Davenport, Commissioner, Commissioner Roe.

Council Attendance (Not Present)

Mayor Barnett, Commissioner Gilmartin, Commissioner Tully.

Non-Voting

Village Manager Dave Fieldman, Village Attorney Enza Petrarca, and Village Clerk Rosa Berardi.

A. Motion: Appoint an Acting Mayor for the March 10, 2026 Village Council Meeting

Motion: To **Appoint Commissioner Sadowski-Fugitt as Acting Mayor for the March 10, 2026 Village Council Meeting.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Roe.

Seconded By: Commissioner Davenport.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

Proclamations.

A. River Sweep 2026

Acting Mayor Sadowski-Fugitt read a proclamation that declared Saturday, April 18th, as River Sweep Day and recognized the importance of the efforts in DuPage County. She also recognized Village Stormwater Administrator Julie Lomax and encouraged residents to participate in the river sweep efforts.

Amy Philips, DuPage County Program Director for The Conservation Foundation, addressed the Council and provided additional information about the river sweep, noting that volunteers are asked to register before April 6, 2026.

Presentations.

A. Economic Development Corporation Quarterly Report

EDC Executive Director Brian Gay presented via PowerPoint. He summarized the 2025-year end results and the progress made in 2026, including the major projects that are in the works, recent business openings, economic indicators, marketing and outreach, business retention programming, workforce development and events.

VILLAGE COUNCIL COMMENTS

Commissioner Davenport complemented the detailed report and inquired about the ability to measure the success of business retention efforts. Mr. Gay explained that success will be measured using anecdotal data gathered from interviews and surveys, as well as case studies that will be featured on the new website.

Commissioner Davenport expressed hope that future reports will include data on businesses that were retained after considering leaving the Village and also asked how the organization could make more connections than they are already making. Mr. Gay responded, sharing that the EDC will target specific businesses first, starting with small businesses and industrial parks and will expand from there. The Commissioner then noted that having the website updated creates a valuable tool for existing and new businesses

Acting Mayor Sadowski-Fugitt noted the strong click rate on the website and the activity with the newsletter. She inquired about the commercial occupancy rate being below the DuPage County average. Mr. Gay explained the gap is primarily due to vacancies in the 75th Street corridor, but noted that the Butterfield corridor and downtown remained strong.

B. Downtown Management Corporation Quarterly Report

DMC Executive Director Erin Venzia presented using a PowerPoint. She explained that downtown Downers Grove is also known as SSA #11, funded by commercial property owners within the downtown boundary. She reviewed the new businesses coming to the downtown, rebranded businesses, and the businesses that would be coming soon. She also reviewed occupancy and development, gift card totals, marketing and social media successes, and both recent and upcoming events.

VILLAGE COUNCIL COMMENTS

Commissioner Davenport shared his appreciation for the presentation.

Commissioner Sarver noted Downers Grove is a great place to be in.

Commissioner Roe received confirmation that there is a 98% commercial business occupancy rate on the first floor in the downtown.

Minutes of Council Meetings.

MIN 2025-10926 A. Minutes: Village Council Meeting Minutes - March 3, 2026.

MIN 2026-11189 B. Minutes: Executive Session Meeting Minutes for Approval Only - March 3, 2026.

Motion: To **Adopt the Village Council Meeting Minutes of March 3, 2026**, as presented, **and the Executive Session Meeting Minutes of March 3, 2026**, for approval only.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

Public Comments.

There were no public comments.

Consent Agenda.

BIL 2026-11082 A. Bills Payable: Bills Payable No. 6930 - March 10, 2026

MOT 2026-11176 B. Motion: Approving an Agreement with Davis Construction Company for 2026 ROW Accessibility Improvements

RES 2026-11173 C. Resolution: Approving an Agreement with Advertising Products, Inc. for Village Gateway Signs

RESOLUTION 2026-19

A RESOLUTION AUTHORIZING EXECUTION OF AN AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND ADVERTISING PRODUCTS, INC.

MOT 2026-11174 D. Motion: Approving an Agreement with Acura, Inc. for Traffic Signal Modernization

RES 2026-11171 E. Resolution: Approving a First Extension to the Agreement with SKC Construction, Inc. for the 2026 Crack Sealing Project

RESOLUTION 2026-20

A RESOLUTION AUTHORIZING EXECUTION OF A FIRST EXTENSION TO THE CONTRACT BETWEEN THE VILLAGE OF DOWNERS GROVE AND SKC CONSTRUCTION, INC.

RES 2026-11177 F. Resolution: Approving Amendments to Resolution 2025-03 to Authorize the Expenditure of Additional Funds in Relation to the Joint Funding Agreement for Intersection Improvements at Main Street and Oxford Street

RESOLUTION 2026-21

A RESOLUTION AMENDING RESOLUTION 2025-03 TO AUTHORIZE THE EXPENDITURE OF ADDITIONAL FUNDS IN RELATION TO THE JOINT FUNDING AGREEMENT FOR STATE-LET CONSTRUCTION WORK BETWEEN THE VILLAGE OF DOWNERS GROVE AND THE ILLINOIS DEPARTMENT OF TRANSPORTATION FOR INTERSECTION IMPROVEMENTS AT MAIN STREET AND OXFORD STREET

MOT 2026-11172 G. Motion: Approving an Agreement with Copenhaver Construction Inc. for Brick Street Maintenance

MOT 2026-11175 H. Motion: Approving an Agreement with Strada Construction Co. for Sidewalk Replacement Program Contract B (S-006B)

RES 2026-11153 I. Resolution: Approving a Second Extension to the Agreement with Clarke Environmental Mosquito Management, Inc. for Mosquito Abatement Services

RESOLUTION 2026-22

A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC.

RES 2026-11106 J. Resolution: Approving a Second Change Order and Extension to the Agreement with Midwest Power Industry, Inc. for Generator Maintenance and Repair Services

RESOLUTION 2026-22

A RESOLUTION AUTHORIZING EXECUTION OF A SECOND EXTENSION TO THE AGREEMENT BETWEEN THE VILLAGE OF DOWNERS GROVE AND CLARKE ENVIRONMENTAL MOSQUITO MANAGEMENT, INC.

MOT 2026-11183 K. Motion: Approving the Amount of Rock Salt to be Allocated to the Village Through State of Illinois and County of DuPage Aggregate Rock Salt Purchase Contracts for the 2026/2027 Winter Season

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

Motion: To **Approve the Consent Agenda of the March 10, 2026 Village Council Meeting**, as presented.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

AYES: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

NAYS: None.

Active Agenda.

MOT 2026-11164 A. Motion: Approving the Lead Service Line Inventory and Lead Service Line Replacement Plan Updates for Submittal to the Illinois EPA

Motion: To adopt **A Motion to Approve the Lead Service Line Inventory and Lead Service Line Replacement Plan Updates for Submittal to the Illinois EPA**, as presented.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

VILLAGE COUNCIL COMMENTS

Acting Mayor Sadowski-Fugitt noted this is required by the State. It is not the final plan, but the Village is required to submit updates each year. She noted this also was presented at the March 3, 2026, Village Council Meeting.

Commissioner Sarver shared that though she was not in attendance on March 3rd, with the help of Staff, she is up to date on all Active Agenda items.

ORD 2026-11181 B. 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

Motion: To adopt **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, as presented.**

ORDINANCE 6181

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

ORD 2026-11145 C. Ordinance: Authorizing a Lot Reconfiguration with a Variation for the Properties Located at 1108-1118 Curtiss Street, Downers Grove, Illinois

Motion: To adopt **An Ordinance Authorizing a Lot Reconfiguration with a Variation for the Properties Located at 1108-1118 Curtiss Street, Downers Grove, Illinois, as presented.** **ORDINANCE 6182**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

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

Motion: To adopt **An Ordinance Rezoning a Portion of Certain Property Located at 1108-1114 Curtiss Street, as presented.** **ORDINANCE 6183**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

ORD 2026-11147 E. 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

Motion: To adopt **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**, as presented. **ORDINANCE 6184**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

VILLAGE COUNCIL COMMENTS

Acting Mayor Sadowski-Fugitt noted that planned unit developments are necessary for mixed-use and multifamily buildings, making this a typical process.

Commissioner Davenport noted the previous discussion about obscuring the view and controlling the sound of the transformer, located close to the property line. He requested something more substantial than a wood fence be used, suggesting a masonry wall or precast brick panels that work with the building aesthetics. Village Manager Fieldman advised that the petitioner has been very responsive to public comments and Staff will continue to work with them on this issue.

Acting Mayor Sadowski-Fugitt shared she appreciated the transplanting of two parkway trees and the commitment to use native plants - noting they are more cost efficient over their lifecycle.

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

Motion: To adopt **An Ordinance Rezoning Certain Property Located at 5112-5120 Forest Avenue and a Portion of 1108-1114 Curtiss Street (Forest Pointe)**, as presented. **Ordinance 6185**

Result: Motion carried unanimously by roll call vote.

Motioned to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

ORD 2026-11149 G. 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

Motion: To adopt **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**, as presented. **ORDINANCE 6186**

Result: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

VILLAGE COUNCIL COMMENTS

Acting Mayor Sadowski-Fugitt noted that special use approvals are always required for multifamily buildings.

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

Motion: To adopt **AN ORDINANCE AMENDING THE BREWING FACILITY LIQUOR LICENSES**, as presented. **ORDINANCE 6187**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

VILLAGE COUNCIL COMMENTS

Acting Mayor Sadowski-Fugitt noted the Village often amends these licenses as businesses request permits.

Manager's Report.

Village Manager Fieldman announced that the upcoming March 14th Coffee with the Council will be held at 9:00 a.m. at O'Neill Middle School. He noted that future Coffee with the Council events will be moved to different locations throughout the community.

Council Members Reports.

Commissioner Roe mentioned a volunteer fair at the DG Library on March 28th that would include several nonprofits. He highlighted Community Assisted Rides (CARS), based in La Grange, and shared that it has expanded to Downers Grove. He noted that CARS provides older adults with safe and accompanied ride services and they are in need of volunteers as a result of the expansion.

Acting Mayor Sadowski-Fugitt noted that CARS helps to fill the gap left by reduced price tax services, which no longer operate as frequently, providing rides for seniors to appointments.

Commissioner Sarver noted that, as the School District 58 Council liaison, she is still attempting to meet with Dr. Russell; however, they have both been dealing with health issues that have made scheduling difficult.

Mayor's Report.

There was no Mayor's Report.

Adjournment.

Acting Mayor Sadowski-Fugitt asked for a motion to adjourn the meeting.

Motion: To **Adjourn the March 10, 2026, Village Council Meeting.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Davenport.

Seconded By: Commissioner Roe.

Ayes: Commissioners Roe, Davenport, Sarver, Acting Mayor Sadowski-Fugitt.

Nays: None.

The meeting adjourned at 8:02 p.m.

Respectfully Submitted,

Rosa Berardi

Village Clerk