



Village of Downers Grove

Village Council – Minutes

Table 1 - Detailed information on this Village Council meeting.

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| Meeting Location | Civic Center – Betty Cheever Council Chambers |
| Meeting Address | 850 Curtiss St., Downers Grove, IL 60515 |
| Meeting Date | April 07, 2026 at 7:00 PM |

Call to Order.

Pledge of Allegiance to the Flag.

Roll Call.

Council Attendance (Present).

Mayor Barnett, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Tully, Commissioner Davenport, Commissioner Roe, Commissioner Sarver.

Council Attendance (Not Present).

None.

Non-Voting.

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

Minutes of Council Meetings.

MIN 2026-11210 A. Minutes: Village Council Meeting Minutes - March 10, 2026.

Motion: To **Adopt the Village Council Meeting Minutes of March 10, 2026**, as presented.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

Ayes: Commissioners Tully, Sadowski-Fugitt, Sarver, Roe, Davenport, Gilmartin, Mayor Barnett.

Nays: None.

Public Comments.

Dan Casciato, resident, expressed concerns about a lot near his home that could be reconfigured into 4 to 5 lots. He notified the Council that he will be turning in a petition that has been signed by over 180 neighbors against this possible redevelopment.

Alec Gizelle, resident, expressed concerns about the new garbage program because it no longer offers a stickers option to dispose of trash.

Mayor Barnett asked Mr. Gizelle to give his name and email to Staff and they will direct him to the Village Council Meeting Minutes that involved discussions relating to the selection of the new program.

Deputy Village Manager Mike Baker gave a brief history of how the new Village solid waste and recycling contract with Republic Services came to be. He explained that there are cost savings to the residents who compost and recycle, and the process to transition to the new program has included staff from many Village departments to ensure residents have been properly informed and that issues are handled as they come up. He notified all of the Greener Grove event that is happening on Saturday, April 18, 2026, at the Civic Center.

Republic Services Manager of Municipal Sales Tish Powell applauded the Village staff for their diligent work on this project. She explained that Republic has, to this

point, delivered over 14,000 carts, including 3800 organics carts. She explained that of those carts, approximately 48% of the trash carts are 35-gallon carts - noting that most sticker users have moved to the smaller cart sizes. She provided information about a recycling cart event on Saturday, April 11, at the Belmont Depot. Residents were encouraged to bring in their old cans to the event or they also have the option to recycle their cans during their normal garbage pickup day. Ms. Powell also explained that over 3500 residents have signed up for the Senior Discount Program. She reminded residents that new carts are being delivered by trucks that are not picking up trash and recycling and she also noted that there is no charge to residents requesting changes to their carts before May 31, 2026.

Commissioner Gilmartin thanked Ms. Powell for the information. He said there is a sticker on the organic carts that describes what is allowed in the cart, however, there is nowhere to reference this on Republic's website and requested this information be included on their website. Ms. Powell said that Republic Services is working on a custom website just for Downers Grove. Commissioner Gilmartin said there are residents that are surprised the billing is charged quarterly, he asked for education on that as well. Ms. Powell said that the mailer that went out to residents provided information on the billing cycle.

Consent Agenda.

COR 2026-11117 A. Claims Ordinance: No. 6647 and 6649, Payroll - March 06 and March 20, 2026.

BIL 2026-11083 B. Bills Payable: No. 6932 April 7, 2026.

RES 2026-11191 C. Resolution: Authorizing the Execution of Assignment of a Portion of the Redevelopment Agreement and Project Between the Village of Downers Grove and Stellco.

Resolution 2026-24

A Resolution Authorizing Execution of an Assignment of a Portion of the Redevelopment Agreement and Project Between the Village of Downers Grove and Stellco 4300 Commerce, LLC to CW Downers, LLC.

RES 2026-11192 D. Resolution: Approving an Amendment to the Agreement with Tyler Technologies, Inc. for the Purchase of Pattern Stream.

Resolution 2026-25

A Resolution Authorizing Execution of an Amendment to the Agreement Between the Village of Downers Grove and Tyler Technologies, Inc.

RES 2026-11185 E. Resolution: Approving a Second Extension to the Agreement with T and T Landscape Construction, Inc. for the Provision of Sod Installation and Restoration.

Resolution 2026-26

A Resolution Authorizing Execution of a Second Extension to the Agreement Between the Village of Downers Grove and T and T Landscape Construction, Inc.

RES 2026-11203 F. Resolution: Approving a Five-Year Agreement with Otis Elevator Company for Elevator Maintenance.

Resolution 2026-27

A Resolution Authorizing Execution of an Agreement Between the Village of Downers Grove and Otis Elevator Company.

MOT 2026-11184 G. Motion: Authorizing Award of a Three-Year Contract for Volcano Mulch Mitigation to Emerald Tree Care, LLC.

RES 2026-11186 H. Resolution: Expressing Intent to Continue Participation in the Suburban Tree Consortium and to Authorize Certain Purchases for Fiscal Year 2026.

Resolution 2026-28

A Resolution Expressing Intent to Continue Participation in the Suburban Tree Consortium and to Authorize Certain Purchases for Fiscal Year 2026.

MOT 2026-11193 I. Motion: Approving an Agreement with Landmark Contractors for the 2026 DBD Crosswalk Accessibility Upgrades.

RES 2026-11194 J. Resolution: Concerning the Construction and Maintenance of State Right-of-Ways.

Resolution 2026-29

A Resolution Concerning the Construction and Maintenance of State Right-of-Ways.

MOT 2026-11197 K. Motion: Approving a Contract with Miller Pipeline, LLC for Hydro-Excavating.

Motion: To Approve the Consent Agenda of the April 7, 2026, Village Council Meeting, as presented.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

Ayes: Commissioners Tully, Sadowski-Fugitt, Sarver, Roe, Davenport, Gilmartin, Mayor Barnett.

Nays: None.

First Reading.

ORD 2026-11155 A. Ordinance: Approving the Fairview Avenue Tax Increment Financing District, Redevelopment Project Area Redevelopment Plan, and Project.

ORD 2026-11156 B. Ordinance: Designating the Fairview Avenue Tax Increment Financing District Redevelopment Project Area.

ORD 2026-11157 C. Ordinance: Adopting Tax Increment Allocation Financing for the Fairview Avenue Tax Increment Financing District Redevelopment Project Area.

Community Development Director Stan Popovich presented Items A-C using a PowerPoint. He explained that these items had been discussed many times over the past few months and reviewed a map of the proposed TIF boundary. He also reviewed the steps taken during the implementation process to date and noted that this will be voted on at the next Village Council meeting.

Mayor Barnett reminded all that this topic has been discussed for quite some time and will continue to be discussed.

ORD 2026-11187 D. Ordinance: Rezoning Certain Property Located at 4412 Cross Street.

Mr. Popovich presented a petition to rezone this property using a PowerPoint. When annexed in 2007 it was rezoned to B-3, but since then the owner has been unsuccessful in developing the property commercially, so he is requesting it be changed back to R-4 zoning. At their March 2 meeting, the Planning and Zoning Commission voted in favor of this petition.

Village Council Comment

Commissioner Tully noted his only concern was traditionally keeping deeper lots along Ogden Avenue for commercial development, but given 20 years of vacancy and the configuration of surrounding properties, he shared his support for the rezoning to residential.

Commissioner Gilmartin said he agreed with Commissioner Tully's comments.

Commissioner Davenport asked if a deeper set back along the north property line

could be required, for future flexibility. Manager Fieldman explained that conditions cannot be placed on rezonings in Illinois, however, through its Zoning Code, the Village can find ways to provide buffering, etc.

ORD 2026-11188 E. Ordinance: Authorizing a Special Use for 3250 Lacey Road to Permit a College or University.

Mr. Popovich presented this Special Use petition using a PowerPoint. He shared that a university is proposing to lease the third floor of the building on this property that will include labs, a testing room, offices, simulation rooms and a student lounge. Mr. Popovich said the Planning and Zoning Commission recommended approval of this petition at its March 2, 2026, meeting.

Village Council Comment

Commissioner Tully cited from the Municipal Code and noted that this location is appropriate for this use, particularly given the proximity to Lurie's Children's Hospital.

Commissioner Sadowski-Fugitt highlighted the value of onsite nursing training opportunities given the expansion of Lurie's in the area.

Commissioner Davenport expressed his agreement with the comments made.

Commissioner Gilmartin said he appreciates the investment in the community and noted that nursing education is what is needed in the area. He said he supports this.

RES 2025-10972 F. Resolution: Authorizing the Execution of a Boundary Line Agreement Between the Village of Downers Grove and the Village of Woodridge.

Mr. Popovich presented the details of the agreement using a PowerPoint. He reviewed the current Village boundary line and the proposed change.

Village Council Comment

Commissioner Gilmartin asked what the impetus of the change is. Mr. Popovich said that the Boundary Line Agreement had expired and both Downers Grove and Woodbridge were interested in updating it.

Commissioner Sarver asked if Woodbridge is going through the same approval process as Downers Grove. Mr. Popovich said it is going before their board as well, but will only have a single reading.

Mayor Barnett suggested that anyone seeking more information on the items discussed, should visit the agenda materials on the Village website.

MOT 2026-11078 G. Motion: Awarding a Contract for the Downtown Business District Flexible Amenity Areas Project to Landmark Contractors, Inc.

Engineering Director Scott Vasko presented using a PowerPoint. He reviewed renderings of the locations of the flexible amenity areas. He provided 3 options to the Council for consideration and shared that Staff recommends Option 3.

Village Council Comment

Commissioner Davenport said the shade structures looked good and questioned whether they would have solar panels. Mr. Vasko said they will have solar panels and will report back on the placement and size of the panels once the bids are submitted and reviewed. Commissioner Davenport asked that the spacing on the lateral panels be spaced so no one could climb them. He shared that he agrees with Staff's recommendation.

Commissioner Sarver said she does not see the point of shade structures when people are looking to sit outside. She opined that umbrellas could be a cheaper alternative to what will cost the Village over \$3 million. She expressed concerns about maintaining the structures and shared her preference for option 1.

Commissioner Tully shared his concerns about the structures not providing enough shade, about the winter months, maintenance of the structures, and about what would happen to the shade structures if the neighboring restaurants move.

Commissioner Roe said he has been struggling with the cost of this and is supportive of Option 1. He said he does not think Option 3, at more than a million dollars over Option 1, is worth the investment.

Commissioner Sadowski-Fuggit shared her support of Staff's recommendation. She commented on the great value of investing in renewable energy and asked about options to bring in solar power if there is no shade structure. She also asked about the possibility of leaving the sides off of the structures.

Commissioner Gilmartin also supported Staff's recommendation. He opined that the structures add to the community and commented on preferring to sit in the shade when eating outside. He said the Environmental Sustainability Plan calls for solar structures and that he thinks going through with this project now will save the Village money in the long run. He said based on the renderings it is worth what it will bring to the downtown.

Commissioner Davenport commented on what the downtown would look like with and without the shade structures - sharing his opinion that umbrellas create a more chaotic look. The structures create a clearly defined area for use.

Commissioner Gilmartin said that having these spaces, even if just for residents to sit and socialize, is worth the investment.

Commissioner Tully agreed investment in the downtown is important. He said though he is grateful this project was put out to bid again, he would not have been in favor of it to begin with had he known the cost would be \$3.6 million. He is in agreement with moving forward with renewable energy, but prefers they look at making things that are already built, like street lights, solar powered. He questioned if there would be a return on the investment of this project.

Commissioner Sarver asked who is responsible for the maintenance expenses on the structures. Manager Fieldman stated that the Village would be responsible for all maintenance costs.

Commissioner Sadowski-Fugitt stressed that she does not think there needs to be economic value in this, because what counts is the human value in it - even if this is not bringing in funds through Food and Beverage tax. She said the solar panels may power more than just a string of lights that are going to be put up. She asked if the solar powered lights will replace any existing lights. Mr. Vasko said some of the lights, but he would need to go back and review those plans.

Mayor Barnett said he too agrees with Staff's recommendation. He said the Civic Center could have been built for less than \$60 million - there didn't have to be a Civil Rights Plaza. He said there are many parts of the downtown that take a lot of money and resources to maintain. He hopes this is a theme of investment that continues down Rogers and to Fairview and thinks this is worth the money. He realizes some people won't like it, but noted that it creates and fosters an environment the Village is trying to encourage. The Mayor shared that he thinks the project is an entirely doable thing.

Manager Fieldman said that Staff will research the additional information requested and bring this back next week for a possible vote.

Manager's Report.

INF 2026-11066: Discussion of the Updated Proposed Design for the Linda Kunze Plaza

Village Manager Fieldman provided an update regarding the Attainable Housing Study and shared that the Village has engaged the Metropolitan Mayor's Caucus as part of their Homes for a Changing Region program. He explained the Village Planning Department will serve as the steering committee for that project.

He also provided an update on the striping of pedestrian crosswalks as part of the Active Transportation Plan (ATP). The Village will be proceeding with the use of the standard piano key design for areas outside of the downtown, as recommended in the ATP.

Manager Fieldman introduced Mr. Vasko, who used a PowerPoint to represent the updated proposed design of the Linda Kunze Plaza.

Commissioner Sadowski-Fugitt praised the design, particularly the change in brick.

Commissioner Gilmartin praised the design and the way that it opens things up. He commented on the angles of the cuts and the seat walls. He shared he would like to add some uplighting or landscape lighting to add a warmth and softness to the plaza. He also shared he would like the lighting to also be added to the flexible amenity spaces.

Commissioner Sarver asked if there would be a new clock. Mr. Vasko said the current clock will be repaired.

Commissioner Davenport praised the design, particularly how it ties in with the train station.

Commissioner Tully shared that he too likes the updated design and he agrees with the comments already made, including the addition of uplighting. He shared he would be in support of exploring opportunities for renewable energy here.

Commissioner Davenport shared he would like to add solar paneling to the plaza, but was unsure as to the placement and mentioned the train station.

Commissioner Gilmartin suggested the top of the arch.

Public Comments

Ken Lerner, resident, shared he thought benches needed to be added to the plaza.

Commissioner Tully asked for confirmation that there were seat walls around the trees and landscaping. Manager Fieldman confirmed.

Scott Richards, resident, shared that likes the design and suggested the addition of a digital informational sign in the plaza.

Janet Winningham, resident, complimented the designs, particularly the design of the brick matching the train station. She said she is grateful the plans preserved the commuter drop off locations.

Micheal Kunze, husband of the late Linda Kunze, expressed his family's appreciation to the Council for the beautiful plaza.

Attorney's Report.

Pursuant to Section 2.5 of the Downers Grove Municipal Code, the following are presented for Village Council consideration:

1. An ordinance approving the Fairview Avenue Tax Increment Financing District, Redevelopment Project Area Redevelopment Plan, and Project.
2. An ordinance designating the Fairview Avenue Tax Increment Financing District Redevelopment Project Area.
3. An ordinance adopting Tax Increment Allocation Financing for the Fairview Avenue Tax Increment Financing District Redevelopment Project Area.
4. An ordinance rezoning certain property located at 4412 Cross Street.
5. An ordinance authorizing a special use for 3250 Lacey Road to Permit a College or University.

Council Members Reports.

Commissioner Davenport said it was the DuPage Senior Citizens Council's 50th year delivering meals to seniors and shared that they are looking for program volunteers.

Commissioner Roe said that April 14, 2026, will be the grand opening of the Holocaust exhibit at the library.

Commissioner Leslie shared Earth Week events through Greener Grove, starting with volunteer tree planting on Friday, April 10th.

Commissioner Sarver, as D-58 liaison, reported making contact with Dr. Kevin Russell of D-58 and maintaining weekly communication. She also shared that she will speak at Downers Grove South's American Government class at the end of the month.

Commissioner Tully, as the Downtown Management Corporation liaison, reported there was no April board meeting and that they are expected to meet again in June. He shared that the DMC is participating in the America 250 national initiative with themed banners and activities. He also shared information about next month's Wine Walk and the Fine Arts Festival.

Mayor's Report.

REP 2026-11195 A. Report: Materials to be placed on file - Blume & Ferris Public House and Alter Brewing Company, Upgrade to Class "BF-1" Liquor Licenses

Mayor Barnett explained that as Liquor Commissioner, this is the standard process for new liquor licenses. The materials will be placed on file in the Clerk's Office for 2 weeks.

Adjournment.

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

Motion: To convene the April 7, 2026, Village Council Meeting into closed session pursuant to Section 2(C)(3) of the Illinois Open Meetings Act, to consider the selection of a person to fill a public office as defined in the Act, including a vacancy in a public office, when the public body is given power to appoint under law or ordinance, or the discipline, performance or removal of

the occupant of a public office, when the public body is given power to remove the occupant under law or ordinance.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

Ayes: Commissioners Tully, Sadowski-Fugitt, Sarver, Roe, Davenport, Gilmartin, Mayor Barnett.

Nays: None.

The meeting was convened into Exec Session at 8:24pm

Respectfully submitted,

Rosa Berardi

Village Clerk