



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	April 14, 2025 at 5 PM

1. Call to Order (5:07p.m.).

2. 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.

3. Executive Session.

A. Convene into Executive 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 which the Village Council is given power to appoint under law or ordinance.

MOTION: To convene 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.

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, Mayor Barnett.

NAYES: None.

The Village Council convened into Executive Session at 5:08pm.

4. Call to Order (Approximately 7:00 p.m. - Reconvene into Open Session).

The meeting was called to order at 7:28 p.m.

A. Pledge of Allegiance to the Flag.

5. Proclamations.

A. Telecommunicators Week.

Mayor Barnett read the proclamation and gave thanks to telecommunications.

6. Minutes of Council Meetings.

MIN 2025-10929 A. Minutes: Village Council Meeting Minutes - April 7, 2026.

MIN 2026-11219 B. Minutes: Executive Session Meeting Minutes for Approval Only - April 7, 2026.

Motion: To Adopt the Village Council Meeting Minutes of April 7, 2026 and the Executive Session Meeting Minutes of April 7, 2026, for approval only.

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.

7. Public Comments.

Janet Wunningham, resident, requested the Village extend the hours that residents can pick up free woodchips to include weekends, in an attempt to accommodate working residents.

8. Consent Agenda.

BIL 2026-11084 **A.** Bills Payable: No. 6934 - April 14, 2026.

RES 2026-11211 **B.** Resolution: Approving the Third Extension to the Agreement with Al Warren Oil Company, Inc. for the Purchase of Vehicle Fuel.

RESOLUTION 2026-30

A Resolution Authorizing Execution of a Third Extension to the Agreement Between the Village of Downers Grove and Al Warren Oil Company, Inc.

RES 2026-11198. **C. Resolution:** Approving an Agreement with the Downers Grove Professional Firefighters Union, Local 3234 Effective May 1, 2026 - April 30, 2029.

RESOLUTION 2026-31

A Resolution Authorizing Execution of an Agreement Between the Village of Downers Grove and the Downers Grove Professional Firefighters Union, Local 3234 Effective May 1, 2026 - April 30, 2029.

RES 2026-11213 D. Resolution: Approving an Agreement with Fire Service, Inc. for the Purchase of a Rescue Pumper.

RESOLUTION 2026-32

A Resolution Authorizing Execution of an Agreement Between the Village of Downers Grove and Fire Service, Inc. for the Purchase of a Rescue Pumper.

RES 2026-11214 E. Resolution: Approving an Agreement with MacQueen Equipment, LLC for the Purchase of a Fire Engine.

RESOLUTION 2026-33

A Resolution Authorizing Execution of an Agreement Between the Village of Downers Grove and MacQueen Equipment, LLC for the Purchase of Fire Apparatus.

Motion: To Adopt the Consent Agenda of April 14, 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.

9. Active Agenda.

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

Motion: To adopt An Ordinance of the Village of Downers Grove, DuPage County, Illinois Approving the Fairview Avenue Tax Increment Financing

**District, Redevelopment Project Area Redevelopment Plan, and Project.
ORDINANCE 6188.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

Village Council Comments.

Commissioner Tully said this item, and the next couple, are important to the expansion of the Fairview Focus Area. The expansion has been made possible because of economic development tools like TIF Districts.

Commissioner Gilmartin added that he too is supportive of the items related to the Fairview TIF because they are necessary to redevelop the Fairview Focus Area. He noted that the Fairview Focus Area vision was mentioned in the 2017 Comprehensive Plan and was later developed during the Guiding DG process.

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

Motion: To adopt An Ordinance of the Village of Downers Grove, DuPage County, Illinois Designating the Fairview Avenue Tax Increment Financing District Redevelopment Project Area, as presented. ORDINANCE 6189.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

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

Motion: To adopt An Ordinance of the Village of Downers Grove, DuPage County, Illinois Adopting Tax Increment Allocation Financing for the Fairview Avenue Tax Increment Financing District Redevelopment Project Area, as presented. **ORDINANCE 6190.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

Village Council Comments.

Mayor Barnett reminded everyone that TIF Districts are financing tools and are not redevelopment plans. Through partnerships with other government bodies, TIF Districts allow for the work needed to stimulate development.

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

Motion: To adopt An Ordinance Rezoning Certain Property Located at 4412 Cross Street, as presented. ORDINANCE 6191.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

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

Motion: To adopt An Ordinance Authorizing a Special Use for 3250 Lacey Road to Permit a College or University, as presented. **ORDINANCE 6192.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

Village Council Comments.

Commissioner Gilmartin clarified a comment he made at the previous meeting, noting that Grand Canyon University (GCU) was not a second location as previously stated. He explained that Orbis Education, which has partnered with GCU, has another location in the community, and that this would be the first location for GCU specifically.

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

Motion: To adopt A Resolution Authorizing Execution of a Boundary Line Agreement Between the Village of Downers Grove and the Village of Woodridge, as presented. **RESOLUTION 2026-34.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

MOT 2026-11078 G. Motion: Approving an Agreement with Landmark Contractors, Inc. for the Downtown Business District Flexible Amenity Areas Project

Motion: To adopt a Motion authorizing an agreement with Landmark Contractors, Inc. for the Downtown Business District Flexible Amenity Areas Project, as presented.

Result: Motion carried with a 5-2 vote.

Motion to Approve: Commissioner Sadowski-Fugitt.

Seconded By: Commissioner Gilmartin.

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

Nays: Commissioners Sarver and Tully.

Village Council Comments.

Commissioner Sarver shared her opposition to this. She said she would have gone with Option 1 - flexible amenity spaces with no encasement.

Commissioner Tully also shared his opposition to this. He said the final cost of the project doubled from the initial estimated amount of \$1.8 million. Like Commissioner Sarver, he too would have selected Option 1. He expressed concern about the effectiveness of the shade structures and maintenance issues, but acknowledged he was glad the project was going forward after July 4th.

Commissioner Roe stated he decided to support the project after reminding himself how the village arrived at this point through two years of planning with Guiding DG, and that Village staff had recommended approval with sufficient funds available in the Capital Fund.

Commissioner Davenport shared his support of this. He shared his thought that this is not going to cost less in the future. He thanked Village staff for going back out to RFP and saving the Village over \$500,000.

Commissioner Gilmartin stated that the shade structures were core design elements from the outset, they were reflected in the streetscapes plan, comprehensive plan, active transportation plan, and environmental sustainability plan — all derived from community input. He also noted that Landmark was the lowest bidder and has done great work for the Village in the past. He drew a

comparison to the consent agenda items for fire apparatuses totaling nearly \$3 million, noting that investment in the community comes in many forms.

10. First Reading.

ORD 2026-11190 A. Ordinance: Authorizing the Extension of Special Use Ordinance Number 6101 for 1250-1254 Ogden Avenue to Permit a Drive-through to September 4, 2026

Community Development Director Stan Popovich presented using a PowerPoint. He reviewed the location of the property and explained that a special use had previously been approved for a multi-tenant use building with a drive-through. The petitioner is requesting a six-month extension as they work diligently with IDOT to obtain permits. Per the Zoning Ordinance, the Petitioner may request this extension twice.

Village Council Comments.

Commissioner Tully asked if this was the first request for extension. Mr. Popovich said yes.

ORD 2026-11207 B. Ordinance: Providing for an Amendment to Ordinance # 6062 and the Village of Downers Grove Budget for Fiscal Year 2025.

Village Manager Dave Fieldman presented using a PowerPoint. He gave an update on the closeout of the 2025 Budget and reviewed a couple of the amendments to the Budget ordinance. Overall, he explained revenues exceeded expenses. He provided specifics on the fund transfers and the amendments.

Village Council Comments.

Commissioner Tully said this is a routine annual process to abide by government accounting requirements, and characterized the overall results as good news.

Commissioner Gilmartin expressed support but raised concerns about the Health Fund Trend. He noted that health insurance claims have exceeded budget significantly over the last three years. He requested a staff analysis of forecasting methodology, wellness design initiatives, and alternative insurance structures such as fully insured or local government health plan pooling.

Manager Fieldman confirmed that Staff concurs with his assessment and stated that an analysis of the Health Fund sustainability will be included in the upcoming Long-Range Plan update, expected in June or July.

Mayor Barnett added that while the strong budget performance is welcome, he expressed a wish that surplus funds could be applied more directly to pension smoothing rather than covering other fund overages, referencing the Pension Stabilization assignment established a couple of years ago.

Village Manager Fieldman confirmed that Pension Fund sustainability will also be addressed in the Long-Range Plan update.

MOT 2026-11205 C. Motion: Approve a Contract with Sculpture Milwaukee for the Selection and Installation of Public Art.

Village Manager Dave Fieldman presented using a PowerPoint. He noted this is a part of the 2025-2027 Long-Range Plan and the Council identified the Public Art Program as a Priority Action Item (PAI). The initial phase focuses on installing art in Linda Kunze Plaza and the downtown flexible amenity areas. He provided a history of Council discussions about the Public Art Program and shared that in March nine proposals were received. He said of the nine proposals, four of the respondents were interviewed. He explained why Sculpture Milwaukee is Staff's recommendation.

Village Council Comments.

Commissioner Sadowski-Fugitt said she is impressed with this company and is supportive of this contract. She said there is no experience in-house to expand this

program and everything about Sculpture Milwaukee's proposal makes her feel this will be a positive experience. The Commissioner also shared her disappointment with public comments made on social media. She said she is supportive of putting a local resident statue in the North train station plaza in the future.

Commissioner Tully said when starting down the path of this program there was a lot of public input and many people were skeptical of having the members of the Council select the public art. He said with this agreement, a consultant has been chosen to assist with the selection of an artist and art. This is an investment in a process, by bringing in an expert on this topic. He said there are at least 36 areas of opportunities for art, in a variety of places, in the future. The Commissioner shared he is supportive of a local resident's statute, however, it just a question of where it should go.

Commissioner Roe stated that the contract represents the best opportunity to bring in someone with a track record who has done this in Milwaukee, and expressed personal support for a statue of the local resident - potentially the Village's equivalent of Milwaukee's Bronze Fonz. He said the Council needs to stay focused on what they are doing - being tasked with putting 4 pieces of art work in 4 different places.

Commissioner Davenport agreed that Sculpture Milwaukee is a perfect fit and noted the importance of this being a process, referencing the 32 other possible locations for sculptures and the potential for future community engagement.

Commissioner Gilmartin expressed support for Sculpture Milwaukee's qualifications and community engagement process. He encouraged the local group advocating for a specific statue to get their facts straight before posting on social media, noting that this is a small part of a large effort.

Mayor Barnett said he was elected in 2009 and in 2010 he started speaking about a Public Art Program. He said ideas brought forth by the Council need to be a part of a bigger plan. He said this Council thought this was a path worth going down, and

even though there are many different opinions of what a Public Art Program should look like, they need to make it something sustainable with community buy-in and it needs to have a process. This is a lot more than a statue - it is a program that needs to be developed. He shared his disappointment with the negative public comments made on social media by the Macho Man Randy Savage group because the Council has had many public conversations about this program. The Mayor stated that the Council works hard all week to do the work they do and they do not deserve the negative comments. He shared that he is excited all the Council members are on the same page, and that there are many residents of Downers Grove that the Village should be proud of and could build statues of. He said he hopes Village residents will participate in this process and not just make negative comments.

Commissioner Gilmartin clarified that Sculpture Milwaukee did not curate Milwaukee's Bronze Fonz statue.

Commissioner Tully asked for the public to keep the momentum going. However, there is a way to get to what they want, but it may take time, so they need to have patience.

Public Comment.

Kevin Lark, resident and founder of the Macho Man Monument, thanked the Council and staff for their work and commitment to the Public Art Program, and for clarifying that there are more than only four available sites. He said whatever direction the Village goes; the group will continue to support the Village in a positive manner.

Ian Ogden, resident, shared he is a proponent of public art and thinks that Randy Macho Man deserves a statue because he is one of the reasons that some people even know of Downers Grove.

Andrea Mickel, resident, has an interest in public art and said the art should honor what makes the Village special. She thinks the Randy Macho Man statue should be a part of it.

Mayor Barnett said it is important that the Council gets this right. He said this is not an ending and there is a process to be developed.

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 authorizing an extension of the Special Use Ordinance Number 6101 for 1250-1254 Ogden Avenue to permit a drive-through to September 4, 2026.
2. An Ordinance providing for an amendment to Ordinance # 6062 and the Village of Downers Grove Budget for Fiscal Year 2025.

12. Manager's Report.

INF 2026-11221 A. Information: Discussion of Boards and Commissions Project.

Manager Fieldman noted this is a Council PAI, reflected in the current Long-Range Plan. He provided the background of the Council's discussion from February and during their one-on-one meetings with Staff. He reviewed the key concepts of the suggested program.

Village Council Comments.

Commissioner Sadowski-Fugitt suggested that boards and commissions (B&C) report on trends and recurring themes from residents at the end of the calendar year, prior to the start of long-range planning discussions.

Mayo Barnett said the Council has generally had a two-year cycle - once the Council is seated. He said in preparation for the two-year review, they could have the end of year updates as suggested by Commissioner Sadowski-Fugitt.

Commissioner Tully emphasized the distinction between active involvement (directed assignments) and passive involvement (B&C identifying issues for Council consideration), and cautioned against soliciting too much input in a way that could create unrealistic expectations that burden the Council and Staff. He wants the B&C to have the option to say they are good at the end of the year check-in meeting and that they do not have any concerns that need to be addressed.

Commissioner Davenport agreed with the general direction and noted that the type of feedback expected should be about trends and data points that might inform how the Council approaches PAI, rather than generating new PAI themselves. He is supportive of what has been presented.

Commissioner Gilmartin suggested that the B&C should be expected to bring landscape, trend, and data point information to the Council, and that the Village's existing planning documents (Comprehensive Plan, Active Transportation Plan, Environmental Sustainability Plan) could serve as a baseline for each of the B&C presentations. He also suggested reconsidering the name of the Environmental Concerns Committee to something more positive.

Mayor Barnett cautioned against soliciting blanket packages of ideas, noting there is no shortage of things the Village government could do, and expressed concern about managing expectations with B&C.

Commissioner Sadowski-Fugitt said her expectation of the type of feedback is not what needs to be done. She was seeing it more as a report of the trends that can inform the Council during their LRP discussions - not to add to the PAI list.

Mayor Barnett said the B&C are all so different and some boards won't have anything to report that the Council isn't already aware of.

Commissioner Gilmartin said the Technology Board could have many things to report on. He wants to categorize the boards. He said he is not interested in building another list to pare down, but instead wants them to understand trends. He is even interested in just data about what other communities are doing. He thinks the public engagement in the B&C will increase.

Mayor Barnett said this means that Staff would have to do that.

Commissioner Sadowski-Fugitt shared some ideas of the updates the B&C could give - i.e. the ECC and dark sky lighting. She cautioned that the work load needs to be balanced.

Commissioner Sarver exited the meeting at 9:28 p.m.

Mayor Barnett noted that the Village has professionals on the B&C that are managing them well. He said he does not think the Council is aligned on the direction of this.

Commissioner Davenport said he understands what everyone is saying and that there should be guardrails and expectations in place.

Mayor Barnett said there needs to be a little more definition of each of the Boards and Commissions provided by Staff.

Commissioner Davenport agreed with the Mayor that the B&C already have staff liaisons, so he thinks this is already happening with what they are reporting back.

Manager Fieldman stated that in May, the Council will continue with expanded recruitment efforts and strengthening relationships, and in June will attempt to piece together the full picture for Council consideration.

Commissioner Gilmartin said maybe the Council should take a look at what the missions of a handful of the B&C are.

Manager Fieldman said that concluded the Manager's Report.

13. Council Member Reports.

Commissioner Davenport announced that Rich Kolovany is being honored as Historian of the Year, with a Jim Toth documentary film showing at the Tivoli on April 29th from 6:00 to 9:00 PM. He encouraged residents to purchase tickets through the Historical Society's website

Commissioner Sadowski-Fugitt acknowledged the positive public-council interaction during the meeting and expressed anticipation for Passport to Dining the following day.

Commissioner Gilmartin congratulated Rich Kulovany.

Commissioner Tully wished Commissioner Davenport luck running the Boston Marathon.

14. Mayor's Report.

There was no Mayor's Report.

15. Adjournment.

Mayor Barnett asked for a motion to adjourn the meeting.

Motion: To adjourn the April 14, 2026, Village Council Meeting.

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 adjourned at 9:37 p.m.

Respectfully submitted,

Rosa Berardi

Village Clerk