



## 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	June 16, 2026 at 07:00 PM

### **1. 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 and led those in attendance in the Pledge of Allegiance to the Flag.

### **2. Roll Call**

#### **Council Attendance (Present)**

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

#### **Council Attendance (Not Present)**

Mayor Barnett.

#### **Non-Voting**

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

**MOT 2026-11272** A. Motion: Appointing an Acting Mayor for the June 16, 2026 Village Council Meeting

**MOTION:** To Appoint an Acting Mayor for the June 16, 2026. Village Council Meeting, as presented.

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

**MOTIONED TO APPROVE:** Commissioner Tully.

**SECONDED BY:** Commissioner Gilmartin.

**AYES:** Commissioners Tully, Gilmartin, Roe, Sarver, Davenport.

**Nays:** None

### 3. Minutes of Council Meetings

**MIN 2025-10937** A. Minutes: Village Council Meeting Minutes - June 9, 2026

**Motion:** To Adopt **the Village Council Meeting Minutes of June 09, 2026, as presented.**

**Result:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Tully.

**SECONDED BY:** Commissioner Gilmartin.

**AYES:** Commissioners Tully, Gilmartin, Roe, Sarver, Davenport and Acting Mayor Sadowski-Fugitt.

**Nays:** None

### 4. Public Comments

Kathleen Owens, President of the Marquis on Maple Condominium Association, expressed concerns about the sight lines exiting the parking lot due to the addition of the Dash apartment complex. She requested 3 of the 5 loading zone spaces, immediately east of the Marquis driveway, be eliminated.

Laurie Lilja, a resident and group childcare owner, expressed her frustration with the denial of her request for a text amendment to the Municipal Code to increase the number of children allowed in her group daycare. She asked that the Council

provide her additional time to to reduce the number of children in her group daycare by extending the August 2026 deadline to August 2027.

## 5. Consent Agenda

**COR 2026-11123** A. Claims Ordinance: No. 6659, Payroll - May 29, 2026

**BIL 2026-11091** B. Bills Payable: No. 6948 - June 16, 2026

**RES 2026-11272** C. Resolution: Approving a Housing and Community Development Joint Recipient Cooperation Agreement with DuPage County

### **RESOLUTION 2026-50**

**A Resolution Authorizing Execution of a Housing and Community Development Joint Recipient Cooperation Agreement Between DuPage County and the Village of Downers Grove (For Federal Fiscal Years Ending in 2027, 2028, 2029 & Conditional Automatic Renewal Thereafter)**

**RES 2026-11267** D. Resolution: Approving the First Amendment to the Agreement with Advertising Products, Inc. for the Purchase of Village Gateway Signs

### **RESOLUTION 2026-51**

**A Resolution Authorizing Execution of a First Amendment to the Agreement Between the Village of Downers Grove and Advertising Products, Inc.**

**RES 2026-11266** E. Resolution: Approving an Amendment to the Agreement with Strada Construction Company for the 2026 Sidewalk Replacement Program

### **RESOLUTION 2026-52**

**A Resolution Authorizing Execution of an Amendment to the Contract Between the Village of Downers Grove and Strada Construction Company**

**MOT 2026-11270** F. Motion: Approving a Joint Purchasing Agreement with Dell Technologies

**Motion:** To Approve **the Consent Agenda of the June 16, 2026, Village Council Meeting**, as presented.

**Result:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Tully.

**SECONDED BY:** Commissioner Gilmartin.

**AYES:** Commissioners Tully, Gilmartin, Roe, Sarver, Davenport and Acting Mayor Sadowski-Fugitt.

**Nays:** None

## 6. Active Agenda

**MOT 2026-11232** A. Motion: Approving a Contract with Copenhaver Construction for the Linda Kunze Plaza / Main Street Train Station

**Motion:** To Authorize **a contract for the Linda Kunze Plaza / Main Street Train Station (S-013) to Copenhaver Construction.**, as presented.

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

**MOTIONED TO APPROVE:** Commissioner Tully.

**SECONDED BY:** Commissioner Gilmartin.

**AYES:** Commissioners Tully, Gilmartin, Roe, Sarver, Davenport and Acting Mayor Sadowski-Fugitt.

**Nays:** None

## 7. First Reading

**ORD 2026-11238** A. Ordinance: Approving an Amendment to Planned Unit Development #68 to Construct a New Automobile Dealership and Create a Master Signage Plan at 330 Ogden Avenue

Community Development Director Stan Popovich presented via PowerPoint. He provided the background information on the Planned Unit Development, including two phases, he shared renderings of the building, parking lot details, and the

master sign plan for the 3 dealerships. He addressed concerns about overflow drainage at the Planning & Zoning meeting and explained the petitioner's solution to the issue. He noted compliance with the Comprehensive Plan and that the Planning & Zoning Commission recommended approval.

### **Council Comments**

Commissioner Davenport asked if there were any lot consolidation requirements as a part of the project. Mr. Popovich said yes there were as a part of the original PUD.

Commissioner Tully offered a comment, noting that the item is straightforward given that the Council had already approved a PUD for a similar use in the same location. He noted that he approved of the proposal and that the lot consolidation is one of the objectives the Village has been trying to achieve along the Ogden Avenue corridor. He cited the Municipal code applying to the amendment to the PUD.

Acting Mayor Sadowski-Fugitt said she is in agreement, especially because drainage was addressed and the petitioner had been working with the homeowners on this. She also commented on her approval of the master sign plan.

**ORD 2026-11271** B. Ordinance: Approving a Redevelopment Agreement with DJJ Chicago, LLC for the Properties Located at 250, 310 and 330 Ogden Avenue and 4241 Florence Avenue

Mr. Popovich also presented Item B. via PowerPoint. He provided the background on the RDA.

### **Council Comments**

Commissioner Gilmartin said he wanted to make sure, from the TIF reimbursement standpoint, that the funds would not be reimbursed until the project is completed. Manager Fieldman said that is correct and consistent with the Village's longstanding practice. Commissioner Gilmartin also asked if the TIF reimbursement would be affected by the TIF deadline. Manager Fieldman explained it is not because the TIF had been extended for approximately 2-3 more years.

Commissioner Tully shared his appreciation that the EDC took a look at this item and provided their input and recommendation..

Manager Fieldman thanked everyone at the Perillo Dealership for their assistance on this and also extended a welcome to the Fields Auto Group to Downers Grove.

## 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 #68 to construct a new automobile dealership and create a master signage plan at 330 Ogden Avenue.
2. An ordinance approving a redevelopment agreement between the Village of Downers Grove and DJJ Chicago, LLC.

## 9. Manager's Report

### **REP 2026-11274** A. Report: Priority Action Item Update

Village Manager Fieldman presented via PowerPoint. He reviewed the current work plan that included 18 items, and shared that three are completed, 12 are in progress and the remaining three will be completed soon. The three completed include the Fairview Area TIF District, Solid Waste Contract and the Micromobility Device Regulations. He provided some details about the State mandating new regulations on Microbilty and shared that he would keep the Council updated on this. He spoke about the Attainable Housing Study and requested all residents complete the survey, available on line. He noted that the Downtown Flexible Amenity Areas project and the Linda Kunze Plaza Redevelopment project which are scheduled to start after the July 4th holiday and will continue into approximately November. Manager Fieldman reminded everyone that the complete slide deck and report is included on the website with the agenda materials.

### **Council Comments**

Commissioner Gilmartin asked about the Facilities Condition Assessment and when they may see it. Manager Fieldman said that most of the work had been completed and noted that the results and next steps would be included in the Long Range Planning update scheduled for early August.

## **10. Council Member Reports**

Commissioner Sarver recommended residents to walk downtown to view the artwork on the windows.

Commissioner Tully said the next DMC meeting is scheduled for the end of July and he will report as liaison after the meeting. He shared that the July 4th parade kicks off at 1 pm and wished all a Happy Independence Day. He also said that he and Commissioner Davenport are both members of the Rotary Club and reminded all that the Rotary Grove Fest was taking place in 9 days and he encouraged all to attend.

Commissioner Davenport said he looks forward to seeing everyone at the Rotary Grove Fest and wished all a Happy 4th of July.

Acting Mayor Sadowski-Fugitt wished all a safe and Happy 4th of July. She reported that all of the playground equipment had been installed at McCollum Park and that the shade structure was currently being worked on. She also mentioned that the Grove Foundation Golf outing is taking place on September 12, 2026 and that registration would be starting soon.

## **11. Mayor's Report**

There was no Mayor's Report.

## **12. Adjournment**

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

**MOTION: To Adjourn the June 16, 2026 Village Council Meeting.**

**RESULT:** Motion carried unanimously by voice vote.

**MOTIONED TO APPROVE:** Commissioner Tully.

**SECONDED BY:** Commissioner Gilmartin.

**AYES:** Commissioners Tully, Gilmartin, Roe, Sarver, Davenport and Acting Mayor Sadowski-Fugitt.

**Nays:** None

The meeting adjourned at 7:40 p.m.

Respectfully submitted,

Rosa Berardi  
Village Clerk