



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	July 07, 2026 at 07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag.

2. Roll Call

Council Attendance (Present)

Mayor Barnett, Commissioner Gilmartin, Commissioner Davenport, Commissioner Roe, and Commissioner Sarver.

Council Attendance (Not Present)

Commissioner Sadowski-Fugitt and Commissioner Tully.

Non-Voting

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

3. Minutes of Council Meetings

MIN 2025-10938 A. Minutes: Village Council Meeting Minutes - June 16, 2026

Motion: To Adopt **the Village Council Meeting Minutes of June 16, 2026, as presented.**

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Gilmartin.

Seconded By: Commissioner Davenport.

Ayes: Commissioners Gilmartin, Davenport, Roe, Sarver, Mayor Barnett.

Nays: None.

4. Public Comments

Jacob Rickert, a resident, addressed the Council at a previous meeting regarding suspected code violation issues at the Bristol Club Apartment complex and he was present to report additional issues. He requested a meeting with the Village Manager to discuss implementing code updates and provided documentation to Attorney Petrarca regarding his complaints.

5. Consent Agenda

COR 2026-11124 A. Claims Ordinance: No. 6661, Payroll - June 12, 2026

BIL 2026-11092 B. Bills Payable: No. 6950 - July 07, 2026

RES 2026-11275 C. Resolution: Amending the Village's Purchasing Policy

RESOLUTION 2026-53

A Resolution Amending Certain Purchasing Provisions as Official Village Policy

RES 2026-11276 D. Resolution: Authorizing the Execution of a Real Estate Contract for the Property Located at 4900 Fairview Avenue, Downers Grove, Illinois 60516

RESOLUTION 2026-54**A Resolution Authorizing Execution of a Real Estate Contract for the Property Located at 4900 Fairview Avenue, Downers Grove, Illinois 60516**

MOT 2026-11277 E. Motion: Approving the Purchase of Water Meters from Core and Main LP and Ferguson US Holdings, Inc

Motion: To Approve **the Consent Agenda of the July 07, 2026, Village Council Meeting**, as presented.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Gilmartin.

Seconded By: Commissioner Davenport.

Ayes: Commissioners Gilmartin, Davenport, Roe, Sarver, Mayor Barnett.

Nays: None.

6. Active Agenda

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

Motion: To Adopt **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**, as presented. **ORDINANCE 6198**

Result: Motion carried unanimously by roll voice vote.

Motion to Approve: Commissioner Gilmartin.

Seconded By: Commissioner Davenport.

Ayes: Commissioners Gilmartin, Davenport, Roe, Sarver, Mayor Barnett.

Nays: None.

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

Motion: To Authorize **an Ordinance Approving a Redevelopment Agreement with DJJ Chicago, LLC for the Properties Located at 250, 310 and 330 Ogden Avenue and 4241 Florence Avenue**, as presented. **ORDINANCE 6199**

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Gilmartin.

Seconded By: Commissioner Davenport.

Ayes: Commissioners Gilmartin, Davenport, Roe, Sarver, Mayor Barnett.

Nays: None.

7. First Reading

ORD 2026-11260 A. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to Designate the Property at 1020 31st Street as Planned Unit Development #75 (Forest Trail Luxury Apartments)

ORD 2026-11271 B. Ordinance: Rezoning Certain Property Located at 1020 31st Street (Forest Trail Luxury Apartments)

Community Development Director Stan Popovich presented Items A and B using a PowerPoint. He explained that the petitioner is proposing an adaptive reuse project to convert the existing office building into a market rate 184-unit apartment building. This item includes a request to approve the rezoning of the current Office Research District (OR) Zoning to B-2 General Retail Business Zoning District. Mr. Popovich shared maps, renderings and details regarding the proposed property. He noted that this development is supported by the Comprehensive Plan and the Planning and Zoning Commission recommended approval at their June 1st meeting.

Attorney for the petitioner, Nick Standiford with Schain Banks, Manager Iorina Markuchuk of Neder Capital Services, Design Architect Eric Lukacsik with Ware Malcomb, Project Developer Dennis Stradiewski, and Principal Michael Worthman with KLOA, Inc. addressed the Council. They provided additional details about the development and the steps the developer has taken to date. They also responded to concerns raised by area residents.

Public Comment

Joanne Patten, an area resident, spoke in opposition to this development and expressed concerns with overcrowding in the area and the dangers that come with retrofitting an office building into apartments

Judy Thompson, an area resident, spoke against this development and asked the Council members to listen to the public comment she made at the Planning and Zoning Commission meeting since her time at the podium was limited. She expressed concerns about the development and impacts it will have on her neighborhood.

Lynn Lapalermo, an area resident, spoke in opposition to this development. She expressed concerns about the investor and the management company.

Mayor Barnett reminded those approaching the podium to keep their comments to things that the Council can actually consider with regard to the rezoning.

Laura McPherson, an area resident, spoke in opposition to this development. She expressed concerns about overcrowding at local schools and questioned if anyone would want to live in an apartment building that is in an industrial area.

Vince Carter, an area resident, spoke against this development and expressed his concerns about the additional police and fire resources that would be needed to accommodate this many extra people. He also expressed concerns about the noise of the pickle ball courts affecting nearby neighborhoods.

Bankim Shah, an area resident, spoke against this development and expressed his concerns about rezoning only one parcel in the office park. He also expressed concerns about the developer and requested additional input from the community before moving forward with this development.

Maureen Kerner, an area resident, expressed concerns with this development and concurred with 90 percent of the comments previously made. She expressed concerns with infrastructure, police and fire services accessing and exiting the development, and traffic congestion and pollution.

Steve Smollen, an area resident, expressed his support of this development because of the debt that may fall on the residents because of the taxes that are not paid when office buildings can no longer operate and are in default.

Paul Green, an area resident, spoke against this development and expressed his concerns about comments made about diversity by members of the Planning and Zoning Commission. He asked that the Council look at the intent of this development and what the property may look like in 20 years.

Tom, an area resident, shared that he agreed with many of the comments already made against this development. He also expressed concerns that the Planning and Zoning Commission did not look at what is best for the entire office park long term, adding that the area is not walkable, so it is not a desirable location for an apartment building.

Michael Borsellino, an area resident, shared that he is not in support of this development and echoed the comments already made, especially about overcrowding at the schools in the area.

Tony Cascio, a resident and developer, expressed concerns about the velocity and future of this development and the effects on the neighboring communities.

Juliana Holubetz, an area resident, spoke against this development and shared that she works at a local grocery store and everyone that shops at the store speaks negatively about this proposed development.

Nikki O'Ferrell, an area resident, concurred with the comments made against this development. She also shared concerns that the area residents were told that

there would be no subsidized housing but did not understand how people with housing vouchers could be discriminated against.

Waqas Akkawi, an area resident, spoke against this development and expressed concerns that this proposal was rushed through and pieced together to make this development happen quickly. He also expressed his concern with density issues.

Council Comments

Commissioner Gilmartin thanked all who attended the meeting and the boards and commissions meeting on the topic. He asked Staff how the number of predicted school-aged children is determined and how that plays into the cash-in-lieu dollar amount. Manager Fieldman explained that the process includes using the Village Subdivision Code and tables that have been developed over many years in Northern Illinois and are applied to many communities throughout the region. Commissioner Gilmartin asked for confirmation that the number of students has been estimated at under 20. Manager Fieldman said that Staff would confirm that number at a later time. The Commissioner asked if there had been an assessment on the water and sewer capacity in the area. Manager Fieldman explained that the Village has a modeling system used to understand capacity and what the Village's system can serve and with this proposal, the Public Works Water Division concluded that there is adequate water service in this area. With regard to storm water management, there is a reduction in the amount of impervious area in this proposal, which equates to a reduction in the stormwater runoff. Manager Fieldman then noted that the sanitary sewer is managed by the Downers Grove Sanitary District. Mr. Popovich further explained that the Sanitary District provided conceptual approval of the proposal. Commissioner Gilmartin asked if the Police and Fire Departments have any concerns. Manager Fieldman explained that both the Police and Fire Departments are a part of the Village's review team and are aware of the proposed development and neither have concerns. The Commissioner asked the developer about the project on Dundee that was mentioned. The representative of the petitioner explained that the building was entirely commercial and it was turned into a mixed-use building with medical offices on the first floor, with approximately 40-50 residential units above. She

explained that the project is almost complete. Commissioner Gilmartin explained that he is trying to understand is what the impact of this change will be, as it isn't something that has been done in Downers Grove yet. He shared his understanding that there are concerns of the domino effect this can have on the nearby buildings. His initial reaction to this was that it was a good use, as he likes that there was no height added to this building. He said there is some misconception that the Council works for the developers, however the truth is the Council works for the residents. He said the Council reviews resident concerns and there is a misconception of where apartments belong. He shared that residents that near this development think this is not the right area for this development, however in the past, the residents of the downtown have expressed that apartments do not belong in the downtown either - so where do apartments belong then? He said he watched the Planning & Zoning Commission meeting and there were some reasonable arguments made. He was also embarrassed about some of what he heard as well.

Commissioner Davenport said the Council's analysis needs to be based on the PUD and zoning development standards, so he is not sure some of the concerns heard are pertinent to the Council's decision-making process. He said the question about the schools seems to be foundational - it's the recurring theme he has heard. He attended a recent resident open house and has read the resident concerns and all is being considered. He asked Staff if a decision about a zoning ordinance request had ever been made in the past based on the impact to the schools. Manager Fieldman said he does not recall that ever happening because input from the schools is an important part of the review process. Commissioner Davenport said having been on a school board himself, he understands they are a part of the review process and he has not heard any concerns from any of the school boards. He responded to the comment made about the building in New York that was exhibiting signs of a potential structural collapse, and stated that it is an unfortunate situation, but noted that he thought additional floors were added to that building and that is not the case here. He stated that this development is a significant undertaking, as it involves repurposing an existing building for an apartment development. He shared that he had trust in the firm that has done the traffic study, as the company, KLOA, is one the Village uses as well. Commissioner

Davenport said this is the first leg in the zoning process and Village staff has done a thorough review of what was before the Council. He shared he wished this would have been a focus area in the Comprehensive Plan and noted that he wants to review the notes he took and have a future conversation with a full Council at the dais.

Commissioner Sarver thanked all that expressed their concerns and said she too needs to review her notes. She asked for confirmation of the deviations and if they were reasonable asks. Mr. Popovich said that all three are typical requests, but noted the FAR and the height for this case were unique because this is an adaptive reuse rather than a new building.

Commissioner Roe expressed concerns about the public commenters that stated that the school districts are not aware of this development. Manager Fieldman said he had conversations with both of the Superintendents. The Commissioner asked if the D58 or D99 Superintends expressed any concerns. Manager Fieldman said no. Commissioner Roe asked if Burlington Station, Dash and Main on Maple were 55 and older communities. Manager Fieldman said they were not. Commissioner Roe spoke to the traffic study performed by KLOA and said based on the results, he is struggling with the concerns about traffic. He said he thinks the Council will need to focus on the zoning map amendments and he asked for responses to the following questions at the next meeting: What is the biggest benefit to Downers Grove with this project? Why isn't there an affordable housing aspect to this project? He said it is hard to say this is not in compliance with the Comprehensive Plan as most of the Council members seated were involved in the adoption of the current Plan.

Mayor Barnett asked staff for responses to the following questions at the next meeting: Is the permitting process of an adaptive reuse the same as if a development was built from the ground up - including the same structural analysis? Manager Fieldman said he believes the answer is yes, but more details will be provided in future materials related to this. Mayor Barnett then discussed the level of approvals required in Illinois and whether the building, as an adaptive reuse

project, will require similar approvals. He requested additional data, including comparisons of apartment sizes, cost and demographics for apartments at this location versus those in the downtown area. He said a PUD is like a special use in that conditions can be applied — these conditions can ameliorate the concerns about the development and he asked for the Council to think that through. He asked if, historically, there have been any zoning transactional freezes and if so, what are the processes. He asked Manager Fieldman to have the same conversation with the Park District that he had with the school districts. The Mayor then noted that the Council members, and members of Village Boards and Commissions, are residents of the community, neighbors and friends of the residents at the meeting. He explained the Council works to support a Village that is attractive for redevelopment and their positions, and those of the Planning & Zoning Commission, are volunteer positions that work for the residents. He apologized for any comments made by the commission members and reminded all that those members are residents just like they are. The Mayor shared that it is the Council's responsibility to adhere to the Village code and planning documents. He thanked everyone for coming and expressing their concerns.

Manager Fieldman reviewed the questions asked by the Council. He said that Staff would be gathering the responses to those questions and the answers would be provided in the next agenda packet this item would appear on. He noted that it may appear on next week's active agenda and asked all concerned to check the Village website at 4 pm on Friday for any updates.

Commissioner Gilmartin asked if Manager Fieldman was going to get a formal response from the Park District. Manager Fieldman responded and said he will contact their executive director in the same way he contacted the schools and it would be up to the Park District to offer either a formal or informal response.

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 amending the Zoning Ordinance of the Village of Downers Grove, Illinois, to designate the property at 1020 31st Street as Planned Unit Development #75 (Forest Trail Luxury Apartments).
2. An ordinance rezoning certain property located at 1020 31st Street (Forest Trail Luxury Apartments).

9. Manager's Report

Village Manager Fieldman did not have a Manager's Report.

10. Council Member Reports

Commissioner Davenport shared that there are 145 days left until the Grove Express 5k Thanksgiving Race. He said that sign-up is open and will be discounted by \$5 for anyone that registers early.

Commissioner Roe thanked all involved in making the Rotary Fest and the Fourth of July parade a success. He reminded everyone that the Linda Kunze Plaza and Flexible Amenity Space projects are starting and fences are up. He said changes are happening downtown.

11. Mayor's Report

Mayor Barnett said that the Council has decided to make significant permanent changes to some downtown areas. He said those projects started on July 5 and not everyone will be happy with them, especially while the projects are happening and they are inconvenienced. He noted that there are always challenges with

construction and asked that the residents provide the Village and Downtown Management Corporation patience and understanding during this time.

12. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

MOTION: To **Adjourn the July 7, 2026 Village Council Meeting.**

RESULT: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Gilmartin.

Seconded By: Commissioner Davenport.

Ayes: Commissioners Gilmartin, Davenport, Roe, Sarver, Mayor Barnett.

Nays: None.

The meeting adjourned at 9:27 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk