



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	September 01, 2026 at 07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call**Council Attendance (Present)**

Mayor Barnett, Commissioner Sadowski-Fugitt (remote), Commissioner Gilmartin, Commissioner Tully, Commissioner Davenport, Commissioner Roe.

Council Attendance (Not Present)

Commissioner Sarver.

A. Motion: Allowing for Electronic Participation for the September 01, 2026, Village Council Meeting

Motion: Allowing for Commissioner Sadowski-Fugitt to Participate Electronically for the September 01, 2026, Village Council Meeting.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Non-Voting

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

3. Proclamations

A. Suicide Prevention Month

B. Hunger Action Month

Mayor Barnett read the two proclamations.

4. Minutes of Council Meetings

MIN 2025-10944 A. Minutes: Village Council Meeting Minutes - August 18, 2026

Motion: To **Adopt the Village Council Meeting Minutes of August 18, 2026, as presented.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

5. Public Comments

Mayor Barnett reviewed the procedure for public comment.

David, a resident near the Belmont Golf Course, expressed his frustration with the difficulty of accessing the path into Gelwicks Park from the east side. He cited the

presence of debris and other obstacles near Prairie Avenue, and asked the Council to personally tour that area.

Carol Richart, a resident, spoke about the Village's recent consideration of a tree ordinance. She encouraged the Council to protect all trees, regardless of their location.

Bill Alrich, a resident, encouraged the public to vote for a 708 Community Mental Health Board for the Downers Grove Township that will be on the November ballot.

6. Consent Agenda

COR 2026-11129 A. Claims Ordinance: No. 6671, Payroll August 21, 2026

BIL 2026-11098 B. Bills Payable: No. 6962 - September 01, 2026

RES 2026-11316 C. Resolution: Approving a Second Extension to the Agreement with Andres Medical Billing, Ltd. for Medical Billing Services

RESOLUTION 2026-62

A Resolution Authorizing Execution of a Second Amendment to the Agreement Between the Village of Downers Grove and Andres Medical Billing, Ltd.

Motion: To **Adopt the Consent Agenda of the September 01, 2026, Village Council Meeting**, as presented.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

7. Active Agenda

MOT 2026-11303 A. Motion: Accepting the Attainable Housing Study Report

Motion: To Accept the Attainable Housing Study Report, as presented.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Public Comments

Janet Wunningham, a resident, referenced a long list of factors the Council was previously concerned about when the State of Illinois proposed imposing building requirements on local municipalities through the BUILD Act. She raised concerns about proposals discussed in connection with the housing study, and asked the Council to always consider the safety and comfort of current residents when discussing implementation of the recommendations in the study.

Village Council Comments

Commissioner Sadowski-Fugitt thanked Village staff and the Metropolitan Mayors Caucus for their work.

Commissioner Tully also thanked Village staff for the report and noted that the Attainable Housing Study was a high Priority Action Item for the Council. He felt that the report was akin to a “cook book”, with many good ideas. He shared he was proud to note that the Village had already initiated many of the recommendations within the report and he was looking forward to future conversations.

Commissioner Davenport agreed with Commissioner Tully’s remarks.

Commissioner Gilmartin was grateful for the report. He pointed out that the Priority Action Item came before the State’s legislative proposals for housing. He

said that this report was custom to Downers Grove, as it stemmed from community input. He advised that the next steps will be incremental and require long term planning. Commissioner Gilmartin noted that communities around the state and country were also struggling with this issue. He expressed he was proud that Downers Grove is taking the steps necessary to move the needle in the right direction on this topic.

Mayor Barnett agreed with the comments of his fellow Council members and noted that not having local control was the main issue with the State's proposed legislation (the BUILD Act). He clarified that Village of Downers Grove should be able to manage its own zoning, adding that Village decisions should be made with local community input, rather than that of Springfield.

MOT 2026-11297 B. Motion: Accepting the Boards and Commissions Project Report

Motion: To Accept the Boards and Commissions Project Report, as presented.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Village Council Comments

Commissioner Sadowski-Fugitt thanked Village staff for their work on such a comprehensive report, and noted that she looks forward to better engagement and enhanced relationships with Village Boards and Commissions.

Commissioner Gilmartin also thanked staff for their work on the Boards and Commissions Project report. He stated that he looked forward to the future work outlined in the report.

Commissioner Davenport thanked staff for the report and advised that it will help the Council better understand how members of the various Boards and Commissions function.

Commissioner Tully noted the report captures past approaches that have been used to engage boards and commissions and also includes some new ideas that future Council members can use and build on.

Mayor Barnett noted that this report not only compiled the Village's history, but also looked at ideas, best practices and trends used outside of the community. He said that that this study will help inform the Council on future decisions.

MOT 2026-11318 C. Motion: Accepting the 2025-2027 Long Range Plan Update

Motion: To Accept the 2025-2027 Long Range Plan, as presented.

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Village Council Comments

Commissioner Sadowski-Fugitt expressed appreciation to staff for their work on this comprehensive report. She noted looking forward to enhanced relations with Village Boards and Commissions.

Commissioner Gilmartin advised that he was also looking forward to the work, adding that he was pleased that the Village was staying the course with items prioritized by the Council.

8. First Reading

ORD 2026-11305 A. Ordinance: Approving an Amendment to Planned Unit Development #31 to Construct a New Hospital at 3300 Lacey Road

Village Manager Dave Fieldman introduced Community Development Director Stan Popovich.

Director Popovich gave a PowerPoint presentation about a Planned Unit Development amendment for Lurie Children's Hospital at 3300 Lacey Road. He shared renderings of the project, with a proposed location in the Esplanade Business Park, at Woodcreek Drive and Lacey Road.

He advised that the petitioner is proposing to construct a hospital campus with a five-story hospital building and a two-story clinic building. He provided details about the features of the hospital and clinic, site plan, entrances, site access, pedestrian circulation, stormwater improvements, building design, and signage.

Mr. Popovich noted that Comprehensive Plan supports continued development of the Esplanade, healthcare partnerships, employment opportunities, and development along the I-88 corridor. He also shared that the Planning and Zoning Commission unanimously recommended approval.

Representatives of Anne and Robert H. Lurie Children's Hospital of Chicago addressed the Council. This included Attorney Kate Duncan, President and CEO Dr. Tom Shandley, Architect David Staczek, and David Ketchum, founder of AirSafe.

Dr. Shandley thanked Mayor Barnett, the Council, the Planning and Zoning Commission, Village staff, community leaders, neighbors, and the residents that were involved in this process. Dr. Shandley spoke of Downers Grove being centrally positioned in DuPage County and the western suburbs, being a good location to bring world-class pediatric care closer to the nearly 580,000 children in the region. He outlined some of the project details and explained that through several meetings, including one public meeting, with local businesses, educational institutions, elected officials, and residents, opportunities for clinical and organizational partnerships were identified and the belief that Downers Grove is an

exceptional community dedicated to elevating the health and wellbeing of its youth was reinforced. Dr. Shandley shared that the project will also create meaningful economic benefits through hundreds of new jobs, significant investment in the local economy, and future opportunities to partner with institutions such as Midwestern University, the College of DuPage, and North Central College to support workforce development and education.

Mr. David Staczek, a principal architect with ZGF Architects. Mr. Staczek used a PowerPoint presentation to discuss the guiding design principles for the project. He stressed the importance of harnessing the healing properties of nature and embracing the forest preserve and the Morton Arboretum directly adjacent to the site, striving to bring that park-like natural setting into the new campus and create a healing space within a healing garden. Mr. Staczek noted that the heliport on the site would be only “outgoing” and the design would be reviewed by the FAA.

Ms. Duncan highlighted the 4 key points of the petitioner’s application. She reported that the project complies with the goals of the Comprehensive Plan, satisfies the PUD overlay district provisions, benefits the public better than conventional zoning, and it is a thoughtfully designed, community-centered project that positions Lurie Children’s to serve as an exceptional resource and long-term partner for Downers Grove. Ms. Duncan thanked Village Manager Dave Fieldman, Director Popovich, Planning Manager Jason Zawila, Senior Planner Flora Leon, Building Division Manager Nora King, and others for the time they devoted to the project. She concluded by requesting the Council’s approval of the PUD amendment.

Village Council Comments

Commissioner Sadowski-Fugitt expressed her appreciation for the amount of time that was given to this presentation. She thanked the presenters and agreed that having access to nature can be a healing factor for this project. She expressed enthusiasm in expanding the workforce in Downers Grove and noted that the healthcare industry is one of the most stable industries. She noted that she looks forward to supporting this project.

Commissioner Davenport thanked the presenters for their mission. He appreciated the thoughtful design and agreed with the unanimous decision of the Planning and Zoning Commission. He shared that he looks forward to supporting the plan.

Commissioner Tully recognized Lurie Children's notable mission and shared he was beyond thrilled that the petitioner selected Downers Grove for the project. He reviewed the approval criteria under the Village's Municipal Code and noted that the property was already re-zoned for this exact proposal. He stated that he could not think of a better place than the Esplanade Business Park for a world-class pediatric facility. He pointed out the significant economic development benefit for the Village. Commissioner Tully stated that this type of project warranted some leeway in signage variances a. He shared he is in full support of the project

Commissioner Tully asked about the permitting timeline for the proposed helipad.

Mr. Ketchum, founder of AirSafe, addressed that question. He advised that the two main entities dealing with helipads are the State of Illinois and the Federal Aviation Administration. He stated that the plans have already been submitted to the State of Illinois, and he foresees no real issues with the State's licensing process.

Regarding the FAA, Mr. Ketchum explained that the FAA does not license private use helipads. However, the FAA plays a role in air space, so the project team filed airspace documents. He noted that the FAA issued a "no-objection" to this project, do there were no issues moving forward with the helipad.

Commissioner Davenport asked Mr. Ketchum about the expected number of outgoing only trips via the helipad. Mr. Ketchum replied that the frequency was expected to start out very light; possibly a flight every month or two. He noted that as the hospital's occupancy expands, the flight frequency would likely increase to one or two flights per week. However, due to the location of the excellent road system to the downtown and its close proximity to Downers Grove, he did not expect the helipad to be very busy on a regular basis unless there were unforeseen circumstances.

Commissioner Tully thanked the presenters and expressed full support for the helipad.

Commissioner Roe agreed with everything that was already said and noted that he was ready to approve this project. He stated that the petitioner was checking every box for the PUD. He was looking forward to supporting the project as soon as possible.

Commissioner Gilmartin agreed with what was already said by the Council. He recognized all the hard work done by Village staff. He noted that Village will be lucky to have Lurie Children's. He noted his appreciation for the thoughtful design and welcoming character of the building and that it is tied to nature. He too shared that he looks forward to supporting the project.

Mayor Barnett agreed with all that had been said by his fellow Council members. He expressed his appreciation to Laurie Children's for selecting Downers Grove as the location for this project. He stated that he anticipates the Council's unanimous support for the project when it is voted on. The Mayor said he was thankful for the petitioner's desire to create partnerships with the community.

Manager Fieldman closed out the First Reading by describing the project as a once-in-a-career project. He praised the facilitate-not-regulate approach to planning and zoning that staff was able to put into practice, and gave special recognition to Planning Manager Jason Zawila for hosting weekly meetings. He also thanked Dr. Shandley, Kate Duncan and the entire Lurie Children's team for their investment in the community.

9. 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 #31 to construct a new hospital at 3300 Lacey Road.

10. Manager's Report

There was no Manager's Report.

11. Council Member Reports

Commissioner Sadowski-Fugitt thanked Mayor Barnett for the proclamation for Suicide Prevention Awareness Month. She announced The Grove Foundation's annual golf outing scheduled for September 12th.

Commissioner Davenport announced the Downers Grove Recycling Extravaganza scheduled for September 19th and the Downers Grove Sanitary District's annual open house on October 3rd.

Commissioner Gilmartin added that the Recycling Extravaganza is co-sponsored by Greener Grove and provided details about the event.

Commissioner Tully announced that the Downtown Management Corporation Board meeting is scheduled for September 3rd.

12. Mayor's Report

There was no Mayor's Report.

13. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

Motion: To **Adjourn the September 01, 2026, Village Council Meeting.**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

The meeting adjourned at 8:29 pm.

Respectfully submitted,

Rosa Berardi
Village Clerk