



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 15, 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, Commissioner Gilmartin, Commissioner Tully, Commissioner Davenport, Commissioner Sarver, Commissioner Roe.

Council Attendance (Not Present)

None.

Non-Voting

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

3. Proclamations

A. National Good Neighbor Day

- B. Constitution Week
- C. United Against Hate Week

Mayor Barnett read the three proclamations.

Robin Tryloff, a resident, thanked Mayor Barnett for the United Against Hate Proclamation. She pointed out the deep connection between that proclamation and the Good Neighbor Proclamation.

4. Public Hearing

PUB 2026-11410 A. Public Hearing: Proposed Annexation Agreement for the Property Located at 5726 Lomond Avenue

Mayor Barnett called the Public Hearing to order at 7:10 p.m. and reviewed the hearing procedures. Community Development Director Stan Popovich presented a PowerPoint regarding Public Hearing Item A and First Reading Item A. He explained that the petitioner wished to connect to the Village's water system, which required an Annexation Agreement.

There were no Public Comments or Council Comments.

The Public Hearing adjourned at 7:12 p.m.

5. Minutes of Council Meetings

MIN 2025-10946 A. Minutes: Village Council Meeting Minutes - September 8, 2026

Motion: To **Adopt the Village Council Meeting Minutes of September 8, 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, Roe, Sarver, Davenport, Gilmartin, and Mayor Barnett.

Nays: None.

6. Public Comments

There were no Public Comments.

7. Consent Agenda

COR 2026-11130 A. Claims Ordinance: No. 6673, Payroll September 4, 2026

BIL 2026-11100 B. Bills Payable: No. 6966 - September 15, 2026

MOT 2026-11317 C. Motion: Approving an Agreement with Farnsworth Group, Inc. for the Prentiss Creek Streambank Stabilization Design/Build (SW-091)

Motion: To **Adopt the Consent Agenda of the September 15, 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, Roe, Sarver, Davenport, Gilmartin, and Mayor Barnett.

Nays: None.

8. Active Agenda

ORD 2026-11402 A. Ordinance: Rezoning Certain Property Located at 2500 Warrenville Road

Motion: To Adopt **An Ordinance Rezoning Certain Property Located at 2500 Warrenville Road as presented. ORDINANCE 6209**

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

9. First Reading

RES 2026-11404 A. Resolution: Approving an Annexation Agreement for the Property Located at 5726 Lomond Avenue

Village Manager Fieldman noted that this property was the subject of the public hearing earlier in the evening. Staff had no further presentation for this item.

ORD 2026-11403 B. Ordinance: Approving a Special Use to Construct a New Automobile Dealership at 2100 Ogden Avenue

Mr. Popovich presented a PowerPoint related to First Reading Items B and C. He reviewed various site plans, building facades, a general development plan, along with general pedestrian and vehicular access plans. He reported that the proposal complied with the Village's Comprehensive Plan, met the Village's Special Use standards, and that the Planning and Zoning Commission recommended approval. Finally, he discussed the Sales Tax Rebate Agreement and the proposed obligations between Rivian and the Village.

Public Comments:

Leslie Dare, the Real Estate Lead for Rivian, expressed appreciation for the support from the Downers Grove Economic Development Corporation, the Planning and Zoning Commission, and the Village Council. She shared she looks forward to working together and making Rivian's next home in Downers Grove.

Village Council Comments:

Commissioner Tully thanked the petitioner for choosing Downers Grove and he reviewed the Special Use criteria. He advised that the Comprehensive Plan and the Ogden Avenue master plan clearly support the attraction and retention of automobile dealerships. He stated that the site location was already authorized as a Special Use for an automobile dealership. He noted that the proposed business would not have an adverse impact on the people living and/or working in the area. Commissioner Tully expressed that this business would be a positive addition to the community, and he noted that the Council could add conditions or restrictions, but he did not feel any were necessary. He advised that the Village has a history of entering into Sales Tax Rebate Agreements with automobile dealerships. He supported the Special Use and the Sales Tax Rebate.

Commissioner Sadowski-Fugitt echoed Commissioner Tully's comments and noted that an electric vehicle company was directly in-line with the Village's Sustainability Plan. She felt that the removal of a curb cut would improve traffic safety and the proposal was an overall win for the community.

Commissioner Davenport added that there were no variances or relief being requested by the petitioner. He explained that the proposed use was essentially allowed by right.

Commissioner Gilmartin added that he was grateful that Rivian chose Downers Grove. He asked how Rivian operates differently in comparison to a typical auto dealership with regards to traffic and delivery.

Ms. Dare explained to the Council that Rivian's sales motto is direct to the consumer. She reported that the business is run by appointment only. The requested parking stall number was primarily due to the presence of the service center and to hold inventory on purchased vehicles that were ready to be picked up by the customer. She shared that vehicles are typically on site for less than 5 days. She explained that deliveries were scheduled in advance. Ms. Dare advised test drives are scheduled by appointment only and customers can even take vehicles home overnight.

Commissioner Gilmartin stated that he looked forward to moving forward with this proposal. He inquired if there was some sort of bank certification letter that was needed with regards to the Sales Tax Rebate Agreement. Village Manager Fieldman advised that such a document was no longer needed due to the 25% rolling withholdings.

Commissioner Sarver echoed the support for this project, citing all the excellent aforementioned reasons.

Mayor Barnett thanked Rivian for their investment in the community. He also thanked Bryan Gay, the President and CEO of the Downers Grove Economic Development Corporation, and his entire team. Mayor Barnett advised that it is a constant effort of the Village and the EDC to recruit businesses, adding that the work of the EDC helps keep property taxes in the Village down.

Manager Fieldman thanked Assistant Village Attorney Brandan Rissman, Leslie Dare and Brian Jones of Rivian. He also thanked Mr. Spellman with Bill Kay Auto group for cooperating with the sale of the property and for his company's long tenure in Downers Grove.

ORD 2026-11406 C. Ordinance: Approving a Sales Tax Rebate Agreement with Rivian, LLC

Public Comments:

There were no public comments.

Village Council Comments:

There were no council comments.

10. 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 a special use to construct a new automobile dealership at 2100 Ogden Avenue.
2. An ordinance approving a sales tax rebate agreement with Rivian, LLC.

Mayor Barnett briefly adjourned the Council meeting at 7:33 p.m. in order to allow staff to relocate to the opposite side of the council chambers for the remaining agenda items. Mayor Barnett reconvened the meeting at 7:38 p.m.

11. Manager's Report

INF 2026-11405 A. Information: Zoning Ordinance Update Discussion

Director of Community Development Stan Popovich presented a PowerPoint related to the "Missing Middle" Housing Discussion for the Zoning Ordinance Update.

Mr. Popovich explained that this discussion would include the potential next steps for the Council and was not a development proposal or a land acquisition discussion. He defined "Missing Middle" housing, as identified in the Attainable Housing Study, as duplexes, triplexes, courtyard apartments, bungalow courtyards (also known as cottage courts), townhomes, smaller apartment buildings, and live-work units. He reviewed the Guiding DG Future Land Use Map and noted that the majority of the Village is designated as Single-Family Residential based on existing land uses. He further noted that the Comprehensive Plan identifies three key areas where change may be anticipated in the future. Mr. Popovich stated that the focus of the discussion would be on implementing the Comprehensive Plan through the Zoning Ordinance.

Mr. Popovich noted that potential next steps based on Council direction could include: amending the zoning ordinance text, amending current zoning districts, creating new zoning districts, creating overlay districts, completing zoning map amendments (rezonings), amending bulk requirements such as density, height, and setbacks, amending the use table, or moving forward with no further action.

Mayor Barnett also advised that the goal of the evening was to elicit conversation from the Council, and that the process was very early and would go through the Planning and Zoning Commission at least one more time.

Commissioner Sarver expressed concern about whether addressing “Missing Middle” Housing would actually solve the affordability problem that initiated the Attainable Housing Study. She questioned whether people will be able to afford the new proposed housing types, as the market would ultimately dictate the final cost.

Mayor Barnett stated that there was value to having diversity in housing and this discussion reflected the sentiments of the Comprehensive Plan.

Commissioner Sadowski-Fugitt asked staff for clarification on the density issues related to duplexes and lot size requirements. She shared her interest in eliminating the different minimum land area requirements per unit for duplexes. She felt that the focus should be the size of the actual duplex building on a particular lot, and not the number of units within. Commissioner Sadowski-Fugitt opined that transient orientated areas and the downtown were good areas to consider for these various housing types.

Commissioner Tully said his thoughts aligned with those of Commissioner Sadowski-Fugitt. He expressed interest in taking advantage of what was already outlined in Guiding DG. He shared that he would be open to exploring areas currently zoned for some of these housing types. He reiterated that he wants to enhance what is already permitted. He identified the Fairview Avenue Focus Area, the Belmont Train Station area, and 75th Street and Lemont Road corridor as opportunities that have not yet been fully developed. He advised that he was not interested in simply looking at the map and arbitrarily choosing locations for different housing types.

Commissioner Roe agreed with an incremental approach and with using the previously identified three regions shown on the Guiding DG Future Land Use Map (namely 75th Street at Lemont Road, Fairview Avenue, and Belmont Road areas). He also expressed interest in duplexes within R-4 Districts.

Commissioner Gilmartin expressed interest in Commissioner Sadowski-Fugitt's form-based sizing approach. He also agreed with the Guiding DG recommendations and an incremental approach. He shared interest in the areas near train stations and in the Downtown Transition zones. Commissioner Gilmartin felt that the 63rd Street corridor also may have some opportunities for duplexes, triplexes or fourplexes. He expressed interest in some changes to R-4 districts in certain areas. He also mentioned that other towns allow duplexes on collector streets or corner lots leading into residential areas.

Commissioner Davenport questioned whether this conversation would address the issue that initiated the Attainable Housing Study. He felt it was not a reasonable expectation to believe adopting some of these suggestions will suddenly change housing affordability. He shared that an overriding principle for him was neighborhood conservation. He said that people move into the Village's neighborhoods because they love the overall feeling, and he felt that big changes would likely be met with a high level of resistance.

Commissioner Davenport suggested focusing on R-1 and R-2, along 63rd Street, or on the west end of Maple Avenue - along the edge of a neighborhood. He said working on the perimeter or edges of neighborhoods may help preserve the neighborhood, while still making changes. He then spoke of the intersections of arterial streets, citing those areas as possible locations for these types of housing. He suggested expanding allowances in B-1, B-2, and B-3 and identified apartment buildings as a possibility. He cited Seven Bridges in Woodridge and Yorktown in Lombard as market examples of success. Commissioner Davenport shared that he would love to allow more things "by right". He suggested that the M-1 zone along Warren Avenue, west of downtown, could also be considered for future residential zoning.

Commissioner Sarver advised that she was thankful for the ideas provided by her fellow Council members and felt that an incremental approach would help the Council make good decisions for the community.

Mayor Barnett agreed with most of what he heard, particularly Commissioner Tully's comment about trying to leverage and open up what the Village already has and making it more accessible. He noted that more than 35% of the Village's residential units are not single-family suburban homes, and that when looking for missing middle housing, it can be found in many places that people drive by without noticing. Mayor Barnett shared his support for Accessible Dwelling Units (ADUs) because they are a reasonable way to allow people to use their homes. He cautioned against assuming the Village has a problem based solely on the national discussion surrounding housing issues, noting that Downers Grove already offers a diverse range of housing opportunities.

Mayor Barnett cautioned against the use of terms like walkshed, transition, and edge without understanding how large the affected areas would actually be, noting that a 10-minute walkshed downtown covers a significant amount of ground. He expressed support for INP (Institutional and Public) zoning idea raised by Commissioner Gilmartin, noting that allowing housing in INP zoned areas could not only address housing affordability issues, but also the operational aspects of the INPs themselves.

Mayor Barnett stated that he agreed with the nodes at the 63rd Street corridor. He wants to avoid drawing lines on a map and also expressed support for the lot coverage concept raised by Commissioner Sadowski-Fugitt, stating that would not cause a material change to neighborhoods. He pointed out the very low vacancy of single-family homes and the high demand for those types of homes. He cautioned the Council on penalizing property owners from building new single-family homes.

Village Manager Fieldman confirmed that Village staff had what they needed to further a drafted amended zoning ordinance. He noted that the zoning ordinance update was one of 18 Priority Action Items, and that this discussion was focused on residential housing types based on the recommendations of the Comprehensive Plan and the Attainable Housing Study.

Mr. Popovich noted that the next step was to take this to the Planning and Zoning Commission in October, to hold a public hearing on the Zoning Ordinance, and

then the topic would return to the Village Council in December or January for further discussion.

Public Comment:

Robin Tryloff noted that the Village's Comprehensive Plan cites preserving neighborhood character, and she asked how this discussion would align with that goal. She reiterated her support for affordable housing that costs no more than 30% of a household's gross income, while balancing the preservation of the established neighborhoods.

John Le Donne, a resident near Prince Pond, expressed concern about the current DT zoning designation for the corner of Warren Avenue and Saratoga Avenue. He advocated for replacing the DT zoning to R-5, so side-by-side duplexes could be possible.

An unnamed commenter thanked the Council for addressing this matter. He advised that teardowns only lead to large homes and that was largely due to the current zoning allowances. He expressed concerns about density and weather extremes.

Janet Winningham, a resident, asked for protection for existing families and homeowners while considering any future housing or building types. She noted that the construction of new housing types has an impact on neighboring property owners through shoring requirements and other construction impacts.

REP 2026-11411 B. Report: Priority Action Item Update

Village Manager Fieldman provided the monthly Priority Action Item update. He reported that of the 18 Priority Action Items: 6 were complete, 10 were currently underway and 2 will commence in the fourth quarter. He reported that all items were on schedule, except the close-out of the Ogden Avenue TIF, which was only slightly behind the self-imposed schedule.

Village Manager Fieldman offered to go through any of the individual slides or answer any questions, but the Council did not have any questions.

12. Council Member Reports

Commissioner Roe provided details on the Downers Grove Recycling Extravaganza scheduled for Saturday, September 19th at the Belmont Depot.

Commissioner Sarver provided details on the School District 58 Oktoberfest scheduled for September 18th and 19th.

Commissioner Tully provided some additional details about the Downers Grove Recycling Extravaganza. He also congratulated the Downtown Management Corporation for a successful Fine Arts Festival and thanked all the volunteers.

Commissioner Sadowski-Fugitt thanked everyone that supported the Grove Foundation's golf outing. She also spoke about the 25th Anniversary of September 11th 2001 and the plan to plant a tree next spring with a plaque to honor first responders.

13. Mayor's Report

There was no Mayor's Report.

14. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

Motion: To **Adjourn the September 15, 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, Roe, Sarver, Davenport, Gilmartin and Mayor Barnett

Nays: None.

The meeting adjourned at 9:18 pm.

Respectfully submitted,

Rosa Berardi

Village Clerk