



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	October 6, 2026 at 07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag.

2. Roll Call

Council Attendance (Present)

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

Council Attendance (Not Present)

Mayor Barnett

Non-Voting

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

A. Motion: Appoint an Acting Mayor for the October 6, 2026 Village Council Meeting

Motion: To **Appoint an Acting Mayor for the October 6, 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, Sarver, and Davenport.

Nays: None.

3. Proclamations

- A. Code Compliance Month
- B. Community Planning Month
- C. Fire Prevention Week

Acting Mayor Sadowski-Fugitt read the three proclamations on behalf of Mayor Barnett. She presented the Code Compliance Month and the Community Planning Month proclamations to Director of Community Development Stan Popovich. She also presented the Fire Prevention Week proclamation to Downers Grove Fire Chief Scott Spinazola, Fire Prevention Division Chief Chris Hull and Public Education Specialist Ashley Downard.

Division Chief Hull addressed the Council and spoke about safe practices to prevent fires, including the safe charging of lithium batteries. He provided details about the annual Night at the Firehouse, taking place on Wednesday, October 7th, and the Silent Parade, scheduled to pass through downtown Downers Grove around 7:15 pm on Friday, October 9th.

4. Minutes of Council Meetings

MIN 2025-10947 A. Minutes: Village Council Meeting Minutes - September 15, 2026

Motion: To **Adopt the Village Council Meeting Minutes of September 15, 2026, as presented.**

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

5. Public Comments

There were no public comments.

6. Consent Agenda

COR 2026-11131 A. Claims Ordinance: No. 6675, Payroll September 18, 2026

BIL 2026-11101 B. Bills Payable: No. 6968 - October 06, 2026

MOT 2026-11419 C. Motion: Approving a Contract with DeSitter Flooring Inc. to Replace Carpet at Fire Station #102

RES 2026-11418 D. Resolution: Approving a First Addendum and Extension to the Contract with Lakeside Consultants, LLC

RESOLUTION 2026-64

A RESOLUTION APPROVING A FIRST ADDENDUM AND EXTENSION TO THE CONTRACT WITH LAKESIDE CONSULTANTS, LLC

Motion: To **Adopt the Consent Agenda of the October 6, 2026 Village Council Meeting, as presented.**

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

7. Active Agenda

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

Motion: To Adopt **A Resolution Approving an Annexation Agreement for the Property Located at 5726 Lomond Avenue, as presented. RESOLUTION 2026-65**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Public Comments:

There were no public comments.

Village Council Comments:

There were no Council comments.

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

Motion: To Adopt **An Ordinance Approving a Special Use to Construct a New Automobile Dealership at 2100 Ogden Avenue, as presented. ORDINANCE 6210**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Public Comments:

There were no public comments.

Village Council Comments:

Commissioner Gilmartin welcomed Rivian, LLC to Downers Grove. He thanked Bryan Gay and his associates with the Downers Grove Economic Development Corporation for their instrumental role in this development.

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

Motion: To Adopt **An Ordinance Approving a Sales Tax Rebate Agreement with Rivian, LLC, as presented. ORDINANCE 6211**

Result: Motion carried unanimously by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Gilmartin.

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

Nays: None.

Public Comments:

There were no public comments.

Village Council Comments:

There were no Council Comments.

8. First Reading

ORD 2026-11412 A. Ordinance: Approving a Zoning Map Amendment to Rezone Certain Property Located at 5412 Carpenter Street From R-3, Residential Detached House 3, to R-4, Residential Detached House 4

Mr. Popovich presented a PowerPoint related to First Reading Item A. He reviewed the site location for the zoning map amendment and discussed the petitioner's desire to add an addition to an existing detached garage. To facilitate the addition,

the petitioner was requesting the rezoning of the back half of the property (currently R-3) to match the front half of the property (currently R-4). He noted that the Planning and Zoning Commission recommended approval of the petition.

Public Comments:

There were no public comments.

Village Council Comments:

Commissioner Tully inquired if this was part of a planned lot consolidation. Mr. Popovich advised that it was an administrative lot consolidation. Commissioner Tully agreed that it did not make sense to have one lot with two different zoning designations.

Acting Mayor Sadowski-Fugitt concurred with Commissioner Tully.

ORD 2026-11413 B. Ordinance: Approving an Amendment to Forest Pointe Planned Unit Development #74 to Construct a Mixed-Use 13-Unit Apartment and Commercial Building at 5120 Forest Avenue

Mr. Popovich presented a PowerPoint related to First Reading Items B and C for Planned Unit Development #74, located at 5120 Forest Ave. He reviewed the site location, the previously approved project, and the additional changes proposed by the petitioner that included changes to parking, office space, and the number of residential units. He noted that the proposed changes for more residential units would increase density and required a new Special Use and Planned Unit Development amendment. He reported that the Planning and Zoning Commission found that all standards for a Planned Unit Development amendment and Special Use were met.

Public Comments:

There were no public comments.

Village Council Comments:

Commissioner Tully expressed support for the project, but inquired if the petitioner would consider exploring the feasibility of adding one or two additional street-level parking spaces.

Commissioner Sarver echoed Commissioner Tully's request that the petitioner look into additional street-level parking spaces.

Acting Mayor Sadowski-Fugitt agreed with Commissioner Tully and Commissioner Sarver and felt that more parking would be beneficial to the area.

ORD 2026-11414 C. Ordinance: Approving a Special Use to Construct a Mixed-Use 13-Unit Apartment and Commercial Building at 5120 Forest Avenue

Public Comments:

There were no public comments.

Village Council Comments:

There were no Council Comments.

ORD 2026-11415 D. Ordinance: Amending the Number of P-1, Full Alcohol, Off-Premise Consumption Liquor Licenses

Village Attorney Enza Petrarca reported that this ordinance was proposed to increase the total number of available P-1 packaged liquor license classifications from the current maximum number of 25 to 30. She noted that two businesses were currently on a waiting list to submit applications to the Liquor Commission.

Public Comments:

There were no public comments.

Village Council Comments:

Commissioner Tully clarified that future approval of this ordinance did not change the application process for a Liquor license.

9. Manager's Report

There was no Manager's Report.

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 zoning map amendment to rezone certain property located at 5412 Carpenter Street from R-3, Residential Detached House 3, to R-4, Residential Detached House 4.
2. An ordinance approving an amendment to Forest Pointe Planned Unit Development #74 to construct a mixed-use 13-Unit apartment and commercial building at 5120 Forest Avenue.
3. An ordinance approving a special use to construct a mixed-use 13-Unit apartment and commercial building at 5120 Forest Avenue.
4. An ordinance amending the number of P-1, full alcohol, off-premise consumption liquor licenses.

11. Council Member Reports

Commissioner Davenport acknowledged the good work of the Community Development Department, in honor of Code Compliance Month and Community Planning Month. He asked the public to be kind when working with the Community Development Department. With regards to Fire Prevention Week, he reminded the public to change their old smoke detectors, noting that SCARCE accepts old smoke detectors for recycling at Downers Grove Fire Stations. Finally, he reminded the public that it was 51 days until The Grove Express 5K on Thanksgiving Day.

Commissioner Roe reminded the public that Night at the Fire House (located at Fire Station #105 at 6701 Main St.) was taking place the following night, October 7th.

Commissioner Tully spoke in his capacity as the Downtown Management Corporation liaison and said that the DMC held a meeting last week, and noted that the Fine Arts Festival held the month prior was successful despite the weather. He reported that commercial vacancy remained low in the downtown area and the Downtown Management Corporation's draft Strategic Plan was coming soon. Commissioner Tully announced that work on the flexible amenity areas and the Linda Kunze Plaza all remained on schedule. He shared that the resurfacing of Lot B and Lot D were complete and the parking lots were opened. Commissioner Tully mentioned an annual fundraiser event held by "Hope's Front Door", a non-profit organization, was scheduled for November 13th at 6:30 pm at Bobak's Signature Events in Woodridge, IL. He encouraged the community to support that organization's cause.

Commissioner Sarver reiterated Commissioner Davenport's earlier call to be kind and asked the public to remain patient with all of the downtown construction.

Acting Mayor Sadowski-Fugitt reminded the public that early voting was underway, and she provided the early voting hours at the Downers Grove Civic Center.

12. Mayor's Report

There was no Mayor's Report.

13. Adjournment

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

Motion: To Adjourn the October 6, 2026, Village Council Meeting.

Result: Motion carried unanimously by voice vote.

Motion 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 7:34 pm.

Respectfully submitted,

Rosa Berardi
Village Clerk