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	November 17, 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 Davenport, Commissioner Sarver, Commissioner Roe.

Council Attendance (Not Present)

Commissioner Tully.

Non-Voting

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

3. Proclamations

A. Small Business Saturday

Mayor Barnett read the proclamation.

4. Minutes of Council Meetings

MIN 2025-10952 A. Minutes: Village Council Meeting Minutes - November 10, 2026

Motion: To **Adopt the Village Council Meeting Minutes of November 10, 2026,** as presented**.**
Result: Motion carried unanimously by roll call vote.
Motion to Approve: Commissioner Sadowski-Fugitt.
Seconded By: Commissioner Gilmartin.
Ayes: Commissioners Sadowski-Fugitt, Gilmartin, Roe, Sarver, Davenport and Mayor Barnett.
Nays: None.

5. Public Comments

There were no public comments.

6. Consent Agenda

BIL 2026-11105 A. Bills Payable: No. 6976 - November 18, 2026

COR 2026-11133 B. Claims Ordinances: No. 6679 and 6681, Payroll - October 16, 2026 and October 30, 2026

RES 2026-11462 C. Resolution: Approving an Agreement with Midwest Office Interiors for Public Works Office Furniture

RESOLUTION 2026-76

A Resolution Approving an Agreement with Midwest Office Interiors for Public Works Office Furniture

MOT 2026-11330 D. Motion: Authorizing the Renewal of the Village's Re-insurance for Property, Casualty, Cyber, Law Enforcement, Excess Workers Compensation, Excess Liability, Pollution, and Attorney's Professional Liability Coverage for 2027

Motion: To **Adopt the Consent Agenda of the November 17, 2026 Village Council Meeting,** as presented.
Result: Motion carried unanimously by roll call vote.
Motion to Approve: Commissioner Sadowski-Fugitt.
Seconded By: Commissioner Gilmartin.
Ayes: Commissioners Sadowski-Fugitt, Gilmartin, Roe, Sarver, Davenport and Mayor Barnett.
Nays: None.

7. Active Agenda

MOT 2026-11323 A. Motion: Estimating the 2026 Aggregate Tax Levy for the Village of Downers Grove

Motion: To Adopt a **Motion to find and determine that the aggregate levy for the Village of Downers Grove, as defined in the Illinois Truth in Taxation Law, estimated to be necessary to be raised by taxation for 2026 upon the taxable property in Downers Grove is $34,647,300. This amount is based upon an estimated levy of $2,586,645 for corporate and police; $2,935,500 for fire; $6,072,302 for police pension; $5,901,234 for fire pension; $7,815,189 for library operating; $1,365,025 for Refunding Bonds 2014 Series debt service; $514,250 for Refunding Bonds 2015 Series debt service; $486,100 for Stormwater Bonds 2019 Series debt service; $1,827,044 for Refunding Bonds 2020 Series debt services; $2,220,225 for Facility & Stormwater Bonds 2022 Series debt services;**

$1,124,119 for Water Bonds 2026A Series debt service, and $171,800 for Refunding Bonds 2026B Series debt service, as presented.
Result: Motion carried unanimously by roll call vote.
Motion to Approve: Commissioner Sadowski-Fugitt.
Seconded By: Commissioner Gilmartin.
Ayes: Commissioners Sadowski-Fugitt, Gilmartin, Roe, Sarver, Davenport and Mayor Barnett.
Nays: None.

Public Comments:
There were no public comments.

Village Council Comments:
Commissioner Gilmartin noted that this was just an estimate and was merely one piece of a multi-month budget approval process. He looked forward to supporting this estimate.

Mayor Barnett agreed with Commission Gilmartin and shared that all aspects of the budget will continue to be discussed.

8. First Reading

ORD 2026-11442 A. Ordinance: Authorizing a Special Use to Permit an Accessory Structure on a Lot of Record After Principal Structure is Demolished at 820 Maple Avenue

Village Manager Dave Fieldman introduced the Director of Community Development, Mr. Stan Popovich, who presented a brief PowerPoint presentation about this agenda item. He noted that the petitioner owned two adjacent residential properties, and he sought to maintain an accessory structure on one property, after the home was demolished. Mr. Popovich reported that the Planning and Zoning Commission recommended approval at a recent meeting. The petitioner, Andrew Malone, thanked the Council for their consideration.

Public Comments:
There were no public comments.

Village Council Comments:
There were no Council comments.

ORD 2026-11319 B. Ordinance: Adopting the Fiscal Year 2027 Budget in Lieu of Passage of an Appropriation Ordinance

Village Manager Fieldman advised that this was the third public meeting that this budget was discussed. He presented several budget highlights, which included, but weren't limited to, the implementation of long-range planning strategies necessary for sustainability in the water system, support for the closeout of the Ogden TIF district, a balanced health fund, full funding needed to support all Priority Action Items aligned with Guiding DG, and over $35.5 million invested in infrastructure systems.

Village Manager Fieldman then introduced Bryan Gay, the President & CEO of the Downers Grove Economic Development Corporation (EDC), who presented the EDC's FY27 budget request to the Council via a PowerPoint presentation. Mr. Gay discussed 2025 Project Activity Highlights, noting 14 major projects within the Village that created or retained 525 new jobs. He reported on the 2026 Year-to-Date Activity, noting 7 major projects within the Village that created or retained 750 jobs. He reviewed notable completed projects within the Village, as well as future ribbon-cutting and ground-breaking ceremonies for planned developments. He reported that the EDC identified almost 1,700 businesses in Downers Grove, and he reviewed his team's efforts on business retention and marketing.

Mr. Gay advised that the EDC board recently reviewed and approved the FY27 budget. The budget had a total income of approximately $832,000, including a budget request of $759,000 from the Village and approximately $73,000 from program revenues. The EDC's FY27 Budget's total expenses for the year were

$844,000, with a projected $0 ending cash balance for FY27. Finally, Mr. Gay advised that the budget maintained current staffing levels of four full-time employees and provided funding for professional development.

Public Comments:
There were no public comments.

Village Council Comments:
Commissioner Davenport commented that it was a great report, and he was pleased to see all of the EDC's success.

Commissioner Sadowski-Fugitt thanked Mr. Gay for his detailed report and noted that it was publicly available on the EDC website.

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 authorizing a special use to permit an accessory structure on a lot of record after principal structure is demolished at 820 Maple Avenue.

10. Manager's Report

INF 2026-11464 A. Information: Discussion of the Proposed Design for the North Side Train Station Plaza

Village Manager Fieldman presented the preliminary design of the North Side Train Station Plaza using a PowerPoint presentation. He noted that the design borrowed cues from the new Linda Kunze Plaza, and the plan creates more plaza space for public gatherings. The design contained a dedicated space for public art near the center shelter, a covered bike storage/parking space, new canopy trees, and a

planned gateway entry sign. He reviewed the project schedule, with a targeted completion timeline of early to mid-summer.

Public Comments:
Bill Raza, a resident of Station Crossing Condo Association, supported many of the aspects of the proposed design. However, he expressed concern about the reduction of space for vehicles in the circle drive during weekday rush hours. He felt that the reduction in vehicle space would likely lead to traffic congestion around his building.

Kevin Lark, a resident and founder of Local Legends DG, a registered 501(c)(3), presented a PowerPoint to the Council about his organization's on-going efforts to bring a public art statue of Downers Grove native, Randy Poffo, famously known as "Macho Man Randy Savage" to the North Train Station Plaza. He reiterated the support from Poffo Family Estate and Conagra Brands, and reviewed recent work completed by the sculptor that his organization had retained. He informed the Council that his organization was prepared to increase the private investment toward this project from what was initially listed in their original RFP. He thanked the Council for their consideration.

Council Comments:
Commissioner Sadowski-Fugitt asked for clarification about the number of parking spots that would be preserved with the design plan. Manager Fieldman advised that he would confirm the exact number at a later time, but noted that the on-street Warren Avenue spaces were being preserved. Village Manager Fieldman elaborated that during the Guiding DG process, the design plan follows the Council's direction in the design cues and the Streetscapes Plan.

Commissioner Davenport advised the design was terrific, and he complimented the symmetrical placement of the pavilion and the plan to use clay tile roofing on the pavilion to match the train station. He stated while he was in favor of the Randy Poffo sculpture, he suggested that the center public art space should be relocated

to one or both of the lawn areas. He wasn't sure if the potential Randy Poffo statue, or any other public art display, should be the center piece.

Commissioner Sarver loved the proposal and welcomed the additional seating. She confirmed with Manager Fieldman that the listed electrical improvements did not contain any drastic changes.

Commissioner Roe advised that this was a great plan. He loved the rendering of the shade structure and the seating walls similar to that of the Linda Kunze Plaza. He confirmed with Manager Fieldman that there would only be space for one line of vehicles in the turn-around. Commissioner Roe shared that he liked the idea of placing the Randy Poffo statue in the center of the North Side Train Station Plaza design.

Commissioner Sadowski-Fugitt advised that she loved the design. She asked about the feasibility of adding solar to the north or south plazas. She appreciated the additional green spaces, the additional bike racks, and the gateway sign. She was uncertain if there was funding to support 2 art pieces for the north side plaza. She said she was supportive of having the Randy Poffo statue being front and center, because she agreed it was a good local story with a person doing a lot of charity work. She saw the value of having an established artist's work at the downtown station.

Commissioner Gilmartin agreed that this was a great design. He was curious about the lighting plan for increased pedestrian space. He also agreed that that shelter for the bikes was a great addition, with perhaps future solar panels. With regards to the artwork, he supported the centered placement of the artwork in the rendering, but he was not enthusiastic about the "Macho Man" statue at that location. He noted for the record that a statue of "Macho Man" does belong in the Village, but he felt that this was not the correct location. He was not opposed to the statue, in general, but felt it was not the right location. He suggested working with the Historical Society to select the right art for the North Side Train Station. He was also concerned about the proposed scale of "110%" for the "Macho Man" statue

near the shade structure. He supported the gateway sign proposal at the north plaza.

Mayor Barnett was in favor of the North Side Train Plaza design and complemented the overall symmetry of the plan. Mayor Barnett paused at the idea of adding solar panels to the roof, due to aesthetics. He loved the idea of covered bike parking, and he agreed with Commissioner Gilmartin's remarks about the potential "Macho Man" statue. Mayor Barnett advised that it was likely a better future fit for the art and entertainment area intended for the Fairview Avenue redevelopment. He confirmed with Manager Fieldman that the proposed trees were safe from any actions by Metra.

INF 2026-11470 B. Information: Discussion of Fairview Avenue Station Parking Lot I

Village Manager Fieldman introduced the Director of Community Development, Stan Popovich, who addressed the Council with a PowerPoint presentation for the potential redevelopment of Fairview Avenue Station Parking Lot I. Seeking direction from the Council, Mr. Popovich outlined the attributes of a good RFP. He provided the background and planning history of the area, and noted that the Village's agreement with Metra allowed for development in 2028. He shared that the Guiding DG Plans, the Attainable Housing Study and the Fairview TIF Redevelopment Plan will all be used to achieve the goals and objectives of this area.

He advised that that staff developed four example scopes to help aid the Council's discussion, and while they were not actual development proposals, the four scopes were intended to assist to demonstrate potential trade-offs for each scope.

The four scopes Mr. Popovich presented were: 1. Market rate townhomes (approximately 30 units) 2. Income-qualifying apartments (approximately 60-80 units) 3. Mixed-Income Apartments (market rate in 1 building of about 75-80 units and income qualifying in the other building of about 45-50 units) and 4. Market Rate

Apartments (approximately 120 units). Mr. Popovich provided the financial considerations for each of the scopes.

Mr. Popovich asked the Council for their feedback on which scope they preferred and why, in order to help staff create an RFP that was both specific and flexible.

Manager Fieldman thanked the EDC for examining these scopes and advised that Mr. Gay and his team were prepared to answer any questions from the Council.

Public Comments:
No public comments.

Council Comments:

Commissioner Sadowski-Fugitt expressed strong support for Scope #3 (mixed-income apartments), citing the need to serve single parents working two jobs, early professionals, veterans, and seniors on fixed incomes. She noted the Village has enough above-median-rent units and that this was an opportunity to do something positive. She asserted the importance of being responsive to the needs revealed by the Attainable Housing Study.

Commissioner Sarver also expressed support for Scope #3, but was concerned that the addition of up to 80 units could have a negative impact on commuter parking and could cause further traffic congestion in the area. Commission Sarver felt that Scope #4 would likely bring in more money, but felt that it was time to live up to what the Village believed in, rather than merely focusing on what would bring in the most money.

Village Manager Fieldman responded to Commissioner Sarver's concern, sharing that the Village was actively monitoring the use of the Fairview Train station system. He said the Village is trying to make sure to match peak demand. He said that the average number of cars per day, midweek, was about 70 cars per day, with the maximum about 100 cars. He shared that the goal was to keep Fairview Ave as a

viable option for train commuters. He said that the larger scale development is what was more desirable for developers, however, he noted that the building size and unit count is still very flexible in the future RFP.

Commissioner Roe preferred to see a mixed-use project (not one of the scope options offered), that contained commercial space on the first floor. He agreed with Commissioner Sadowski-Fugitt that this project needs balance and it was a good opportunity for a mixed-income apartment development.

Commissioner Gilmartin advised that this area has been closely examined in recent years and this was an opportunity to see what the Village could do to make a difference when it comes to affordability in housing. He recalled past RFPs with no responses when it came down to specific numbers of affordable housing units listed in the RFP. Manager Fieldman clarified that if directed by the Council, the RFP would communicate that the Village was specifically looking for an attainable component, and developers would understand that there was a required component, and the Village would receive responses accordingly.

Commissioner Davenport stated that he could agree with much of what was already conveyed by the Council, but he pointed out that a 2.55-acre site was special. He suggested that it may be wise to hit the “pause button” right now due to uncertainty in the economy. He supported the idea of a mixed-use development for Fairview Avenue and the chance for retail on the first floor. He recognized that the sooner that something is developed, the better for the TIF district, but he felt that there should be additional conversations with the school districts and park districts. Commissioner Davenport suggested that this project might be better suited for the next seated Village Council. He was concerned about being pigeon holed into one of the presented scopes at this time. He noted the value of this property and the need to maximize the amount the Village can get for the property for the current residents of the Village.

Commissioner Gilmartin replied that he appreciated Commissioner Davenport’s comments but advised that one main challenge is that though Scope #3 is in line

with what he and the community wants, he does not really understand the full economic impact of that scope versus Scope #3 (market rate apartments). He suggested the Council obtain more clarity on the economic impact will be to the Village before they decide which scope is best. Commissioner Gilmartin said he did not support Commissioner Davenport's suggestion to delay this project.

Commissioner Sadowski-Fugitt reiterated that giving people the option of a lower entry point to reside in the Village should be immediately explored with a mixed-use scope. She said the Council has been discussing what the residents want for a few years now, and this was the way that the Village could be fiscally responsible while providing the residents with options. She was not interested in a pause on this project.

Commissioner Gilmartin clarified that he was in no way making this solely about money. He said if the Council was making a recommendation purely on the Attainable Housing Study, then the Council needs to consider all aspects of the four scopes. His preference was still Scope #3, but he sought more details on the financial pros and cons of Scope #3 versus Scope #4.

Mayor Barnett expressed support for pressing forward with the development process, and he favored Scope #1 (market rate townhomes), noting that there are plenty of large apartment complexes near this area already. He asked if the train depot building itself would remain standing or if the Council was considering the lot in its entirety. Manager Fieldman clarified that the landmark train station would remain, and future developments would need to be worked around the building. Mayor Barnett noted the importance of accelerating the development process given the Fairview TIF timeline. He expressed reservations about using the Village's authority to help 50 people that may be future residents one day, noting that moving in that direction may work against maximizing the site and could conflict with achieving a predictable and fast development timeline. He suggested the next steps involve staff digesting the Council's direction and developing an RFP that balances specificity and flexibility.

Manager Fieldman advised that staff will take the Council's direction and move forward with a mixed-income approach to develop the next steps.

REP 2026-11471 C. Report: Priority Action Item Update

Village Manager Fieldman provided the Council with a concise update on the Village's 18 Priority Action Items. There were no Council questions.

11. Council Member Report

Commissioner Davenport reminded the public about the Grove Express 5k on Thanksgiving Day.

Commissioner Sadowski-Fugitt thanked everyone for their support of the Grove Foundation throughout the year. She reported that $18,000 worth of grants were recently issued to charities in Downers Grove.

Commissioner Sarver spoke as liaison to School District 58 and shared that she spoke with Superintendent Dr. Russell about the potential Parking Lot I redevelopment, and Dr. Russell asked that the school district be kept in the loop as the development may affect the local schools.

Commissioner Gilmartin wished everyone a Happy Thanksgiving.

12. Mayor's Report

Mayor Barnett asked the public to think of others and explore ways to support the numerous organizations that assist fellow community members, especially during this time of year.

13. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

Motion: To **Adjourn the November 17, 2026, Village Council Meeting.**
Result: Motion carried unanimously by voice vote.
Motion to Approve: Commissioner Sadowski-Fugitt.
Seconded By: Commissioner Gilmartin.
Ayes: Commissioners Sadowski-Fugitt, Gilmartin, Roe, Sarver, Davenport and Mayor Barnett.

Nays: None.

The meeting adjourned at 9:12 pm.

Respectfully submitted,

Rosa Berardi
Village Clerk