

VILLAGE OF DOWNERS GROVE
Report for the Village Council Meeting
3/10/2026

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| SUBJECT: | SUBMITTED BY: |
| An Ordinance Creating a full alcohol, Brewing Facility Liquor License | Enza Petrarca Village Attorney |

SYNOPSIS

An ordinance has been prepared creating a liquor license classification that would allow the retail sale of alcoholic liquor for on-premise consumption at a Brewing Facility.

STRATEGIC PLAN ALIGNMENT

The goals for 2025-27 include *Strong, Diverse Local Economy*.

FISCAL IMPACT

N/A

UPDATE & RECOMMENDATION

This item was discussed at the March 3, 2026 Village Council meeting. Staff recommends approval on the March 10, 2026 Active Agenda.

BACKGROUND

Staff has received a request for an amendment to the Liquor Control Ordinance for the creation of a liquor license classification that would allow the retail sale of alcoholic liquor for on-premise consumption at a Brewing Facility. Under the current code, Brewing Facility licenses are limited to the retail sale of craft beer produced on the premises. The primary business of the establishment must be for the purpose of brewing beer produced on the premises for both on and off-premise consumption. Food service is not a requirement for this license classification. The proposed ordinance limits the number of Class BF-1 licenses to four.

In order to allow both the consumption of beer (produced onsite) and the retail sale of alcohol (not produced onsite) the establishment must also hold or obtain a Class 3 brewers license from the State of Illinois.

ATTACHMENTS

Ordinance
Liquor Commission Recommendation & Minutes

VILLAGE OF DOWNERS GROVE COUNCIL ACTION SUMMARY

INITIATED: Village Attorney DATE: March 10, 2026
(Name)

RECOMMENDATION FROM: _____ FILE REF: _____
(Board or Department)

NATURE OF ACTION:

STEPS NEEDED TO IMPLEMENT ACTION:

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt " AN ORDINANCE AMENDING THE BREWING FACILITY LIQUOR LICENSES", as presented.



SUMMARY OF ITEM:

Adoption of the attached ordinance shall amend the Brewing Facility liquor license classification.

RECORD OF ACTION TAKEN:

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE
BREWING FACILITY LIQUOR LICENSES**

BE IT ORDAINED by the Village Council of the Village of Downers Grove in DuPage County, Illinois, as follows: (Additions are indicated by redline/ underline; deletions by ~~strikeout~~):

Section 1. That Section 3.13 is hereby amended to read as follows:

Sec. 3.13 Classification of Licenses

* * *

Class "BF" Brewing Facility Licenses

"BF-1" brewing facility licenses shall authorize the on-premise consumption of alcoholic liquor and the retail sale of beer produced on the premises for off-premise consumption.

"BF-2" brewing facility licenses shall authorize the on-premise consumption of beer and wine and the retail sale of ~~craft~~ beer produced on the premises for off-premise consumption ~~off the licensed premises where the premises is that of a brewing facility as defined herein.~~

Unless otherwise restricted by State law, such licenses may provide delivery service pursuant to DGMC Section 3.33.4 and "pick up" services pursuant to DGMC Section 3.33.6 herein. The following provisions shall apply:

Product sampling shall be permitted in accordance with State law at no charge,

On-premise consumption shall be limited to the retail portion of the licensed premises except during supervised tours and private events. The retail portion shall not exceed three thousand (3,000) square feet.

Patrons under the age of twenty-one (21) shall be allowed on the premises when accompanied by an individual twenty-one (21) years of age or older, however, classes and seminars shall be limited to patrons twenty-one (21) years of age or older.

* * *

Section 2. That Section 3.15 is hereby amended to read as follows:

Sec 3.15 Limitation On Number Of Licenses

The number of licenses in each classification as defined in DGMC Section 3.13 which it shall be lawful to issue shall be limited so that the licenses in force and effect at any time shall not exceed the following numbers:

| License Classification | Amount of licenses not to Exceed |
|--|----------------------------------|
| "AS" (Arts & Crafts Studio) | 2 |
| "B-1" (Brew Pub) | 1 |
| <u>BF-1 (Brewing Facility – full)</u> | <u>4</u> |
| "BF-2" (Brewing Facility- <u>beer/wine</u>) | 4 |
| "BYO" (Bring Your Own - beer/wine) | 4 |
| "C-1" (Club, private) | 6 |
| "G" (Golf Course) | 1 |
| "H-1" (Hotel) | Unlimited |
| "K-1" (Catering - full) | 12 |
| "K-2" (Catering - Park District - beer/wine) | 1 |
| "O" (Outdoor) | Unlimited |
| "P-1" (Packaged - full) | 25 |
| "P-2" (Packaged - beer/wine) | 15 |
| "P-O" (Packaged - full off-premise and on-premise consumption - Grocery Store) | 3 |
| "REC-1" (Recreation Facility - full) | 5 |
| "REC-2" (Recreational Facility - beer/wine) | 3 |
| "R-1" (Restaurant - full) | Unlimited |

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| "R-2" (Restaurant - beer/wine) | Unlimited |
| "R-3" (Restaurant - full, on-premise and off-premise consumption) | 3 |
| "RF" (Retirement Facility - full) | Unlimited |
| "S-1" (Special Event) | Unlimited |
| "SAL" (Salon - beer/wine) | 5 |
| "S-2" (Special Event) | Unlimited |
| "T" (Theater) | 1 |
| "WB" (Wine/Beer Boutique) | 5 |

Section 3. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 4. That this ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

Mayor

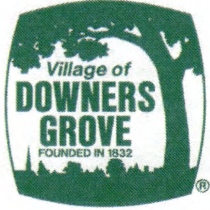
Passed:

Published:

Attest: _____

Village Clerk

February 11, 2026



downers.us

The Honorable Robert Barnett
Mayor and Liquor Commissioner

Re: Proposed Ordinance – Brewing Facility Full Alcohol Liquor License Creation

Dear Mayor Barnett:

On Thursday, February 5, 2026 the Liquor Commission considered a draft ordinance concerning the creation of a full alcohol, Brewing Facility liquor license classification.

The following findings were made:

MR. MEHTA MOVED TO CREATE A FULL ALCOHOL BREWING FACILITY LICENSE. MR. FENTON SECONDED.

Aye: Mr. Mehta, Mr. Fenton, Mr. Dietrich, Ms. Kastory, Mr. Shah,
Chairman Johnson

Nay: None

Abstain: None

MOTION CARRIED: 6:0:0

Chairman Johnson requested a motion from the Commission concerning the number of licenses should be made available.

MR. FENTON MOVED TO RECOMMEND THAT FOUR (4) FULL ALCOHOL BREWING FACILITY LICENSES BE CREATED. MR. DIETRICH SECONDED.

Aye: Mr. Fenton, Mr. Dietrich, Ms. Kastory, Mr. Mehta, Mr. Shah,
Chairman Johnson

Nay: None

Abstain: None

MOTION CARRIED: 6:0:0

Further discussion of this subject can be found in the February 5, 2026 minutes of the Liquor Commission (attached).

Very truly yours,

Rob Johnson, Chairman
Liquor Commission

VILLAGE OF DOWNERS GROVE

CIVIC CENTER

850 Curtiss St.
Downers Grove, IL
60515-4782

MAIN 630.434.5500
POLICE 630.434.5600

FIRE DEPT

Administration
5420 Main St.
Downers Grove, IL
60515-4834

630.434.5980

PUBLIC WORKS

5101 Walnut Ave.
Downers Grove, IL
60515-4046

630.434.5460

DRAFT**VI. NEW BUSINESS**

Chairman Johnson asked if there was any discussion, update from staff or comments from the Commission regarding any new business.

Ms. Kuchynka stated Blume & Ferris has made a request for classification creation. She stated that a representative was present to discuss the request.

Ms. Kuchynka asked that any individual(s) representing the applicant step forward and be seated. She asked that any individual(s) giving testimony, state and spell their name for the record, indicate their affiliation with the establishment and be sworn in by staff.

Mr. Micheal Ferris was sworn in by Ms. Kuchynka. He introduced himself as part owner of Blume & Ferris Ale House.

Ms. Kuchynka stated that this month's packet contained an overview of the request, staff report and draft ordinance.

Chairman Johnson stated that he read their request and the letter was excellent. He asked Mr. Ferris to summarize.

Mr. Ferris stated that they are open now. He advised that the Class 3 Brewers License from the State of Illinois permits the sale of beer, wine, liquor and spirits pursuant also to local authority. He stated they would like to be able to offer patrons a limited selection of Irish whiskeys. He stated that they do not have the room for a well and do not plan to offer mixed drinks. He stated that he is personally invested in a curated section of Irish whiskey and would like to offer hot totties, hot whiskeys and Irish coffee as the season allows.

Chairman Johnson requested questions from the Commission.

Ms. Kastory had no questions.

Mr. Fenton had no questions.

Mr. Dietrich asked if it would require a new classification. Ms. Kuchynka replied yes.

Ms. Kuchynka stated that the Village has a brewing facility license that only allows licensees to brew and serve the beer produced on the premises. She advised that State law has been amended to provide brewers the ability to offer wine and alcohol in addition to their product. She advised that when the license was created by the Village it was limited to beer. She noted that the industry has evolved and brewers are now producing ciders. She stated that some brewers want to offer additional products to patrons that do not like craft beer. She added that the draft ordinance is proposing to allow the sale of hard alcohol, domestic beer, wine, and beer produced on the premises. She stated that a new license would need to be created to allow this activity and the next step after the creation of the license would require Blume & Ferris to return to the Commission to apply for it.

Mr. Dietrich asked whether what is being created by the Village will be allowed by the State. Ms. Kuchynka replied yes.

Ms. Kuchynka stated that pursuant to Home Rule, the Village can be more restrictive than the State. She stated that now that the State law for brewers has changed, Blume & Ferris has paid the license creation fee required by local ordinance for this proposed amendment to expand activities on the site.

Mr. Mehta sked how many brewing facility licensees operate in the Village. Ms. Kuchynka replied Blume & Ferris, Alter and Goldfinger. She stated that Alter and Goldfinger could have an opportunity to apply for the upgrade. Mr. Ferris noted that Alter may not be eligible under their current State license classification. Ms. Kuchynka noted that any brewing facilities requesting a local upgrade would also have to upgrade their State license in order to qualify.

Mr. Mehta stated that when a license is created a limit is placed on the number allowed. Ms. Kuchynka stated yes and noted that the new license is limited to one in the draft ordinance. She added that number may be increased in order to provide opportunity to other brewers.

Ms. Kastory asked if the number of licenses allowed can be amended. Ms. Kuchynka replied yes and can be based upon request but she was unsure if Goldfinger or Alter could qualify under their current State license and they would have to be willing to pay the application fee and annual fee increase. She noted that they may not have room to add other liquor nor be willing to sell product other than theirs.

Ms. Kuchynka advised that based on the discussion this evening, she would request a motion on whether or not to present this draft ordinance to the Village Council for consideration. She stated that the meeting minutes, along with their recommendation and a staff report would need to be placed on an upcoming Village Council agenda. She stated that once and if approved, Blume & Ferris would need to apply for the newly created license classification.

Mr. Dietrich stated that although it is the intent of Blume & Ferris to offer whiskey, the ordinance would not prohibit them selling other items such as a Bloody Mary. Ms. Kuchynka replied yes and that the licensee would not limit the sale of any other alcohol.

Ms. Kuchynka stated that the brewing facility license was very limited and noted that these facilities are starting to evolve.

Mr. Dietrich sked if there is a food component requirement under the current license. Ms. Kuchynka replied no but noted that Blume & Ferris do have food. She stated that the primary business is brewing.

Mr. Mehta asked if the current brewing facility non-food service requirement needs to be changed. Ms. Kuchynka replied no.

Mr. Mehta was curios if the creation of this license could be a work around for bars to open up without a food service requirement. Ms. Kuchynka replied no. She referred to the definition of brewing facility, which per the ordinance, states as follows "[a] place kept, used, maintained, advertised or held out to the public as a place in which the primary business is the distribution, manufacture, packaging, sale and storage of craft beer produced on the premises in compliance with Federal and State laws." She felt the definition alone would prevent a bar from being able to obtain this license.

Mr. Mehta questioned as to why the license at this time was being limited to one in number. Ms. Kuchynka replied it was an arbitrary number that staff had chosen. She stated she was fine with increasing that number.

Mr. Mehta stated that Lucky Monk may be opening a location on Butterfield Road. Ms. Kuchynka was unaware of that establishment coming to the Village. Mr. Mehta felt the number should be increased to be ready to entice businesses to come to the Village.

Mr. Shah asked Mr. Ferris if he would distill on the premises. Mr. Ferris replied no. Ms. Kuchynka stated that ordinance as written will only allow the resale of alcoholic liquor from the premises. She stated that alcoholic liquor produced on the premises would not be allowed. Mr. Ferris noted that that would require a different Federal distillers' license too. Ms. Kuchynka noted that there are no licenses

on the books that would allow a hard alcoholic distillery in the Village and noted a new license would need to be created for that activity.

Chairman Johnson welcomed Mr. Ferris back. He stated that he has been to the site and noted his staff is very attentive and takes their serving responsibilities seriously. He stated that the license permits those under 21 to be in the facility. Mr. Ferris replied that they are fortunate to have good staff. He stated that they encourage families to gather. He stated they are kid-centric and offer juice boxes as an enticement.

Chairman Johnson asked for any staff recommendations.

Ms. Kuchynka requested a motion to forward the draft ordinance to the Village Council for consideration. She stated she would be will to increase the number of licenses available.

Chairman Johnson requested a motion from the Commission.

**MR. MEHTA MOVED TO CREATE A FULL ALCOHOL BREWING FACILTY LICENSE.
MR. FENTON SECONDED.**

Aye: Mr. Mehta, Mr. Fenton, Mr. Dietrich, Ms. Kastory, Mr. Shah, Chairman Johnson

Nay: None

Abstain: None

MOTION CARRIED: 6:0:0

Ms. Kuchynka stated that she would bring this recommendation to the Village Council and let the Commission know when it will be presented. She encouraged Mr. Ferris to attend those public meetings. She stated once the ordinance is adopted, Blume & Ferris will need to return to the Commission to apply.

Mr. Fenton asked if they should make a formal recommendation to increase the number of licenses available. Ms. Kuchynka replied yes. She requested a motion to amend the draft ordinance as it relates to the number of licenses the Commission would wish to make available.

Chairman Johnson requested a motion from the Commission concerning the number of licenses should be made available.

MR. FENTON MOVED TO RECOMMEND THAT FOUR (4) FULL ALCOHOL BREWING FACILITY LICENSES BE CREATED. MR. DIETRICH SECONDED.

Aye: Mr. Fenton, Mr. Dietrich, Ms. Kastory, Mr. Mehta, Mr. Shah, Chairman Johnson

Nay: None

Abstain: None

MOTION CARRIED: 6:0:0

Ms. Kuchynka stated that she would amend the ordinance and forward both recommendations to the Village Council for consideration.