

## Responses to Village Council Questions

### August 4, 2026

**First Reading:** [ORD 2026-11282](#) G. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision (Also includes items B, C, D, E, F and H on First Reading)

1. *Is the proposed 5 foot setback (relief requested) similar to the setback of the existing conditions?*

Yes, the proposed and existing building setbacks are similar. The existing building at 1219 Ogden Avenue is approximately two feet (2') from their west property line.

2. *Could a public access easement be placed over the area of the vacated alley to allow for public use?*

Staff does not recommend using this approach. If the Council determines that the public alley is used and should remain in use by the public, then the alley should not be vacated. The alley vacation is required to allow the site to be developed as planned. A cross access easement benefitting the adjacent properties will be provided. Further, a public utility easement will also be provided.

3. *What type of landscaping and screening is proposed? Will the fence provide any screening?*

The zoning ordinance does not require screening along the south property line as the adjacent properties to the south are also zoned B-3. The petitioner is proposing to install an eight foot (8') tall solid fence along the south line of the alley immediately south of the proposed building at 1219 Ogden Avenue. The petitioner is proposing to install a four foot (4') tall open design fence along the south line of the alley immediately south of the proposed building at 1205 Ogden Avenue.

4. *Could the Council require that all lighting be Dark Sky compliant?*

Yes, a condition requiring that all lighting be Dark Sky compliant could be added as a condition of approval if so directed by the Council.

5. *Could the Council require the following conditions:*

- *Require the Dutch Bros to begin business/open the restaurant during the summer months when D58 and D99 are not in session.*

Yes, the Redevelopment Agreement could be amended to state that the initial opening of the Dutch Bros restaurant shall be no earlier than June 15, 2027. The petitioner has indicated to staff that the current construction schedule calls for the Dutch Bros to be open and operating prior to this date. This condition has not been discussed with the petitioner. The petitioner may have some concerns or objections to this condition.

- *Require that the curb cut onto Saratoga be closed on school days from 3:00 to 4:00pm for the first 60 days that Dutch Bros is operating.*

Yes, this condition could be included in the Planned Unit Development Ordinance and/or the Redevelopment Agreement. If this condition were included, the vehicular movements at this intersection would be reduced. It should be noted that vehicles desiring to travel southbound on Saratoga from the site would likely exit eastbound on Ogden and then turn south at the traffic signal, shifting vehicles to the exit lanes on Ogden and Linscott. Further, enforcement of this condition could be challenging.

- *Require that the Lot 2 property be paved and used for Dutch Bros vehicle queuing for a specific time frame after Dutch Bros opens or until the average number of daily customers reaches a predetermined number.*

Yes, this condition could be included in the Planned Unit Development Ordinance and/or the Redevelopment Agreement. If this condition were included, the petitioner would be required to prepare and submit a site plan and on-site traffic circulation plan for review and approval. The on-site traffic plan for the grand opening period previously submitted by the petitioner and discussed at the Planning & Zoning Commission meeting does not effectively meet this potential condition as it does not maximize vehicular queuing on Lot 2 and directs all in-coming traffic to enter the site at Saratoga, which is in conflict with the previous potential condition.

6. *Please have the petitioner describe the target markets for Dutch Bros customers*

Staff has requested that the petitioner address this topic during their presentation.

7. *How will the operations of the Dutch Bros differ from those of the 7Brew in Naperville?*

Staff has requested that the petitioner address this topic during their presentation.

8. *How long will it take for the Dutch Bros operations to stabilize (i.e., when will the "Grand Opening" period end?)?*

Staff has requested that the petitioner address this topic during their presentation.

9. *How many customers and cars per day are expected once the operations are stabilized?*

Staff has requested that the petitioner address this topic during their presentation.

*10. How will the opening of other nearby Dutch Bros reduce the number of cars and customers at this location? What is the expected decrease?*

Staff has requested that the petitioner address this topic during their presentation.