



rRemarks Data for August 04, 2026 Village Council Meeting

Agenda Section & Item: First Reading - ORD 2026-11283 E. Ordinance: Amending the Zoning Ordinance of the Village of Downers Grove, Illinois to Designate the Property at 1205 and 1219 Ogden Avenue as Planned Unit Development #76 (Dutch Bros Resubdivision)

Commenter: Colleen Kramnic

Comment: Dear Village Council Commissioners:

I am a 30-year Downers Grove resident who lives on Saratoga Avenue. I am concerned about the possibility of a Dutch Brothers at the corner of Saratoga and Ogden. Based on traffic and safety concerns, I urge you to reject the Dutch Brothers proposal.

Traffic Jams Day & Night

At the Zoning Commission meeting, much of the concern focused on the traffic impact during Herrick and DGN's arrival and departure times. Those are certainly high traffic times on a narrow street filled with parents parking directly on both sides of Saratoga (irregardless of the no parking signs), buses and teenage pedestrians. However, I believe that the increased traffic will occur throughout the day and into the night (10pm closing time) as I've witnessed at other Dutch Brothers locations in California and at 7 Brews in Naperville.

Social Media Drives Repeated Customer Visits

According to the Dutch Brothers representative, the car traffic will be intense during its Grand Opening weekend, but within 6 weeks of opening, the traffic will decrease by 50%. It's naive to think that a business model will be content with that level of drop off. Dutch Brothers drives its customers' repeated visits on social media by offering special drinks, free collectible swag (drink sleeves, bag charms and mini figurines), offers on special days and limited time stickers. Nearby teenagers are the primary audience for its social media marketing efforts to maintain an excitement around the Dutch Brothers brand beyond the Grand Opening.

Other Chicagoland Locations Lessen DG Traffic?

As the Dutch Brother representative also mentioned, once other Chicagoland locations open, they will relieve the traffic and interest in the DG location. However, I

question how Romeoville or Melrose Park locations will have any impact on the Saratoga/Ogden location.

I'm very concerned that the additional traffic would negatively combine with teenage and senior pedestrians on a narrow thoroughfare to Jewel, Chase, Ogden and I-88. This seems like a recipe for disaster and an unsafe location for the Dutch Brothers business. I respectfully urge to you disapprove the motion to approve Dutch Brothers on Saratoga & Ogden Avenues.

Sincerely,
Colleen Kramnic
4625 Saratoga Avenue
630-730-4850

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Commenter: Scott Steiner

Comment: As a parent of a Herrick and DGN students, I am strongly opposed to the proposed Dutch Bros coffee at this proposed location. Traffic in this area is already incredibly congested during the morning rush hour. Students are crossing the street and Ogden and Saratoga while traffic is backed up on Ogden, which already causes cars to block the crosswalk in the morning. The coffee shop will dramatically increase traffic at this intersection. I have driven past their location in Naperville in the middle of Sunday afternoon and witnessed 30 cars in line. I can only imagine the number of cars that will be backed up at this proposed location on a weekday morning while kids and buses are trying to get to both schools. The increased traffic also greatly increases the likelihood of a child being hit by a car. Our children's lives are much more valuable than coffee. Please seek an alternate location for the coffee shop that isn't so close to any schools or an intersection that is already incredibly busy. Thank you!

Agenda Section & Item: First Reading - ORD 2026-11284 F. Ordinance: Rezoning Certain Property Located at 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision)

Commenter: Jim McDonough

Comment: I'm in favor of businesses new to the Chicago area choosing Downers Grove to open a retail establishment. Ogden Avenue & Saratoga Avenue is a commercial corridor. By all means, let's make the most of an opportunity to redevelop what has long been two parcels that have been in need of redevelopment!

Agenda Section & Item: First Reading - ORD 2026-11282 G. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision

Commenter: Jadie Steiner

Comment: As a resident and parent of children attending both North High School and Herrick Middle School, I am writing to express my opposition to the proposed Dutch Bros special-use permit and development.

I respectfully ask that you consider the concerns of residents regarding the impact this project could have on our neighborhood, community, and the students who travel through this area each day. The intersection is already heavily congested and presents significant challenges for both vehicle and pedestrian traffic, particularly during school arrival and dismissal times.

While our family enjoys and supports local coffee businesses, I do not believe this is an appropriate location for a development that is likely to increase traffic and congestion. Thank you for your time, consideration, and commitment to serving our community.

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Commenter: Amanda MacDonald

Comment: I love Dutch Bros. It was my favorite coffee shop by a mile when I lived in Arizona and I have missed it since I moved to this area some 3 years ago. HOWEVER, I have also worked in Downers Grove and Ogden Ave is a regular part of my commute. This means I am intimately familiar with the congestion on this road. I have as much vested interest in a Dutch Bros opening in Downers Grove as anybody and I intend to become a regular at this shop, but this is more likely to happen if it's not on Ogden Avenue. Please build this literally anywhere else in the village and I will be there opening day. With bells on even! Thank you.

Agenda Section & Item: First Reading - ORD 2026-11282 G. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision

Commenter: Christie

Comment: Dear Mayor and Council Members,

My name is Christie and I live on Linscott Avenue, just a few hundred feet from the proposed Dutch Bros location. I am writing to submit my formal e-remarks detailing my strong opposition to this project.

First, I want to address the fundamental layout of this proposal, which is designed in a way that will inevitably cause circular gridlock. The developer's plan relies on multiple entry points from both the north and the south specifically to loop cars through the site in a circular fashion. Instead of managing traffic flows, this layout will force vehicles to

queue in every single direction, gridlocking the immediate area. This will make it incredibly difficult for local residents to safely navigate to their own homes, it will block neighboring businesses from receiving customers, and it will prevent local employees from getting to and from work.

The developer's traffic projections simply do not reflect reality, and a close look at the packet they submitted to the village on July 6th proves it. They cite high-volume queuing data to justify their numbers, but utilizing this massive model on a tight, restricted lot that sits just 250 feet away from a major stoplight means the math stops working. Because cars will be backed up waiting at that Ogden traffic signal, vehicles exiting the business will be trapped, blocking the exit and forcing those dual drive-thru lines to sit, stall, and wait even longer. The entire site layout will lock up from the inside out.

Furthermore, the developer will likely try to assure you that any extreme traffic backups will only last for a one-month "honeymoon phase" after opening. However, data from neighboring Illinois municipalities proves that these high-draw locations permanently overwhelm local infrastructure. In Naperville, city officials delayed a Dutch Bros proposal explicitly over gridlock concerns, with Mayor Scott Wehrli noting that these locations cause significant traffic issues that sometimes require taxpayers or businesses to fund off-duty police officers just to manage the drive-thru lines. We should not approve a development that risks blocking our main arterials, endangering pedestrians, or requiring constant police traffic management.

There is a reason why high-volume businesses like this belong in large commercial corridors or massive shopping center parking lots. Those massive retail plazas are structurally designed with deep setbacks and sprawling lanes that can safely handle intense traffic, idling engines, and loud noise. This tight Ogden Avenue lot simply does not provide that necessary separation from existing single-family homes.

I am also deeply concerned by the fact that they are already planning to add a second, separate business right next to this Dutch Bros on the very same site. If a single, high-volume drive-thru is already going to push this intersection to its absolute limit, adding yet another business alongside it will completely break the infrastructure of our neighborhood. This is a high-traffic-flow, dual drive-thru lane with absolutely no seating for the community. It is designed entirely around rapid vehicle turnover, not community gathering.

The traffic studies used to justify this project are fundamentally flawed and unrepresentative of our neighborhood's actual conditions. These studies were strategically conducted in December and June. In December, there are no outdoor sports or activities occurring at the schools, resulting in a massive seasonal decrease in normal pedestrian and car traffic. In June, the high school was already out of session for the summer. To base a major zoning decision on data collected when hundreds of local students are completely absent from the streets is irresponsible and dangerous.

Furthermore, those studies are completely outdated because they fail to account for the fact that Herrick Middle School is adding another grade level this year, which will significantly increase student enrollment and local traffic. Pushing a massive line of cars into this tight space right during real-world morning drop-off and afternoon pick-up hours creates an undeniable safety hazard for our community's children heading to Herrick Middle School and Downers Grove North.

Finally, we must look at the bigger picture of what is happening to Ogden Avenue. Why is Downers Grove so determined to approve yet another drink place when we have barely any diversity in our local businesses? Ogden Avenue is turning into nothing but car dealerships, coffee chains, and fast food. Why are we not pursuing different kinds of local businesses that would actually benefit the daily lives of residents—such as a bakery or a health food store—instead of approving the exact same high-volume drive-thru concepts over and over again?

When I look at this entire situation, I have to ask: why is so much time, effort, and community energy going into fighting for a project that creates this many problems, all just for another coffee shop? Why are we willing to disrupt an entire neighborhood, gridlock our streets, and compromise the safety of our walking and driving school children just to put another drive-thru lane on Ogden Avenue?

The Planning and Zoning Commission carefully listened to these exact facts and voted 5-to-1 to recommend denial of this project. They recognized that this site plan simply cannot mitigate the damage to our neighborhood. I respectfully ask the Village Council to listen to the residents, stand by the Planning Commission's recommendation, and vote NO on this proposal.

Thank you
Christie

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Commenter: Mary Badke

Comment: Please do not allow the Dutch Brothers proposal to move forward. That intersection is already a traffic hazard. Adding a business that is all about moving a lot cars thru the area will only add to the traffic & hazards. Also it's ridiculous to add another coffee related business. Along Ogden, within the 1.5 miles from Belmont to Main there are at least 5 places to buy coffee & drinks similar to Dutch Brothers. This should be a big NO. I cannot believe this moved forward from the planning commission.

Agenda Section & Item: First Reading - RES 2026 11285 D. Resolution: Approving a Plat of Subdivision for 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision)

Commenter: David Ungari

Comment: I suggest tabling the Dutch Bros discussion until we see the new traffic patterns when Herrick is in session. Also, could Dutch Bros provide a crossing guard at their driveway before school starts and after it ends to provide extra safety for walkers.

Agenda Section & Item: First Reading - ORD 2026-11282 G. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision

Commenter: Diana Rhoades

Comment: My comments are regarding the items 11282-11286, in reference to Dutch Brothers Coffee proposal at the corner of Ogden and Saratoga Ave. I understand that this is a desirable location! There is a captive audience of eager teens and preteens after school. My family has lived one block south of this location on Saratoga for 30 years. While the street does get busy, it lasts for a few minutes at the beginning and ending of each school day and is generally not disruptive.

This proposal would cause undesirable changes in traffic for the schools and neighbors in the area. I've looked at their proposal online here, and have seen the photos and drawings and charts and graphs. Please do not be fooled by fancy wording and pictures. The photos show Ogden with very few cars, and up and down Saratoga with no cars. That is simply not the case.

Once Herrick began using their new parking lot, with an entrance just a few feet south of the proposed Dutch Brothers entry/exit lanes, the traffic was very noticeably worse than before. I cannot get out of my driveway as it is now, unless a driver is nice enough to let me back out. The parents dropping off and picking up, the busses, and the students walking to and from both Herrick and DGN a few more feet south, back up onto Saratoga as well as onto Ogden Ave., Grant St., and Sherman St. It is dangerous to say the least. I would challenge the company to send someone out---on a school day, during drop off and pick up times---just to stand there and view the bottlenecks. I have a hard time believing that a traffic study was done at those times.

We were in Oregon a couple of weeks ago, saw several Dutch Brothers coffee drive throughs in small coastal towns, and decided to stop. The location we visited had only one lane of order/pickup. We were waiting on the street in line, and the person ahead of us decided to back up and turn around to leave the line. I can't imagine that happening here, disrupting even more traffic and causing issues for the patrons of other nearby establishments as well as the schools.

While I am not opposed to another coffee shop in town or this business in particular, I am most definitely opposed to this location. I would urge you to see for yourself, in person, once school is in session, how awful this would be for our neighborhood. Just

stand there for a few minutes! Please vote no on this site and perhaps offer another--- 63rd or 75th have lots of space!

Agenda Section & Item: First Reading - RES 2026 11285 D. Resolution: Approving a Plat of Subdivision for 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision)

Commenter: Bruce Rhoades

Comment: My wife and I have lived at 4509 Saratoga for over 30 years. She is a retired teacher from District 58. I have been a Realtor for 46 years. Both of our sons graduated from Peirce Downer, Herrick, and Downers North Schools. Our grandsons will attend Lester school in the fall. We love Downers Grove!

We're not against Dutch Bros. opening up their business in Downers Grove, but we do have some concerns about the traffic, and the safety of all the students and residents who use Saratoga Avenue, and are regular customers at the many businesses in the area.

I voiced my concerns at the July 6th meeting, where the existing Dutch Bros. requests were voted down 5 to 1. Now, less than a month later, our City Council is meeting about this. I hope that a lot of serious discussions have occurred and all of our concerns considered.

My Main Concerns:

1. Saratoga Avenue should not be used by Dutch Bros. for ingress and egress to a point where it increases north and southbound traffic south of Sherman Rd. than it is currently. Saratoga Avenue is not a through street and is already too busy. There are two midblock pedestrian crosswalks, without STOP signs between Ogden Avenue and Grant Steet. Parking on the east side of Saratoga Avenue narrows the street and adds to the congestion. Perhaps eliminating parking on Sherman and opening it up for two-way traffic should be looked into, thus keeping Main Street the through street.
2. When the traffic light is red for eastbound Ogden Avenue traffic, it will normally back up past the planned exit of Dutch Bros., thus slowing the exiting capability of its customers, which are already being hindered due to the reduction of the service lines from two lanes to one. Perhaps Dutch Bros. could move their entrance further west on Ogden and use more of their whole property for vehicle traffic and hold off selling their land to two future restauranters.
3. Mr. Stan Popovich, AICP, Director of Community Development has compiled a 464 page report...It would appear that the Village really, really wants Dutch Bros. to be at this location.

I ask our Village leaders to thoroughly review this plan, and if it doesn't resolve my and other resident's concerns, they hold off its approval until it does. If it is ultimately approved, I ask that the Village monitor the future potential traffic and safety concerns and reserve the right to rescind its permission for Dutch Bros. to operate until said concerns are mitigated.

Thank you,

Bruce Rhoades
4509 Saratoga

Agenda Section & Item: First Reading - ORD 2026-11282 G. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision

Commenter: David Ungari

Comment: Would eliminating the 4 way right turn on red at the Ogden/Saratoga make for a safer intersection

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Commenter: David Ungari

Comment: Dutch Bros would be open for 6000 hours a year. There are 180 schools days. Thus 180 hours of peak drop off/ pick up time.

Is there no way to make this safe.

AI:

Based on Herrick's enrollment and typical suburban middle-school patterns, you'll see:

250–350 cars using the drop-off each morning

Peak congestion between 7:35–7:55 AM

Faster flow than the old single-lane system because stacking is doubled

(These numbers come from enrollment patterns and Downers Grove traffic studies.)

Agenda Section & Item: Comments of a General Nature

Commenter: Kaite Watson

Comment: There has been a significant increase in the number of e-bikes being ridden recklessly in the Lester area, particularly near the Grant and Douglas intersection. Excessive speeds, disregard for traffic and pedestrian safety, and dangerous riding behavior have created serious safety concerns for residents, walkers, and children. This issue is especially evident at Davis Park, where e-bike gatherings are disrupting the park's intended purpose as a safe place for young children and families to play and enjoy outdoor activities. Increased enforcement and proactive measures are needed to restore safety and ensure the park and surrounding neighborhood can be enjoyed by everyone.