



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	August 04, 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 Tully, Commissioner Davenport, Commissioner Roe, Commissioner Sarver.

Council Attendance (Not Present)

None.

Non-Voting

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

3. Presentations

A. Economic Development Corporation Quarterly Report

Brian Gay, EDC President and CEO, presented using a PowerPoint. He reviewed the 56 projects in the Village year to date, highlighting the larger projects and noting that the planned Midwestern Veterinary Clinic site is not moving forward due to some issues with the development. He reviewed the methods of the communications used by the EDC including the Spark newsletter and the EDC website, DGEDC.com. He also discussed business retention programming and the key performance indicators. He encouraged everyone to review the EDC website for any additional details.

B. Downtown Management Corporation Quarterly Report

Erin Venezia, Executive Director of the DMC, presented using a PowerPoint. She reviewed the new businesses and multifamily residential buildings coming to the downtown area, the updates being completed at the Linda Kunze Plaza, the installation of the new flexible amenity spaces. She also highlighted the DMC website, the 2026-2027 Business Directory, events and programs year to date, the America 250 decorations, the organizations that partner with the DMC on events, and the total number of visits to the downtown.

4. Public Hearing

A. Public Hearing: Proposed Annexation Agreements for the Properties Located at 5881 Woodward Avenue and 6207 Woodward Avenue

Mayor Barnett called the public hearing to order at 7:29 p.m. and reviewed the procedures. Community Development Director Stan Popovich used a PowerPoint and displayed the property locations. He explained that the petitioners of both properties wished to connect to the Village's water system, which requires annexation agreements.

There were no public comments.

Village Council Comments

Commissioner Davenport said that because the owner of the property located at 5881 Woodward Avenue is his client, he would be recusing himself from any actions taken on this annexation.

The public hearing was adjourned at 7:32 p.m.

5. Minutes of Council Meetings

MIN 2025-10941 A. Minutes: Village Council Meeting Minutes - July 21, 2026

Motion: To Adopt **the Village Council Meeting Minutes of June 21, 2026**, as presented.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None

6. Public Comments

Bill Christensen, owner of the property located at 4900 Main Street, reported that there are wooden poles, that appear to be for electric or phone company use, that had been disposed of on this property in the early spring and neither Com Ed nor the phone company have claimed them. He noted that coming to the Village was his last resort to try and identify the owner and his next step would be to dispose of them.

7. Consent Agenda

COR 2026-11127 A. Claims Ordinance: No. 6667, Payroll July 24, 2026

BIL 2026-11095 B. Bills Payable: No. 6956 - August 04, 2026

MOT 2026-11287 C. Motion: Approving the Renewal of the Agreement with CDW Government, LLC for Sophos Central Managed Detection and Response Complete Subscriptions

RES 2026-11296 D. Resolution: Approving the First Extension to the Agreement with MacQueen Equipment, LLC for Fire Apparatus Repair

RESOLUTION 2026-57

A Resolution Approving the First Extension to the Agreement with MacQueen Equipment, LLC for Fire Apparatus Repair

MOT 2026-11295 E. Motion: Approving a Contract Extension with Compass Minerals, Inc. for the Purchase of Bulk Rock Salt

Motion: To Approve **the Consent Agenda of the August 04, 2026, Village Council Meeting**, as presented.

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Figitt.

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

Nays: None

8. Active Agenda

ORD 2026-11281 A. Ordinance: Rezoning Certain Property Located at 4908 Cross Street

MOTION: To adopt **An Ordinance Authorizing and Rezoning Certain Property Located at 4908 Cross Street**, as presented. **ORDINANCE 6202.**

Result: Motion carried unanimously by voice vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Figitt.

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

Nays: None.

9. First Reading

RES 2026-11289 A. Resolution: Approving the Annexation Agreement for the Property Located at 5881 Woodward Avenue

RES 2026-11288 B. Resolution: Approving the Annexation Agreement for the Property Located at 6207 Woodward Avenue

Village Manager Fieldman noted that Items A and B were the subjects of the public hearing and that there were no further presentations at this time.

Village Council Comments

Commissioner Tully noted that the Council has seen dozens of these requests over the years, describing the process as routine. He shared he will support both requests.

ORD 2026-11286 C. Ordinance: Vacating the Village Public Alley Lying South of 1205 and 1219 Ogden Avenue

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

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)

ORD 2026-11284 F. Ordinance: Rezoning Certain Property Located at 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision)

ORD 2026-11282 G. Ordinance: Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision

ORD 2026-11304 H. Ordinance: Approving a Redevelopment Agreement with Downers Grove Equity Group, LLC

Mr. Popovich presented Items C-G using a PowerPoint presentation. He noted that the area around this property contains various commercial and governmental uses, in addition to a multi-tenant redevelopment. He reviewed the site description, proposed development, site circulation, pedestrian circulation, the alignment with the Comprehensive Plan, and the redevelopment agreement. He noted that Staff found that the standards for approval for each of the five entitlements have been met and Staff recommends approval.

Michael Gatto explained he was representing the petitioner, Dutch Bros, and presented using a PowerPoint. He provided a project summary that includes 2 phases, the site plan, and the building elevations. He reviewed the entitlements requested by the petitioner including the PUD, a special use for the drive-through, a zoning map/text amendment, an alley vacation and cross access agreement, and a Plat of Subdivision.

Justin Opitz, a representative with Kimley-Horn, reviewed the results of the traffic study, performed in accordance with IDOT guidelines, that used empirical data collected from comparable Dutch Bros locations. He noted that also considered were the typical morning and evening rush periods, the afternoon pick-up period associated with Herrick Middle School and midday on Saturdays. The 7 Brew in Naperville was used as a comparable location, where vehicle counts exceeded those of Dutch Bros, and were used in the study to provide a conservative worst-case scenario. He explained that with coffee shops, historically, it is a location that people stop at on their way to a destination - so they pull traffic off a main street.

Based on the study, Mr. Opitz confirmed that there would be no impacts to the traffic in the area.

Mr. Gatto then reviewed the steps taken with the neighbors in the area and then introduced Allie Lottie, Business Operations Coach with Dutch Bros.

Allie Lottie provided an operational overview of the proposed development including the running order system, with two to five dedicated employees outside taking orders and running drinks out at any given time, a dual lane drive-through, made to order menu, and a dedicated walk-up window. She noted that music speakers outside would be kept at minimum volume, or turned off completely, during certain hours to respect neighboring properties.

Mr. Gatto then provided a comparison of the Dutch Bros operations versus those of 7 Brews and also shared a map of the six Dutch Bro locations opening in the Chicagoland area. He reviewed the criteria of each of the entitlement requests before the Council, and noted that with the Council's approvals, the petitioner is looking to begin construction in the fourth quarter of 2026

Public Comment

Renee Mizore, a resident of Saratoga Avenue, expressed concerns with this development having minimal parking and cuing space, which could cause traffic to back up at Saratoga and Ogden. She also expressed concerns about safety given the proximity to Herrick Middle school and with traffic already being an issue during pickup and drop-off times.

Mary Kay Holmes, a resident of the area, expressed concerns with this development and the anticipated increase in traffic on Saratoga and Ogden Avenues. She shared her fear that seniors that attend events at the Downers Grove Township would no longer attend once this traffic hits the area.

David Lerette, a resident with students at Herrick Middle School and at Downers Grove North High School, expressed safety concerns he already had with children

walking in the area, noting that with this proposed development his concerns are escalated. He urged that if the project is approved, the Council give thought to the management of foot traffic for the safety of the students.

Laura Temple, resident of the area, expressed concerns with traffic and pedestrians already on Saratoga during Herrick Middle School pickup and drop-off times. She asked that the Council consider data that was not included in the presentation and vote no to the proposal.

Trisha Cantolina, a resident of the property located next to the proposed development, expressed concerns about the high traffic volume already in this area and the impact this development will have on her home. She asked that the Council vote no to the proposal.

Scott Richards, a resident, expressed concerns with the traffic that this will cause in the area and opined that the 7 Brew location used in the traffic study was not a fair comparison to this location. He suggested the location of this development be at the corner of Lemont and 75th, and reminded the Council of the Planning and Zoning Commission 5-1 vote against this development.

Colon Kramnic, a resident of the area, expressed concerns about this development because she already has issues with the congestion in traffic during the pickup and drop-off times at Herrick Middle School. She expressed concerns that the 7 Brew location used in the traffic study was not comparable to this location and asked the Council to vote no to this development.

Pat Provinzale, legal representative and brother of the owner of the dental practice immediately south of this proposed development, expressed concerns with this development and the effects it will have on not only the vehicle traffic, but also to the pedestrian traffic in this area. He shared his clients concerns for patient safety because of issues with the ingress/egress, and asked that the Council communicate finalized cross-access easement details to his client before they approve this development.

Mr. Gay with the EDC expressed his support for the petition and recommended approval. He explained the process that had already been taken by the EDC with the developer. He referenced the Ogden Avenue Corridor TIF and the businesses that have been a part of it. He spoke regarding this site location, noting that this lighted corner lot was identified for high traffic use. He compared the return on investment with this development to that of Andy's Custard. He shared that during his conversations with the superintendents of School Districts 58 and 99, neither expressed concerns. Mr. Gay said the EDC Executive Committee unanimously approved this 10-0, with a recommendation for the use of \$1.2 million in TIF reimbursement for the project.

Lauren Byer, a resident and hospice care consultant in the community, expressed her support for this development. She said it is at a convenient coffee location in the area with a drive-through.

Village Council Comments

Commissioner Davenport spoke regarding the Planning & Zoning Commission review and said that there are rightful concerns about pedestrians and traffic but everything else checks the boxes, thus he doesn't have anything to base his thought on that this is not a good location for this development. He said it makes sense that Staff would be recommending this because it aligns with the Comprehensive Plan and he preferred that the Planning & Zoning Commission would have listed the reasons why they did not vote for it because of that alignment. He spoke about the standards of the Comp Plan, his support for the set-back along Lindscott - which is the reason for the PUD, the special use for the drive-thru, and he expressed his content in the thoroughness of the traffic study. With regard to the alley vacation, he noted that it preserves the function of the alley through the cross-access easement while transferring maintenance responsibility to the private developer, receiving confirmation from Staff that only the two property owners (at 1205 and 1219 Ogden), not the dental practice, are required to consent. He said the Village has had great success with traffic studies in the past and usually things do not play out in the worst-case scenario. He wants some conversation about

controlling pedestrian traffic across Saratoga, as he suspects, given the proximity to the schools, there could be more traffic than locations that are in big shopping plazas - which worries him more about the pedestrian traffic. He spoke about the access to the school, the dental office and the township office (saying there are other access points to the township office). He said this is the kind of location that intense retail should be happening at. Commissioner Davenport said this Council pays close attention to pedestrian safety - speaking of the changes in the area near Downers Grove North High School. He reiterated that this is the type of location these types of businesses want to be at. He said if the Council does not approve this, then it is the wrong message to put out to the public because the Council should not deny a business that the property is zoned properly for.

Mayor Barnett said the Council has the right to place conditions on this due to public concerns.

Commissioner Sarver said she agreed with Commissioner Davenport's comments but the theme that resonated with her during public comment was the traffic problem. She opined that one of the contributors to the issue with traffic in this area is Herrick Middle School, expressing that she thinks the school should work to make the pickup and drop-off process better.

Commissioner Sadowski-Fugitt agreed with her fellow colleagues. She said she usually sees people's eyes rolling when sales tax is being discussed, but explained that with the collection of sales tax, the burden of pension obligations is taken off the residential taxes. She said she agrees that pedestrian safety on Saratoga should be a part of the conversation. She also wants to know if the petitioner is having conversations with the township about this, especially because they run the FISH pantry. She is a parent and is familiar with drop-off lines. She opined that this is a District 58 problem. She spoke to the recent renovations to Herrick and shared her disappointment to hear this is an issue, noting that her hope is that there are conversations with School District 58 officials about it. The Commissioner shared her agreement with Commissioner Davenport's comments about the traffic study, alleviating the concerns she had. She spoke about noise and asked about

landscaping that could buffer the sound to help those living nearby, also sharing her desire for dark sky compliant lighting. She expressed concerns about the people living on Lindscott that use the alley to access Saratoga, noting that vacating the alley removes their guarantee to a signalized intersection. She shared that with the PUD and special use the Council could add conditions.

Commissioner Gilmartin expressed appreciation to Staff, the petitioner, and residents for their engagement. He shared he doesn't think the developer is looking to cause any traffic or safety issues, but there are two windows of concerns for him: 1) the grand opening traffic surge and what traffic will look like when it is normalized. He thanked the petitioner for the grand opening plan of action put together for the surge and opined that being a corporate owned business has something to do with that; and 2) he would like a breakdown of what happened week by week, starting with the grand opening, of when the first store in Melrose Park opened and how long it took to get to a steady state. He also noted that with 230 stores opening in Texas from 2021-2026 and several locations in the area being finished before the Downers Grove location, he wants data on what the grand openings of the stores completed have done to make the next grand opening smoother. Mr. Gatto confirmed that since the Melrose Park store is the only one open in the area, the data requested will come from the locations in Texas.

Commissioner Gilmartin also expressed that he wants to be sure that the traffic at Herrick and Downers Grove North HS was considered in the traffic study. Mr. Lottie returned to the podium and responded to questions about how many orders are preordered versus ordered on the spot. She spoke about the Crown Pointe Indiana location which opened over 90 days ago. Commissioner Gilmartin asked about the amount of time vehicles spent in the drive-thru at the 7 Brew in Naperville, to which Ms. Lottie responded that on average vehicles spent five minutes in the drive through line from start to finish. She also discussed the many locations she helped opened in Texas and opined that since there will be locations in Glen Ellyn and in Darien, the numbers will be more normalized because Melrose Park was the only store open in the Chicago area during their grand opening. She said the grand opening in Buffalo Grove was 6 days ago and six days later, the store is performing

at a 20% decrease in sales than it was the first day. Regarding traffic control, Ms. Lottie confirmed that Dutch Bros hires third-party traffic controllers for grand openings and keeps them as long as needed -- four weeks at Melrose Park, one week at the Munster, Indiana location. She confirmed that traffic controllers could be stationed on Saratoga and Linscott during school pickup and drop-off times, if needed. Regarding pedestrian safety, Ms. Lottie confirmed that Dutch Bros has experience with locations near high schools and that staff would be deployed to ensure children cross safely, with appropriate signage as well. She offered to provide data and photos from two Texas locations near schools. She spoke about the sound comments and shared that in Munster Indiana there is a multi-family building nearby, so they keep the speaker with music down and there are employees in line taking orders to cut down on noise.

Commissioner Roe asked Ms. Lottie to discuss how Dutch Bros is different from 7 Brew and also asked if they are willing to consider working with the Village on pedestrian safety. She said they have locations near other High Schools and in those locations, they have "broistas" staffed to help people cross the street. Commissioner Roe asked if there is a Dutch Bros we can use near a school that can be used as a model. She said yes, she will provide the information requested.

Commissioner Gilmartin continued and requested that a condition should be included to have the grand opening happen during the summer - so the initial traffic surge does not interfere with school traffic. He asked about Phase 2 of the development and asked if the additional space could be used to assist with queuing, rather than being used as green space. He also requested additional counts of when school is in session in a few weeks. Commissioner Gilmartin noted that this is the type of business that the Council looks for at this type of location.

Commissioner Roe asked Mr. Opitz to speak about how he got to the average of 11 cars in the queue in the traffic study. Mr. Opitz said that 80 cars in a given hour is what they observed and the 7 Brew location in Naperville, and that was used as a comparable because it was closest to this scenario. He said when observing the drive-thru at 7 Brew, it took a car five minutes to get through the drive-through. He

said his team took the calculations and considered how many employees were taking orders. He gave some examples and explained that on average it took 30 seconds for people to place their order, meaning that 120 vehicles were serviced per hour. Commissioner Roe asked for confirmation of the average of it taking five minutes to get through the drive-thru. Mr. Opitz noted that is the average and explained that the initial data was collected in June when school was in session during drop off and pick up times. He pointed out that what was noticed was that the greatest instance of queuing was from 8:15-8:30 a.m. and 3:20-3:30 p.m., and most of the queuing was school traffic. Commissioner Sadowski-Fugitt pointed out that the high school was not in session in June. Mr. Opitz provided additional details about the direction of traffic involved in the queuing. He shared that most traffic into the parking lot would be headed east bound on Ogden Avenue and would continue east bound - meaning it would be a right turn in and a right turn out of the parking lot. He then spoke to the traffic study being as conservative as possible and noted that in the study it was assumed that traffic would be coming equally from the east and west - but he thinks most traffic (75%) would be headed east bound. He provided pedestrian data at the intersection in the a.m. and p.m.

Commissioner Roe said there were variables that were not considered - the fact that School District 58 is getting a whole new grade level this year. He said he also wants District 58 to address the gate issue. He said he wants a new traffic study in the fall. Mr. Opitz shared that the traffic study performed was based on State guidelines. He reviewed them and said his crew projects out five years into the future and uses the CMAP when making these calculations. He explained that per these calculations, the percentage would grow .5% per year. Commissioner Roe said he does not think that number captures the number of students and parents that will be included in the new grade.

Commissioner Gilmartin said a part of the uncertainty is the added grade level and he thinks the insurance on that is to make the site have the capacity to handle the numbers. He stressed that he is very concerned about the surge and this should be their focus.

Commissioner Tully cited the Municipal Code and explained that the economic development in the community has off-set the taxes paid by the residents. He opined that Dutch Bros is a great business to bring into town, focusing on the work of the Economic Development Corporation to bring them to this site. He spoke about the revitalization of Ogden Avenue and the TIF District, noting that with this being in the corridor, having a signalized intersection makes this the best location for this type of business. He spoke to this being consistent with the Comprehensive Plan and with what has been done with other businesses on Ogden Avenue. He said this redevelopment agreement is what the Village has been working to get. He spoke to the rezoning request and reiterated this is what should be done with this property. He spoke to the alley vacation and requested that Staff provide the Council with the resolution that recites the full Vacation Policy, so that the Council could put to rest any issues raised. The Commissioner spoke to the rezoning and noted that given the nature of the developments in the area, this is consistent. With regard to the PUD and special use, there could be special conditions placed on both. He reiterated that it is valid to be concerned about the uncertainty. He also spoke about agreeing to using more pavement to address queuing issues and delaying the grand opening as suggested by Commissioner Gilmartin, but he realizes that a delay would affect the petitioner financially, asking the petitioner for their suggestions. Commissioner Tully also spoke to other suggestions made by his colleagues and agreed with them. He spoke to the novelty period and shared that he doesn't want to over-react. He noted that he wants to see the information requested by his colleagues and also asked if any conversations with the Township have happened. Commissioner Tully asked the petitioner to come up with some of their own suggestions to address the Council's concerns.

Commissioner Davenport said he agrees with Commissioner Gilmartin's suggestion to use the additional parking lot for queuing.

Mr. Gatto reminded all that the grand opening is a novelty period, so he is worried about making permanent changes.

Commissioner Gilmartin asked if during the novelty period, traffic could be prevented from entering Saratoga during pickup and drop-off times. Mr. Gatto shared his fear about the condition of the time-constraint and he would rather have a tool-kit in place that they can use.

Mayor Barnett clarified that the council wants the petitioner to work with Staff to come up with suggestions.

Commissioner Roe asked about 1219 Ogden and the plan for that location. Mr. Gatto said they do not have a plan yet because the petitioner does not know the Dutch Bro timeline. Commissioner Roe asked about delaying bringing anything to that location. Commissioner Tully said they need to be careful because the Council cannot prevent anything that could be there by matter of right.

Manager Fieldman spoke about the alley way and clarified that the request to vacate means that it can be used for onsite circulation. To address concerns about accessibility of neighboring properties, the petitioner agreed to and presented the cross-access agreement - this is to the benefit of the adjacent property and the dental office, both private. If the Council wants that space to be open to the public, then they should not vote to vacate it because of the condition that has been placed on it. Manager Fieldman said he thinks the real question is more about function and operations and if people will cut through a parking lot.

Commissioner Davenport spoke to the residential situation on Linscott and their ability to get to Saratoga. He shared those properties are zoned R6 and the three properties, directly nearby, could be sold together and could become multi-family. He then spoke to the six-week grand-opening and asked about the finish date of Spring 2027 and asked about the December 2027 date also included. Manager Fieldman said the December 2027 date is the latest finish date. Commissioner Davenport suggested that May is a good time for a grand-opening because it's spring break time. Commissioner Gilmartin said he thinks TIF funding can be used to delay the opening to the summer.

Mayor Barnett said that property taxes in Downers Grove play an important role as to whether it is affordable to live in Downers Grove. He said most tax revenue comes from economic activity. He said Downers Grove has some of the lowest property taxes in DuPage County because of the economic activity, and the EDC plays a big role in that. He said he is looking to diminish the pain to the residents that live to the south of the proposed development with things like dark-sky lighting and landscaping, and he wants Kimley-Horn to opine on what it will look like when there are 1500-1800 more pedestrians, the children in the area, in the mix. He said he is assuming the kids will want to buy coffee and asked Dutch Bros to come up with suggestions to manage the pedestrian component. He said as it relates to Saratoga, he is interested in more and would also consider using TIF funding to delay the opening until the summer. He also spoke to changes in signaling at nearby intersections controlled by DuPage County that are causing issues. He asked Staff for information on this. Commissioner Gilmartin agreed.

Village Manager Fieldman summarized the direction from the Council:

1. Continued partnership with Districts 58 and 99 on pedestrian and vehicular safety, with ongoing dialogue is already underway.
2. Follow-up with IDOT regarding the optimization and timing of traffic signals at Saratoga/Ogden and Main/Ogden.
3. Conditions of approval to be developed regarding additional landscaping, dark sky compliant lighting, and a series of conditions addressing the surge period and potential conflicts with adjacent land uses, particularly the schools and the township.
4. The petitioner to gather and submit additional data requested by the Council, including opening surge data and subsequent store opening data from comparable markets.
5. Regarding an updated traffic study: two Council members expressed interest in an updated study capturing actual school-in-session conditions; two others expressed comfort with extrapolation from existing data. Village Manager Fieldman noted that the first day of school for District 58 is August 27th and

for District 99 is August 14th, and that an updated study would delay further discussion until early September.

Village Manager Fieldman noted that the items might not appear on the following week's agenda but the public should watch for the agendas that are posted on Friday afternoons for more information on when they will appear on a future Active Agenda.

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 vacating the Village public alley lying south of 1205 and 1219 Ogden Avenue.
2. An 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).
3. An ordinance rezoning certain property located at 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision)
4. An ordinance authorizing a special use for Lot 1 of the Dutch Bros Resubdivision.
5. An ordinance approving a redevelopment agreement between the Village of Downers Grove and Downers Grove Equity Group, LLC.

11. Manager's Report

REP 2026-11298 A. Report: Long Range Plan Update Report #2

Mayor Barnett polled the Council at 10:24 p.m. on whether to proceed with the Long-Range Plan Update or defer to a future meeting. The Council agreed to proceed with a condensed version.

Village Manager Fieldman presented using a PowerPoint. He noted that the Council had been briefed in detail two weeks prior and that opportunities for questions would be available at a later time.

Capital Fund

Village Manager Fieldman reported that the Capital Fund accounts for major infrastructure work included roads, sidewalks, traffic signals, and crosswalks, with revenues from home rule sales tax, telecom tax, and some property tax. He reported that the tax increases the Council put into place the prior year are working well, and that combined with a healthy fund balance, the Capital Fund shows a strong likelihood of sustainability through 2031. The fund is projected to be able to pay for all recommended projects in the streetscapes plan within a five-year period, the top five prioritized projects in the Active Transportation Plan within a five-year period, and provide \$200,000 per year in annual funding for the Public Art Program. He noted that a fund balance would need to be maintained each year to make existing annual debt service payments, noting that grants would continue to be sought. He also explained that the fund balance and enhanced revenue would be used for the construction of Guiding DG capital projects in the way discussed, noting this will be a part of each of the annual budgets over the next five years.

Village Council Comments

Commissioner Tully noted the importance of being cognizant of the logistics involved in completing all projects within the timeframe, cautioning against trying to do too much at once.

Facilities

Village Manager Fieldman reported that the Village owns and maintains approximately 500,000 square feet of Village primary facilities, including the Civic

Center, public works, four fire stations, two train stations, a fleet maintenance facility, and a parking garage. The vision is to maintain existing facilities in a financially sustainable manner that is safe, professional, and provides a comfortable working environment. Village Manager Fieldman reported that approximately \$1 million per year is needed to effectively maintain these facilities, with current funding at approximately \$700,000, leaving a gap of approximately \$300,000. He noted that the Capital Fund appears to have the ability to provide that additional \$300,000 in a sustainable manner. He also shared that the finishing touches are being put on the Facility Condition Assessment Report, and the current discussion is about the maintenance plan that is being developed.

Two buildings were highlighted for planned replacement:

1. **Fire Station Three** (on Highland near the hospital): Planning for replacement is recommended within a five-year horizon, with the next Council to develop a facility plan during Long Range Planning to address what to build, where to build it, how much it will cost, and how to pay for it.
2. **Village Vehicle Fleet Building** (on the Civic Center campus): Currently in a maintainable condition but not in a desirable location - a long-term replacement at a different location should be considered.

Manager Fieldman noted that the information he reviewed is in the presentation linked to the meeting packet online.

12. Council Member Reports

Commissioner Gilmartin acknowledged the tragedy that struck the family of Ivan Perez in our community the week prior. He offered condolences on behalf of himself, and the entire community, to the family of Ivan Perez. He thanked the first responders that worked during that difficult time. He also expressed his sympathy to the family of Sean Durkin, who served as a past Downers Grove Village Council Commissioner.

Commissioner Tully echoed the condolences regarding the tragic events of the prior week and thanked the first responders that worked diligently. He also thanked all involved in the response to the F-0 tornado that went through Downers Grove, noting that the capital investment made over the years in stormwater management and flood mitigation reducing the event to a minor irritation rather than a community-shutting down. Commissioner Tully spoke to the loss of Sean Durkin, expressing condolences to his family, and noting the privilege he had to serve with him on the Council. He shared that there is a DMC board meeting scheduled at the end of the week that he would report on at a later date.

Commissioner Davenport echoed Commissioners Gilmartin and Tully and said he will miss Sean.

Commissioner Roe echoed his colleagues and also thanked Staff for their efforts.

Commissioner Sadowski-Fugitt echoed her colleagues. She also spoke about the successful McCullum Park grand-reopening. She reminded all about the Grove Foundation Golf Outing on September 12th and referred anyone interested in registering to visit thegrovefoundation.org She thanked Village's first responders and Staff, noting that one of the two individuals involved in the tragedy the week prior was rescued after six hours, describing it an incredible feat of professionalism and training. She expressed her sympathy to the family of the victim, and she also expressed her condolences to the family of Sean Durkin.

Commissioner Sarver spoke regarding the damage caused to her neighborhood during the storms (EF-0 tornado) of the previous week and the sense of community she felt during the cleanup efforts.

13. Mayor's Report

Mayor Barnett thanked all Staff involved, from top to bottom, in the efforts during the tragedy of the week prior. He said the work of the Village was a success and

should give the residents a feeling of comfort and pride. He spoke about the late Sean Durkin and spoke about Sean's service to his many elected positions, his volunteer positions and how he impacted everyone he spoke with. The Mayor expressed his sympathy to the Durkin Family. He announced that a visitation would be held on August 6 and August 7, with a funeral procession to follow. Mayor Barnett stated that he and Sean served the Village of Downers Grove together for over a decade and he considered it a privilege to have called Sean both a colleague and a friend.

14. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

MOTION: To Adjourn the August 04, 2026 Village Council Meeting.

RESULT: Motion carried unanimously by roll call vote.

MOTIONED TO APPROVE: Commissioner Roe

SECONDED BY: Commissioner Davenport

AYES: Commissioners Roe, Davenport, Sadowski-Fugitt, Sarver

The meeting adjourned at 10:46 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk