



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 18, 2026 at 07:00 PM

1. Call to Order

Pledge of Allegiance to the Flag

2. Roll Call

A. Motion: Allowing for Electronic Participation for the August 18, 2026, Village Council Meeting

Motion: Allowing for Commissioner Roe to Participate Electronically for the August 18, 2026, Village Council Meeting.

Result: Motion carried unanimously by roll call.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Sadowski-Fugitt.

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

Nays: None.

Council Attendance (Present)

Mayor Barnett, Commissioner Sadowski-Fugitt, Commissioner Gilmartin, Commissioner Tully, Commissioner Davenport, Commissioner Sarver, Commissioner Roe (remote).

Council Attendance (Not Present)

None.

Non-Voting

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

3. Minutes of Council Meetings

MIN 2025-10943 A. Minutes: Village Council Meeting Minutes - August 11, 2026

Motion: To Adopt **the Village Council Meeting Minutes of August 11, 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.

4. Public Comments

Bill Alridge spoke on behalf of Advocate for 708, a volunteer community health board of experienced community members, providing essential support services. He shared that the organization received enough support to put it on the upcoming November ballot and he encouraged residents to vote in favor of bringing the board to Downers Grove Township.

Ed Briner, a resident, requested that the Mayor proclaim November as Veterans and Military Families month to show appreciation to current and past veteran military members and their families.

5. Consent Agenda

COR 2026-11128 A. Claims Ordinance: No. 6669, Payroll August 07, 2026

BIL 2026-11097 B. Bills Payable: No. 6960 - August 18, 2026

MOT 2026-11308 C. Motion: Approving a Contract with Water Services Company of Illinois, Inc for the Emergency Replacement of Water Transmitting Units (MTUs)

RES 2026-11311 D. Resolution: Authorizing Execution of an Assumption and Assignment of a Portion of the Meadowbrook Redevelopment Agreement and Project Between the Village of Downers Grove and Stellco 4300 Commerce, LLC to L2 Equities, LLC

RESOLUTION 2026-60

A Resolution Authorizing Execution of an Assumption and Assignment of a Portion of the Redevelopment Agreement and Project Between the Village of Downers Grove and Stellco 4300 Commerce, LLC to L2 Equities, LLC

Motion: To Approve **the Consent Agenda of the August 18, 2026, Village Council Meeting**, as presented.

Result: Motion carried unanimously by roll call 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. Active Agenda

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

Mayor Barnett asked for a motion. Commissioner Tully made a motion to vacate the public alley lying south of 1205 and 1219 Ogden Ave. Commissioner Sadowski-Fugitt seconded the motion. A roll call was never taken. Please see Council Comments below Item F.

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

ORD 2026-11283 C. 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 D. Ordinance: Rezoning Certain Property Located at 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision)

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

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

Mayor Barnett explained that all Public and Council Comments would include Active Agenda Items A-F.

Public Comment

Nancy Gasiel, a resident, spoke against this development and asserted that Dutch Bros does not meet the goals for micromobility transit, as outlined in the Village's

Active Transportation Plan. She stressed the need to keep that signalized intersection a safe crossing for bikers and pedestrians.

Alex Gaseil, a resident and member of the Village's Traffic and Parking Committee, concurred with the previous speaker (his spouse). He noted that they were both members of the Downers Grove Bike Club and requested the Council vote against this proposal.

Bonnie Summers, a resident, requested the Council deny the petitioner's request for a Dutch Bros at the proposed location and shared her concerns for the safety of students, bikers, and motorists. She was not convinced that the traffic studies accurately reflected the congestion already present at that intersection.

Scott Richards, a resident, expressed his concerns about the inaccuracy of the traffic studies and the proposed location for the Dutch Bros development. He advised there was no comparison with this plan to what already existed in Downers Grove, noting that he had heard there were hundreds of signatures in opposition to the development.

Council Comment

Commissioner Sarver said she initially supported the Dutch Bros development, but now had some concerns. She cited the uniqueness of the property and other variables, such as being near two schools. She felt uncomfortable and wished to hear more from the developers and petitioners before casting a vote.

Commissioner Gilmartin said he continues to support this development plan. He said the Council's previous questions were answered. He spoke about the traffic studies and the new agreement to allow the Community Development Director to address any issues related to problems with vehicle capacity. He spoke to all of the pedestrian safety changes that came out of the discussions and research of the Council, noting that the changes will help to ensure the safety of the patrons at this location. He said that IDOT was looking into making traffic signal changes at the

intersection. He said with the changes made to Herrick Middle School's pickup and drop-off plan, he is even more comfortable with supporting this development. Commissioner Gilmartin opined that the Village will experience what is commonly seen with new businesses, a surge at the beginning that will level off. He requested a summer opening, so that there is no school traffic in the mix of the grand opening. He also mentioned that the Economic Development Corporation provided placer data that helped make him feel more comfortable with the plan. He reminded his colleagues that this is the type of business that the Village is seeking for Ogden Avenue. He thinks the Village is doing what they can to make this development as safe as possible.

Commissioner Sadowski-Fugitt agreed with Commissioner Gilmartin, sharing the new changes to the pickup and drop-off process at Herrick Middle School gave her comfort. She spoke about being happy with the addition of speed bumps and pedestrian crossing signs. She echoed Commissioner Gilmartin's point that it is not the Council's position to choose which businesses go where in the Village. She spoke about her past vote against Andy's Frozen Custard on Ogden Avenue, and clarified that her reason for voting no for that project was due in-part to the lack of a signalized intersection. She appreciated how the petitioner was able to put so much information in writing, and expressed her support for this petition.

Commissioner Davenport shared his support for this development, but noted that he was concerned with the perceptions and reservations he has heard. He explained that this matter was in front of the Council only because of the setback deviation along a property line, the drive-thru requiring a special use, and the alley vacation. He noted this was a use allowed by right in this zoning district. He said the conversation cannot be about whether this was the right location for this type of business. He also highlighted the matter of trust with traffic studies and said that the public typically does not trust in them. He said all of the usual worst case scenarios mentioned by the public never come to pass. He said that traffic patterns will adjust, and that with Herrick Middle School's adjustments, many of the safety concerns have been addressed. He noted that the process has worked as intended, with great comments from residents, the Planning and Zoning

Commission, the Village Council, and input from School Districts 58 and 99, and Downers Grove Township. He shared his appreciation for the proposal and thanked the petitioner for addressing their concerns.

Commissioner Roe spoke via electronic participation. He stated that he has not arrived at “yes” on this proposal yet. He noted that he wants Dutch Bros in the community, but he has safety concerns due to the proximity of the nearby schools. He shared that after the last meeting, he went to the Melrose Park location and shared that his experience was not what he expected. Due to the long queue of cars, it took him 17 minutes to get through the line. He noted that unlike the Downers Grove proposal, the Melrose Park location had a safety valve, being located within a strip mall where the overflow of cars had somewhere to go. He shared that he needs more information from the petitioner on how they plan on making queuing better at this location. He shared his agreement that Herrick Middle School put a great plan together to alleviate traffic congestion, but noted that before moving forward, he wants to see how it plays out after school re-opens. He said he is happy with the addition of the speed bumps and he would like to see Dutch Bros provide a crossing guard at the driveway at Saratoga Avenue to help kids that are coming from and going to school. He also suggested the Council table their vote on this development to allow for the students to start at Herrick Middle School, providing time for real-world data on how the new District 58 traffic plan is working. Commissioner Roe stated that he is not a “no” but was not ready to vote in support of the development at this time.

Commissioner Sarver said Commissioner Roe said a lot of what she was thinking very eloquently. She also clarified that, as a Commissioner, a part of her job is to look into the safety of the community.

Commissioner Tully said that this plan is by design, noting that it is located at a signalized intersection in a TIF district. He said the Council has been listening to the concerns related to the two nearby schools. He spoke to the five items on the agenda related to this development and felt that there was nothing to take issue with, other than the Special Use for the drive-thru and the vacating of the public

alley. He spoke to special conditions that can be placed on the Special Use and the PUD, also noting that the petitioner came back with changes to address the Council's concerns. He stressed that if the petitioner does not make good on those special conditions, the petitioner would lose the Special Use and/or PUD, and would be out of business. He said many of his concerns had been alleviated with the actions taken over the past weeks, in addition to the Herrick Middle School pick-up and drop-off changes and the information provided by the Economic Development Corporation. He spoke to the comparison of these concerns with those of the Andy's Custard development and noted that none of those concerns came to fruition. Commissioner Tully shared his interest in the summer opening but understood the financial burden it could cause on the petitioner. He spoke to alley vacations being used to support economic development on Ogden Avenue and provided examples. He said that the Special Use and vacation of the public alley were the only items that remained the focus of debate and discussion, reiterating that that the Village could put conditions and restrictions upon the special use in order to address concerns like pedestrian safety and parking and traffic congestion. He commended the petitioner for responding to the Council's requests with more changes than expected, noting that there is a long list of additional conditions and restrictions that had been added over the past two weeks. Commissioner Tully shared that he too visited the Melrose Park location, but his experience was different than that of Commissioner Roe, noting that both experiences were anecdotal. He shared his comfort in supporting the proposal, having considered all the new information provided and the measures the petitioner has agreed to undertake.

Mayor Barnett stated that he agrees with what was said by all of his colleagues in favor of this development. He noted a technical issue before the Council: vacating an alley requires six affirmative votes, and it appeared that two Council members were either not ready to vote or were inclined to vote no. He suggested the matter be tabled, and asked the Council to provide specific conditions for their support so that forward progress could be made.

Commissioner Sarver was hesitant to support this measure due to the uncertainty of the drive-thru wait times and her desire to see how Herrick Middle School's new traffic mitigation plan plays out.

Commissioner Roe said he wanted a better analysis of queuing compared with the Melrose Park location. He wanted to know if the petitioner would add a crossing guard at the Saratoga Avenue driveway, and he requested data on other Dutch Bros locations near schools.

Commissioner Gilmartin asked the petitioner what the current layout allows for queuing.

Justin Opitz, a representative from Kimley-Horn, addressed the Council and explained that the drive-thru line allows for the stacking of 20 vehicles to queue, adding that the site can accommodate up to 40 vehicles. Mr. Opitz clarified that during stabilized conditions, the queue is not expected to spill back out of the actual drive-thru lanes beyond the 20 stacking spaces.

Commissioner Roe clarified his concern is the stacking nature of the customer vehicles. He felt the layout of the drive-thru stacking is designed in a way that there is no way for the cars coming in off of Ogden or Linscott Avenues to pull into the lot when heavy stacking exists. He shared he would need more time before he would be comfortable with voting in favor of this project.

Mayor Barnett clarified that Commissioner Roe is looking for modeling to show him a better picture of what stacking would look like with a 17-minute wait time.

Commissioner Davenport asked if this plan could be approved without vacating the alley. Manager Fieldman said it could possibly be done if directed by the Council, but he noted that Staff would need time to determine what the effects would be. Commissioner Davenport said he is interested in seeing what that would look like.

Mayor Barnett suggested a motion to table because Commissioner Sarver and Commissioner Roe were not comfortable moving forward with the alley vacation.

Manager Fieldman asked if the petitioner could address the Council. The attorney for the petitioner then turned it over to Justin Opitz to again address the Council's concerns about the queue times.

Mayor Barnett suggested a motion to table because Commissioner Sarver and Commissioner Roe were not comfortable moving forward with the alley vacation. Manager Fieldman suggested a date after the schools re-open. The petitioner advised that a delay was not preferred, but Dutch Bros would be willing to entertain a delay. The Council ultimately settled on tabling this item until September 8th 2026.

Commissioner Tully moved to table Items A-F of the Active Agenda. Commissioner Roe seconded the motion.

MOTION: To table ITEMS A - F of the Active Agenda to the date of **September 8, 2026**.

Result: Motion carried 6-1 by roll call vote.

Motion to Approve: Commissioner Tully.

Seconded By: Commissioner Roe.

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

Nays: Commissioner Davenport

7. First Reading

MOT 2026-11303 A. Motion: Accepting the Attainable Housing Study Report

Manager Fieldman introduced Ben Schnelle and Nancy Firfer with the Metropolitan Mayors Caucus to present their attainable housing study under the Homes for a Changing Region Program. Manager Fieldman also introduced a representative from Brick Partners, Jane Hornstein.

Mr. Schnelle addressed the Council and presented using a PowerPoint. He provided the background on the Homes for a Changing Region program, noting that the Metropolitan Mayors Caucus is a nonprofit membership organization representing municipalities across the Chicago region, having worked with 70 communities over the past 20 years including many in DuPage County. He explained that the process in Downers Grove revolved around two main questions: 1) What are the top housing needs in the community; and 2) How have communities, like Downers Grove, addressed those needs in a successful way that could be replicated. Mr. Schnelle then shared that the process included kickoff meetings, a community survey with over 980 responses, and focus group meetings - engaging approximately 20 individuals with perspectives from school districts, local employers, housing developers, faith-based organizations, and local nonprofits. An expert panel was also convened where four individuals shared strategies they have personally implemented.

Mr. Schnelle then presented four key findings:

1. Unmet demand among seniors for downsizing options.
2. Shrinking supply of starter homes for first-time home buyers.
3. Many renters in Downers Grove face challenges affording their housing costs.
4. Cost of living affects employers' ability to recruit and retain employees.

Mr. Schnelle organized the study's recommendations into three categories, including strategies:

Recommendation 1 - People and Expertise:

- Strategy 1.1: Consider establishing a housing commission to support the Village Council, noting that many of the strategies require significant time and attention both on the front end and once implemented.
- Strategy 1.2: Continue convening key stakeholders including employers and faith-based organizations as potential partners for housing development, particularly for seniors and local workers.

Recommendation 2 -- Maximize and Leverage Available Resources:

- Strategy 2.1: Maximize programs offered by area nonprofits including Home, Habitat for Humanity, the Northwest Housing Partnership, and the Community Investment Corporation (CIC), whose opportunity investment fund provides below-market rate financing to improve older apartment buildings and preserve a portion as affordable over the long term.
- Strategy 2.2: Coordinate with DuPage County and statewide housing agencies regarding federal funding they administer and how those funds could be used in Downers Grove, citing Harts Place in Arlington Heights as an example of layered funding for housing for people with disabilities.
- Strategy 2.3: Consider a rental inspection program, noting Addison's program as a model that incentivizes proper maintenance while minimizing unnecessary inspections.
- Strategy 2.4: Establish a demolition tax to discourage tear-downs and generate income for local housing efforts, noting that Highland Park, Northbrook, Arlington Heights, Oak Park, and Lake Forest each place this revenue into a housing trust fund.

Recommendation 3 -- New Housing Development:

- * Strategy 3.1: Follow through on recommendations within Guiding DG's comprehensive plan regarding multifamily and mixed-use housing near transit and in select commercial districts, including the Fairview Station area, Belmont Station area, The Grove, Ogden Avenue, and Butterfield Road. Mr. Schnelle noted that in several Fairview zoning districts, the intended housing is allowed as a special use but not by right, and that allowing these housing types by right would add predictability for developers and reduce the time and cost of approvals.
- * Strategy 3.2: Update regulations for accessory dwelling units (ADUs), noting that ADUs are currently allowed as a special use in single family zoning districts and by right in the Fairview Transitional District, but that removing requirements related to family relation, age, or physical disability and offering a by-right allowance would make ADUs more financially viable.

- * Strategy 3.3: Allow the development of missing middle housing in select areas, noting that missing middle housing is generally best suited for areas within walking distance to transit or amenities, and that not all types are equally suited for different types of blocks or locations.
- * Strategy 3.4: Explore an inclusionary housing ordinance that leverages the private market to add affordable homes within otherwise market rate developments, noting that nine suburban municipalities in the Chicago region use such ordinances and that any ordinance would need to be tailored to Downers Grove's local housing market.

Manager Fieldman said the report was excellent work and this was a great collaboration between the Village and the organizations. He noted that recommendations 3.1, 3.2 and 3.3 regarding zoning changes are already underway.

Council Comments

Commissioner Sadowski-Fugitt offered extensive comments and questions. She noted that the rental vacancy rate being lower than the county average, while the owner-occupied vacancy rate is higher than the county average, raises questions about whether people are unable to afford buying into Downers Grove and are therefore renting, driving up rents. She expressed concern about the unsustainability of housing costs rising at a much faster rate than income, and noted the aging population's impact on housing and healthcare costs. She expressed appreciation for the strategies addressing seniors aging in place, general workforce housing, and adults with disabilities. She expressed support for moving forward on missing middle housing and the zoning changes already underway.

Commissioner Davenport appreciated the details of the report, noting that there was a lot of eye-opening information like 95% of employees working in Downers Grove live outside of the Village. He expressed enthusiasm for ADU options and missing middle housing, and support for allowing more things by right and removing barriers to development.

Commissioner Roe said he has been watching the Metropolitan Mayors Caucus meetings and was impressed with the report. He was looking forward to steps on implementation.

Commissioner Sarver acknowledged that the report is a good start and a good first step to address what she characterized as a serious systemic problem, noting that missing middle housing reflects a broader economic inequality.

Commissioner Gilmartin thanked the 980 residents that took the survey for the report. He asked about multi-municipality approaches to housing. Mr. Schnelle and Ms. Firfer provided an example including five Northwest communities -- Arlington Heights, Palatine, Rolling Meadows, Mount Prospect, and Buffalo Grove -- that worked together to create a handyman program for seniors.

Commissioner Gilmartin asked if there were 1 or 2 recommendations that should be the highest priority for Downers Grove that would provide the best return. Mr. Schnelle responded that if “bang for the buck” is defined in terms of homes produced, Strategy 3.1 -- focusing on multifamily housing near transit -- can happen at a faster pace than ADUs or missing middle housing, and that pairing it with an inclusionary housing ordinance would produce the strongest results.

Commissioner Tully expressed his appreciation for the opportunity to work with the Metropolitan Mayors Caucus, and shared that he was glad to see how many strategies already align with Guiding DG. He said there are big policy questions that will require lengthy community conversations. He thanked Mr. Schnelle for presenting all of the information.

Mayor Barnett expressed his appreciation for the report from the Metropolitan Mayors Caucus. The Mayor asked a few questions, stating that they did not need to be answered that evening:

1. What was the appropriate geography for multijurisdictional partnerships? He noted that all of DuPage County would be too large.

2. How would success be defined and/or measured for each of the four identified housing needs?

3. How are communities that have had housing commissions and programs for 20 to 30 years compared with respect to the same four housing needs identified?

Mr. Schnelle responded that success could be measured in 3 ways: completion of next steps, metrics on progress - such as number of ADU's constructed and re-evaluating needs, and trends based on census data - to see if needs are growing or shrinking.

Public Comment

Janet Winningham, a resident, said she has had significant experience in affordable housing and noted that this was an impressive study. She spoke about the objections to the BUILD ACT proposal, noting that many of the reasons for the objection are mentioned in this report. She urged the Council to keep quality of life for existing residents in mind as the conversation continues.

Hillary Dank, a resident, thanked all that worked hard on this study. She spoke about the improvements that have been made in Downers Grove to mitigate stormwater during property development. She highlighted the 21st Century Road to Housing Act as a new federal bipartisan initiative offering significant funding opportunities for housing investment, and urged the Village to keep its eyes on that legislation and position itself to access federal funding as soon as regulations are released.

Mayor Barnett said that additional conversations would happen in the future.

Manager Fieldman then recognized Senior Planner Flora Leon, a project manager for the Village, for her amazing work and leadership on this project.

8. Manager's Report

REP 2026-11315 A. Report: Long Range Plan Report #3

Village Manager Fieldman presented using a PowerPoint. He started with highlighting the Water Fund and said that the Village received the approval of a \$4.9 million IEPA zero interest loan to help fund needs in the Water Fund. He said many of the water meter transmitting units (MTUs) are failing prematurely. He reported that the Village has been planning for their replacement over the next 11 years. Manager Fieldman reviewed the key recommendations.

Manager Fieldman provided an update to the Council's Priority Action Items and reported that four projects have been completed: establishment of the Fairview TIF district, the new solid waste contract with Republic Services, micromobility device regulations, and the facility condition assessment report. He noted that the downtown flexible amenity areas and Linda Kunze Plaza are under construction and on schedule for completion in November, though the recent stormy weather pattern has affected the schedule. The Public Art Program is on schedule for an art installation in late Spring 2027. Manager Fieldman noted that the Zoning Ordinance update is underway and that Community Development Director Stan Popovich will be in front of the Council in the coming weeks to discuss land use issues, missing middle housing, and ADUs. The redevelopment of parking lot I, near the Fairview Train Station, remains on schedule, with the Village continuing to work with Metra on termination of the existing agreement. Manager Fieldman presented a proposal for how the recommendations from the Attainable Housing Study and the Boards and Commissions Enhancement Report could fit into the current 2025 to 2027 Priority Action Work plan, noting that several recommendations could be undertaken without modification to the current work plan.

Commissioner Roe said the work plan is what he was looking for. He expressed his desire to act quickly on the Attainable Housing Study.

Commissioner Davenport also agreed with the work plan.

Commissioner Sadowski-Fugitt requested information on what an Ad Hoc Housing Committee would look like, in terms of staff time and resources, in preparation for budget discussions.

Commissioner Sarver agreed with the work plan.

Commissioner Gilmartin agreed with the work plan and also wanted to know about the Attainable Housing Committee.

9. Council Member Reports

Commissioner Davenport, as Council liaison to District 99, attended their school board meeting, where budget concerns were discussed, including approximately \$800,000 in expected federal and state funding that had not yet arrived. He noted significant costs facing the district related to pool repairs.

Commissioner Sadowski-Fugitt mentioned the upcoming Grove Foundation Annual Golf outing scheduled for September 12th.

10. Mayor's Report

There was no Mayor's Report.

11. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

Motion: To adjourn the August 18, 2026, Village Council Meeting.

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, and Mayor Barnett.

The meeting adjourned at 9:59 p.m.

Respectfully submitted,

Rosa Berardi
Village Clerk