



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	September 08, 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 Sarver, Commissioner Roe.

Council Attendance (Not Present)

None.

Non-Voting

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

3. Proclamations

A. 9/11 Day of Remembrance - 25th Anniversary

B. National Preparedness Month

Mayor Barnett read the two proclamations.

4. Minutes of Council Meetings

MIN 2025-10945 A. Minutes: Village Council Meeting Minutes - September 1, 2026

Motion: To **Adopt the Village Council Meeting Minutes of September 1, 2026, 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, and Mayor Barnett.

Nays: None.

5. Public Comments

Mimi Doll, a resident and Director of Research at DuPage Federation on Human Services Reform, expressed her appreciation to the Council for recently approving the Attainable Housing Study. She also urged the Council to work beyond partial implementation of the housing plan, with a strong focus on affordability measures.

6. Consent Agenda

BIL 2026-11099 A. Bills Payable: No. 6964 - September 08, 2026

MOT 2026-11310 B. Motion: Approving an Agreement with Swallow Construction Corporation for the 2026 Water Facility Maintenance Project (WP-010)

MOT 2026-11228 C. Motion: Approving an Agreement with Samsara Inc. for Fleet Management Software and Hardware

MOT 2026-11331 D. Motion: Approving the Purchase of Two Replacement Vehicles for the Public Works Department

RES 2026-11294 E. Resolution: Approving the First Extension to the Agreement with Snow Systems 1, LLC for Specialty Winter Operations Services

RESOLUTION 2026-63

A Resolution Authorizing Execution of a First Extension to the Contract Between the Village of Downers Grove and Snow Systems 1, LLC

Motion: To **Adopt the Consent Agenda of the September 8, 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, and Mayor Barnett.

Nays: None.

7. Active Agenda

ORD 2026-11305 A. Ordinance: Approving an Amendment to Planned Unit Development #31 to Construct a New Hospital at 3300 Lacey Road

Motion: To Adopt **An Ordinance Approving an Amendment to Planned Unit Development #31 to Construct a New Hospital at 3300 Lacey Road, as presented. ORDINANCE 6208**

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, and Mayor Barnett.

Nays: None.

Village Council Comments:

Commissioner Sarver thanked her fellow Council members for their comments at the last meeting addressing the importance of the ecological, environmental and human aspects of the proposed pediatric hospital. She expressed her full support of the project.

Commissioner Tully advised that he expected the pediatric hospital to be unanimously approved, and he was thankful that the petitioner selected Downers Grove.

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

Motion: To Adopt **An Ordinance Vacating Village Public Alley Lying South of 1205 and 1219 Ogden Avenue, as presented. ORDINANCE 6203**

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, and Mayor Barnett.

Nays: None.

Mayor Barnett introduced Community Development Director Stan Popovich, who provided a presentation via Power Point regarding Items B-G, related to the proposed Dutch Bros project. Mr. Popovich reviewed information that had been provided since the last Village Council meeting. This information was available in the evening's Village Council packet and included an additional vehicle queuing analysis, a new exhibit showing the locations for Dutch Bros traffic management personnel, an exhibit showing other Dutch Bros locations near schools, a proposed average daily vehicle count, and additional traffic counts completed by Village staff on Saratoga Avenue during drop-off and pick-up periods while Herrick Middle School and Downers Grove North High School were in session.

Michael Gatto spoke on behalf of the petitioner. He thanked the Council for allowing him the opportunity to provide the aforementioned information presented by Mr. Popovich.

Public Comments:

Debra Sosnowski, a resident of the project area, expressed concern that the addition of Dutch Bros would make a bad traffic situation even worse. She requested the Council consider Dutch Bros at a different location.

Scott Richards, a resident, requested the Council consider a different location for Dutch Bros, as this location could not accommodate vehicle overflow in the same way as the Melrose Park location. He encouraged residents to call the police if they observe customer vehicles blocking Saratoga Avenue.

An unnamed resident requested the Dutch Bros be located elsewhere due to the proximity of this location to schools. She suggested the 75th Street corridor.

David Lorette, a resident, expressed concerns about pedestrian safety due to the location of this project's proximity to schools. He requested the Council and School District 58 work together to ensure the safety of the children once this location opens.

Joan McGuire, a resident, expressed concerns about vehicular traffic, noting the new businesses on the other side of Ogden Avenue. She was concerned about the amount of emergency vehicle traffic that use the roads in close proximity to this location.

Jodi Walsh, a resident of the area of project area, urged the Council to vote against this. She requested the business be located on the south side of town and expressed concerns about what was already an influx of traffic on Saratoga Avenue.

Renee Mazour, a resident, spoke against this project and implored the Council to reconsider the location of the proposed Dutch Bros, asserting that the footprint of

the property was not large enough to accommodate this type of business and she feared for the safety of the children and seniors in the area. In lieu of Dutch Bros, she advocated for the placement of a Steak 'N Shake.

Bonnie Summers, a resident of Main Street, spoke against this project but expressed appreciation to the petitioner for the numerous concessions made during this process. She was concerned with the safety of the kids that would use the proposed walk-up window.

Village Council Comments

Commissioner Tully explained that the alley vacation is consistent with past practices of developments along Ogden Avenue. He advised that the property location is within the Ogden TIF District and it is designed for this type of business. He noted that it is at a signalized intersection. In response to public comment assertions that this was a “done deal”, he advised that if that was the case, this would have been voted on during the August 4th Council meeting. He stated that the alley vacation was consistent with past practices and the project was consistent with the Village’s land vacation and right of way vacation policy. Commissioner Tully advised that he supported the vacation of the alley.

Commissioner Davenport added that an additional benefit of vacating the alley was that it would be turned back into a privately owned parcel and property taxes would be collected. Additionally, he mentioned that it removed the Village’s responsibility to maintain the property. He felt that this was the right thing to do.

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

Motion: To Adopt **A Resolution Approving a Plat of Subdivision for 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision), as presented. RESOLUTION 2026-61**

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, and Mayor Barnett.

Nays: None.

ORD 2026-11283 D. 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)

Motion: To Adopt **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), as presented. ORDINANCE 6204**

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, and Mayor Barnett.

Nays: None.

Village Council Comments:

Commissioner Tully addressed two important elements: 1) the amendment to the Planned Unit Development; and 2) the authorization of the special use for the drive-through. He advised that there are conditions and restrictions that can be tied to the approval of those agenda items, and because of the concerns expressed by the community, considerable conditions and restrictions were added. Commissioner Tully appreciated the patience of the petitioner and explained that traffic and pedestrian safety are concerns for everyone, including the Council. He noted that this matter had been tabled and the Council sought and added more restrictions, otherwise it could have been passed a month ago. He pointed out that the current plan was much different from what was presented to the Planning and Zoning Commission. Commissioner Tully explained that if there are any issues in the future, the Council has the ability to re-assess and respond at a later time. He spoke to the public comment referencing Steak 'N Shake and shared that there were similar public concerns years ago for that project, and even more recently for

Andy's Frozen Custard. He advised that the Council continues to remain flexible and that he supports this measure.

Commissioner Sadowski-Fugitt echoed the sentiments of Commissioner Tully. She explained there was a lot of leg work completed, even before this was presented to the Planning and Zoning Commission or the Village Council. She spoke about special conditions that were added, like additional landscaping near the fencing and the installation of speed bumps. She noted that the conditions should help address noise concerns, staff and security conditions, and pedestrian safety. She thanked the petitioner for the example of the Dutch Bros in Texas located near schools. As a result of all the changes and how the petitioner agreed to the conditions, Commissioner Sadowski-Fugitt shared that she was comfortable with the measures to be taken. She shared that just arbitrarily moving this to a different location is not a feasible recommendation. She appreciated all the work that was done and shared her support for this project.

Commissioner Davenport added that he agreed with what was said by his fellow Council members. He noted that the vetting process for this project had worked well. He shared that the Council has been listening and cited how there was a lot of cooperation between the Village and School Districts 58 and 99. He noted that the location of this property is high-profile and zoned for a business. He further advised that even if the location is occupied by a business other than Dutch Bros, the Village Council cannot dictate what business goes where. He noted that an additional traffic study was completed by Kimley-Horn due to the concerns voiced by the community, and he was confident with the results of the traffic study. He shared that the Council is deeply concerned about safety, and he was pleased with the additional conditions and guidelines accepted by the petitioner.

Commissioner Gilmartin advised that he was in strong agreement with what was said by his fellow Council members. He stated that public safety was a main concern for everyone involved. He noted that he too is a resident of the Village and his children attend the local schools and he has never observed a backup of vehicular traffic near Ogden Avenue during school drop-off or pick-up. He further noted that due to the voiced concerns, District 58 agreed to open up the gate to the

circle drive 30 minutes earlier than initially planned. He spoke about witnessing numerous parents disregard the signage on Saratoga while dropping off their children at Herrick Middle School. He opined that the traffic concerns expressed regarding Saratoga already exist and cannot be attributed to the opening of a Dutch Bros in the area. He shared that the Village Council cannot guarantee perfection, but from his perspective, he does anticipate a significant influx in traffic that would cause additional issues or a “parade of horrors”.

Next, Commissioner Gilmartin addressed concerns regarding the grand opening, noting that Dutch Bros will have 4 staff members working outside until business has normalized. He emphasized that Condition #13, of the Ordinance, puts Community Development Director Stan Popovich in charge of that vehicular capacity and traffic flow. Mr. Popovich will have the right and responsibility to make future changes as deemed necessary. Commissioner Gilmartin asked that Lot 1, to the west of the location, be used as a drivable surface to accommodate the traffic overflow during the grand opening (instead of using the alley). He also requested that the grand opening occur during the summer, when school is not in session.

Commissioner Roe advised that he agreed with most of what his fellow Council members had expressed thus far. However, he did not feel that delaying the grand opening was appropriate, and expressed great confidence in Mr. Popovich’s oversight during the first six months of Dutch Bros’ operation. Commissioner Roe suggested extending the time frame for having traffic management personnel stationed at the Saratoga Avenue driveway beyond the 6 months in the agreement, in order to protect the children traveling to and from school.

Mayor Barnett advised that if after six months there is a known problem, such an extension would likely not be the best solution to the problem. He felt that would be an unreasonable request of the petitioner.

Commissioner Gilmartin asked Mr. Popovich about pedestrian counts in the morning and afternoon. Mr. Popovich reviewed his counts and noted that the afternoon timeframe was busier than the morning. He shared that between

3:30pm and 3:35 pm about 25 kids were on the west sidewalk and approximately 28 kids were on the east sidewalk.

Commissioner Davenport noted that the counts consisted of mostly middle school and high school aged students and not young children.

Commissioner Gilmartin asked about the expected duties of the traffic management personnel assigned at the location.

Mayor Barnett responded sharing that the personnel's responsibilities were focused on vehicle stacking and keeping the customer line moving.

Commissioner Sarver advised that she was one of the Council members responsible for slowing down the process of approving this project to allow for further evaluation. She advised that this was never a "done deal" and the Council operates with shared information between Village staff, experts, and interested parties before taking a vote. She expressed that the Council works for the benefit of the public and the timeline for this project is a reflection of that work.

Commissioner Roe was thankful to see the updated traffic studies and how vehicle stacking will be contained inside the property. He opined that he does not foresee the congestion problem or "parade of horrors" voiced by many.

Allie Lahti, Business Coach for Dutch Bros, advised that Dutch Bros hires third party traffic management personnel during the grand opening phase. She advised that staff is trained on how to handle various situations with pedestrian traffic. After the grand opening, traffic is expected to approach "normalized" by week #5. She advised that Downers Grove should not expect stacking like the Melrose Park Dutch Bros, as that is the closest location to Chicago. She reported that the Buffalo Grove Dutch Bros would be a better comparison. She stated that an average of 9-12 stacked vehicles is expected during a normalized situation.

Mayor Barnett said he agreed with his colleagues and spoke of the Village's long-established set of procedures for similar developments. He addressed the public

comments suggesting that the Council should simply pick a different location. He reminded the community that the Council does not pick what goes in each location. He noted that the proposed use is consistent with what is allowed per Village ordinance for that property. He cited that input from the staff of School Districts 99 and 58 was considered prior to making various adjustments. Mayor Barnett spoke about having the ability to place conditions on the use of the property. He responded to the public comments stating that this was a “done deal”, advising that the petitioner followed the long-established rules laid out by the Village. He reminded everyone that the Council members are parents that either have, or have had, kids at the schools in the area. They personally understand the area. He shared that he was in full support of this project.

Commissioner Gilmartin responded to an earlier comment about Main Street being reduced to one lane in each direction. He advised that the changes were made to address the 99 vehicle crashes that occurred over the 5-year period prior to the implementation of the traffic flow changes.

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

Motion: To Adopt **An Ordinance Rezoning Certain Property Located at 1205 and 1219 Ogden Avenue (Dutch Bros Resubdivision), as presented.**

ORDINANCE 6205

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, and Mayor Barnett.

Nays: None.

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

Motion: To Adopt **An Ordinance Authorizing a Special Use for Lot 1 of the Dutch Bros Resubdivision, as presented. ORDINANCE 6206**

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, and Mayor Barnett.

Nays: None.

Village Council Comments:

Commissioner Tully advised that he covered his thoughts on this item when commenting about Active Agenda Item D.

Commissioner Gilmartin noted that every drive-through request is an authorized Special Use in the Village.

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

Motion: To Adopt **An Ordinance Approving a Redevelopment Agreement Between the Village of Downers Grove and Downers Grove Equity Group, LLC, as presented. ORDINANCE 6207**

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, and Mayor Barnett.

Nays: None.

Village Council Comments:

Commissioner Gilmartin said he wanted to recognize that this project is incentive based, as this location is a part of the Ogden Avenue TIF.

Commissioner Tully gave thanks to Village staff and the Downers Grove Economic Development Corporation for working with the petitioner.

Mayor Barnett thanked the residents that expressed their concerns and provided feedback. He noted that there were likely dozens of elements to this plan that changed as a result of community input.

8. First Reading

Village Manager Dave Fieldman explained that Item B would be presented before Item A under this portion of the agenda.

MOT 2026-11317 A. Motion: Approving an Agreement with Farnsworth Group, Inc. for the Prentiss Creek Streambank Stabilization Design/Build (SW-091)

**Presented after Item B.*

Engineering Director Scott Vasko presented using a PowerPoint. He reviewed the general project location and noted that a proposal from Farnsworth Group, Inc. closely aligned with the Village's project objectives and budget. Mr. Vasko noted that the Village received an IEPA grant worth \$721,000 and a DuPage Water Quality grant of \$100,000. He reported that the permitting process will likely continue until May or June of 2027, with construction starting shortly thereafter. He anticipated that the work would conclude in the early part of 2028, followed by a three-year maintenance and monitoring period.

Village Council Comments:

Commissioner Davenport expressed his excitement to see this proposed project. He asked what neighbors should expect during the work process and noted that there is a need for good communication with the affected neighbors.

Mr. Vasko reported that most access would be gained via public property. However, he noted that, if needed, a Right of Entry would be obtained from the residents. He also shared that there would not be a need for work-related fencing. He advised that Village Forester Greg Soltwisch would determine what trees will be

removed and selected for planting. Mr. Vasko said that all the residents that live along the project will receive notifications about the project.

ORD 2026-11402 B. Ordinance: Rezoning Certain Property Located at 2500 Warrenville Road

Mr. Popovich presented via a PowerPoint and noted that the petitioner was requesting a Zoning Map amendment from M1-Light Manufacturing to ORM-Office Research Manufacturing. He added that the petitioner was planning to build about a 173,000 square foot building during the redevelopment of the site. He noted that the Planning and Zoning Commission considered the petition at their August 24th meeting and found that all standards were met and unanimously recommended approval of the request.

Village Council Comments:

Commissioner Tully said this request was straightforward given the nature of the property and the surrounding properties. He reviewed the Municipal Code and explained that it met the criteria for rezoning.

9. Manager's Report

There was no Manager's Report.

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 rezoning certain property located at 2500 Warrenville Road.

11. Council Member Reports

Commissioner Tully, as the Council liaison to the Downtown Management Corporation (DMC), provided an update on the DMC Board Meeting. He spoke

about the accommodations the Village made to the businesses affected by the flexible amenity projects. He shared that parking lots B and D are scheduled to be resurfaced in October, for 5 days, and that commuters will receive notification that the lots will be closed. He spoke about new businesses coming downtown and provided details about the DMC budget. Commissioner Tully noted that the DMC is looking to put together their own version of Guiding DG for the downtown, over the next 5 years. He provided details about the Fine Arts Festival that will take place on September 12-13.

Commissioner Davenport encouraged all residents to take the Downers Grove Police Department citizen survey located on the Village website.

Commissioner Sadowski-Fugitt announced that the McCollum Park improvements were complete and that the park district received a \$3,500 ComEd Green Region grant to expand the pollinator habitat at Lyman Woods. She shared details about the Grove Foundation's annual golf outing to take place on Saturday, September 12, at Belmont Golf Club.

12. Mayor's Report

There was no Mayor's Report.

13. Adjournment

Mayor Barnett asked for a motion to adjourn the meeting.

Motion: To **Adjourn the September 08, 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

Nays: None.

The meeting adjourned at 9:01 pm.

Respectfully submitted,

Rosa Berardi

Village Clerk