

MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, August 16, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:01 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Jacobson, Commissioners Pam Albrecht, Heather Mees, and Lisa Sallwasser.

ABSENT: Commissioners Yavor Goranov, Eric Rahn, and Julia Smith.

Also in attendance: Trustee Liaison Anne Gould; Emily Rodman, Assistant Village Manager/Community Development Director; Audrey Savikas, Recording Secretary; and Scott Viger, Planning Consultant.

B. Approval of Meeting Minutes

Commissioner Albrecht made a motion to approve the draft minutes of the July 19, 2023 meeting. Commissioner Sallwasser seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D. Exterior Appearance Review: 750 Roosevelt Road, Popeyes Louisiana Kitchen

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: The petitioner is requesting an exterior appearance review for construction of a Popeyes Louisiana Kitchen restaurant. The proposed restaurant is 2,515 square feet. The restaurant would contain a drive-through, as well as an interior order counter and seating for 24.

Mr. Viger presented information as detailed in the Staff Report dated August 16, 2023, included in the agenda packet. Mr. Viger's presentation described existing conditions as well as proposed

site plans, utility plans, elevations, signage, lighting, materials, and color selections. He noted that the Petitioners made several significant changes to their initial proposal, in order to align with Appearance Review Guidelines. Revisions include: limiting use of EIFS to above nine feet; raising glass storefront panels; more muted color selections; and improved landscape plan.

Mr. Viger responded to Commissioner questions, including clarifying proposed color selections and signage.

Petitioner's Presentation

Petitioner presenters introduced themselves, including: Jacob Cooke, Civil Engineer Phase Manager, and Chris Ludwig, Architect/Project Manager. They provided sample materials and answered Commissioner questions. They discussed anticipated customer use of drive-through versus counter seating; clarified plans for traffic flow; and agreed to review landscape plans.

Commission Recommendation

Commissioners indicated support for the proposal.

Commissioner Mees made the motion:

After conducting a public meeting and deliberating on the request of Mohamed Ould Sidi Mohamed, Aby Groups President, for approval of the Architectural Appearance and Site Plan for a proposed Popeyes Louisiana Kitchen restaurant at 750 Roosevelt Road, the Architectural Appearance Commission after hearing the staff and petitioner presentations, and Commission deliberation, recommends approval of the request with the following condition:

- 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.**

Commissioner Albrecht seconded the motion, and the motion passed by voice vote.

E. Trustee Liaison's Report

Trustee Liaison Anne Gould discussed recent and pending Village Board agenda and action items relevant to the Architectural Appearance Commission, including: development projects, a proposed boundary agreement between Glen Ellyn and Wheaton, the status of the draft Comprehensive Plan, and the streetscape project's impact on local businesses.

F. Chairperson's Report

Chairperson Jacobson encouraged everyone to complete the survey regarding the proposed Event Park on the location of the former US Bank site development.

G. Staff Report

Mr. Viger discussed potential agenda items for the Commission's next scheduled meeting.

H. Adjournment

Commissioner Albrecht made a motion to adjourn the meeting. The motion was seconded by Commissioner Sallwasser., and the motion passed by voice vote.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Audrey Savikas
Recording Secretary