



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, December 10, 2025
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring reasonable accommodation in order to participate in a meeting should contact the Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting.

- A. Call to Order**
- B. Approval of the Minutes**
 - 1) Review and Approval of the October 28, 2025, Architectural Appearance Commission Meeting Minutes.
- C. New Business**
 - 1) Exterior Appearance Review — 505 Pennsylvania Avenue
- D. Chairman's Report**
- E. Trustee Liaison's Report**
- F. Staff Report**

Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/10/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2025-1011)

DOC ID: 2025-1011

Review and Approval of the October 28, 2025, Architectural Apperance Commission Meeting Minutes.

Statement of the Issue:

Review and Approval of the October 28, 2025, Architectural Apperance Commission Meeting Minutes.

Analysis:

Review and Approval of the October 28, 2025, Architectural Apperance Commission Meeting Minutes.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the October 28, 2025, Architectural Apperance Commission Meeting Minutes.

Attachments:

1. Draft Minutes - Glen Ellyn Architectural Appearance Commission 10-28-25

Draft Minutes
Glen Ellyn Architectural Appearance Commission
Wednesday, October 28, 2025, at 7:00 PM Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street, Glen Ellyn, IL 60137

A. Call to Order and Roll Call

Chairperson Jacobson called the meeting to order at 7:00 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

Present: Chairperson Jacobson and Commissioners Albrecht, Goranov, Mees, Schlembach, and Smith

Absent: Commissioner Rahn

Also in attendance: Daniel Harper, Planning Manager, Village of Glen Ellyn, Sonya Bhagwaker and Adriana Ohl Zamora, Recording Secretary

B. Approval of the Minutes

Commissioner Mees made a motion to approve the draft minutes of the May 14, 2025 meeting. Commissioner Schlembach seconded the motion. The motion passed by voice vote.

C. Old Business

None to report.

D. New Business

1. Exterior Appearance Review — 486 Pennsylvania Avenue, Maplewood Brewery & Distillery

Mr. Harper presented that the applicant is applying for an exterior appearance approval and is proposing an alteration to the exterior appearance of the property located at 486 Pennsylvania Avenue. The project includes enlarging the size of two existing windows on the western side of the building and modification to the east side of the building, including adding two new glass doors that will act as access to the existing outdoor patio area, adding a new glass sliding window that will serve as a bar window for the outdoor patio and two other additional windows.

The building is zoned C5B Commercial Zoning District, is approximately 7,800 square feet and was most recently occupied as Two Hound Red Brewery and Restaurant. The new tenant, Maplewood Brewery and Distillery, is proposing exterior alterations to the building to increase

the functionality of the building as a brew pub with an existing outdoor patio. Proposing the addition of two new windows to the eastern wall of the building to add natural light to the proposed private party room labeled on the floor plan as "Barrel Room." Both of the proposed windows are 60" W X 18"H or 7.5 sq ft. in addition to expanding the functionality of existing outdoor patio space by adding a new 91" W x 18"H or 11.4 square foot bar height "garage door" type window. Applicant is also proposing new doorway to be located on the east side of the building that will access directly to the patio area.

The applicant has submitted for sign variations to be handled by the Planning Commission. Outdoor Patio site to be permanent per previously approved Special Use Permit and Variations.

The proposed floor plan for proposed structure was shown to all Commissioners, pointing out where the new windows would be installed. Detailed where the interior bar would connect to exterior bar. Controlled access to patio will also be part of proposal and was explained to Commissioners.

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial.

Applicant, Paul Megalis- presented to Commissioners on Maplewood Brewery & Distillery. He explained the history of the Distillery and also team behind the business. He described the existing facility in Logan Square and are currently leasing; showed pictures of existing tasting room in Logan Square and explained that they would like to have similar atmosphere at Glen Ellyn. The tap room has been open since 2017. They closed on the property about two weeks ago, and showed the Commissioners the Brew Pub concept, including redoing roof, HVAC, new furniture, décor work; trying to get service window approved which can allow for service on patio; all windows being proposed are under awning. The applicant stated that the proposed modifications would make a huge difference to lighting as currently the space is very dark and not approachable, would like to make it family friendly. Currently, the patio has no great service access; by making the proposed improvements, it will make it all encompassing, total synergy withing the restaurant. Awning will be black and new patio furniture will go in.

The barrel room will include added lighting via the two new windows; back wall will have barrels on display which will have beer inside them. Chicago brick inside as well as wood paneling.

Mr. Megalis explained that they are heavy on marketing promotions and explained how they are expanding East to Kentucky and Virginia. Also explained and showed the various types of beer, and Spirits.

Commissioner Goranov- I believe that idea of the patio and connecting to the building is good, the building inside is very dark, you are correct. I think the idea of adding the windows is great, but the windows being that high still make the patio separate, if windows were lower and bigger it would create a better connection between the inside and outside and create better lighting.

Mr. Megalis- number 4 will be two standard 36-inch doors, # 8 7ft 4 garage door, that is servable, # 7 is two windows that are higher.

Commissioner Goranov- the windows could be a little bit lower and people sitting there be able to look out into the patio.

Commissioner Mees- If they are in private room party, they may not want to look out and be visible to the patio.

Mr. Megalis- trying to keep it away from other people outside and private, we were thinking above eye level, we could consider with engineer to go smaller.

Chairperson Jacobson- even if the windowsill is 5ft, when sitting down you will not see the people outside.

Commissioner Mees- Regarding the garage bar window, one you are proposing is 8ft max, will there be seating at window? Front facade facing street, are you changing colors?

Mr. Megalis- the one downtown is probably about 16ft. Wanted to know what absolute maximum we could go, if we move wall over, it would be another expense. There will be no seating, only service bar. As of right now, we are just planning on repainting with same style, smaller planter with maybe a small hedge.

Commissioner Albrecht- improving paint situation would be fabulous.

Mr. Megalis- same style, plan to have wood, ideally same color, black and white. Would replace and match to same style.

Commissioner Goranov- what is idea of separation from patio and parking?

Mr. Megalis - Keep same planters, add fence in between, condense them as much as we can, at back no planters, only black metal fence with a gate. Right now, people can walk around, we want to control whole floor.

Commissioner Mees- Regarding the pavers, are you just setting down on floor?

Mr. Megalis- No we are digging, adding gravel and pavers. We want to make it permanent.

Commissioner Albrecht-I love the windows, pavers, delineation of space, it goes from Covid patio to something more proper, I like improvements a lot.

Commissioner Goranov-Are you planning to do anything in Back patio?

Mr. Megalis- right now no, we could but we would have to add sound barrier.

Motion to approve as presented by Commissioner Albrecht, seconded by Commissioner Schlembach. Motion was approved unanimously with six (6) yes and zero (0) no.

E. Chairman's Report- Nothing to report

F. Trustee Liaison Report- Sonia Bhagwakar

- Board deep into budget.
- E-bikes are another hot topic being discussed, ordinance passed.
- Consultant to do a study on both Firehouses to possibly remodel.
- Demolition started on downtown park, and the government shut down is impacting as money is not being released.
- High School addition also moving forward, variances have just been approved.

Commissioners asked about expanding their oversight and increasing scope of work.

Trustee Bhagwakar is concerned about the length of time it takes to approve projects and stated that to Commissioners. She will address the concerns with the Board.

G. Staff Report- Daniel Harper,

- Full Circle - all entitlements have been secured. The demolition of the project is being delayed due to funds being frozen by government shut down.
- ATM 515 Crescent- stalled in litigation between property owner and tenant, not moving forward as of today.
- Downtown Park- completed demolition of US Bank, delayed on starting due to Government shutdown. This will be construction of site to park. The pavilion structure will be constructed at a future date.
- Hotel Site Demolition - Contractor responsible for demolition didn't perform proper asbestos abatement, EPA got involved, and demolition stopped. Final stages of completing what EPA is requesting, hoping to start in Nov. 2025.
- 580 Duane, Keller Williams Project, should be completed soon.
- Train Station- multiple parties involved, Metra, UP, Village of Glen Ellyn, at 90 percent completion with Engineering Plans, waiting on go ahead from Public Works Dept.
- Village Board- text amendment to amend C4 office Zoning District - to allow restaurants. Initiated by Economic Development Team
- 1184 Roosevelt- House of Brides Site; property owner submitted interior demo plans to rehab the location. Convert one side to restaurant, center will be salon suite. Will come to Planning Commission to ask for variances.
- Starbucks started yesterday with construction on Roosevelt

Commissioner Albrecht motioned to adjourn, Commissioner Goranov second the motion. Motion was approved by unanimous vote.

I. Adjournment- 8:07PM



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 12/10/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2025-1010)

DOC ID: 2025-1010

Exterior Appearance Review — 505 Pennsylvania Avenue

Statement of the Issue:

The applicant requests exterior appearance approval for an alteration to the property located at 505 Pennsylvania Avenue. The project includes removing the existing wood paneling and vent located above the front door and existing windows at the front of the building and replacing that space with windows to match the existing windows of the building. The applicant is also proposing to remove the failing brick facade of the building and replace it with red brick and details to match the exterior of 507 Pennsylvania. The applicant has reported that the goal of the facade renovation is to closely match the existing facade of 507 Pennsylvania to create a coherent commercial facade for the building.

Analysis:

Building: The building is located downtown in the C5A Central Retail Core Zoning District. The building comprises two-lease spaces that include 505 and 507 Pennsylvania Avenue. The property owner is proposing to modify the exterior of 505 Pennsylvania Avenue to match the lease space of 507 Pennsylvania Avenue, currently occupied by "Eli Tea".

Proposed Design: The petitioner is proposing exterior alterations to the building to increase the storefront window size of the space by removing the existing wooden panels and vent located above the existing front windows and door. The proposed modification to the windows of the storefront will add approximately 64 sqft of glazing to the commercial facade of the building. The windows are proposed to be framed with aluminum. Although the Architectural Appearance Guidelines discourages metal framing and describes the material as "inappropriate," the proposed aluminum framing would match the existing framing of the commercial space at 507 Pennsylvania Avenue.

The applicant is also proposing to replace the failing masonry wall of the building with new red brick masonry that is intended to best match the existing space at 507 Pennsylvania Avenue.

ARCHITECTURAL APPEARANCE GUIDELINES:

Village staff has excerpted the following sections of the Architectural Appearance Guidelines as they are relevant to the application request.

3.3.3 Windows and doors should be inset behind the plane of the wall, clearly defined by wood or

masonry trim.

The first floor should emphasize the window display area. Generally, shiny metal or obviously plastic window frames are inappropriate. Windows should be set into the face of the wall a sufficient distance to have a clear shadow line. Solid trim helps to define the openings and differentiate them from the surrounding wall surface. Trim adds a richness of detailing.

3.4 Original building materials should not be covered, and new construction should use the same or similar materials as on the original building in terms of type, texture, and color.

Particularly inappropriate are veneers of artificial stone, metal panels, vinyl siding, rough sawn wood and stucco applied over brick surfaces. If applied only in patches as accents, they break up the continuity of the wall surface and can serve as a trap for moisture, thereby creating deterioration of the original underlying surface.

3.11 Expansion, additions and remodeling of existing structures should emphasize compatibility with the original structure in terms of roof structure, materials, openings and detailing.

The Village desires to capture the historic character of these buildings with all of their rich detailing and attention to scale and proportion. These buildings exhibit the qualities Glen Ellyn seeks as an overall design image: quality, durability, attractiveness and compatibility.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Architectural Appearance Commission is being asked to consider the petitioner's request for exterior appearance and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Utilize design elements to create an alteration that is in harmony with the surrounding buildings.
2. Consider the proposed alteration in the context of the larger downtown area.
3. Incorporate Architectural Appearance Guidelines into feedback and review comments.

In the event that the AAC chooses to make a positive recommendation, Staff recommends the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the
2. A building permit shall be required for the exterior alterations.

Attachments:

1. Application - Exterior Appearance Review
2. Zoning Map
3. Proposed Elevations
4. Existing Conditions - Color Photo



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR EXTERIOR APPEARANCE REVIEW

Date Filed: 11/24/2025

Application No: 2025-0052

Name of Applicant: Jagra Masonry & Tuckpointing Corp.

Address of Applicant: 1410 Higgins Rd Ste 202 Park Ridge, IL 60068

Phone: (847) 641-3747

Email: office@jagramasonry.com

Property Interest of Applicant: Owner

Name of Owner: Trans Holdings Corp

Address of Owner: 811 Butterfield Rdunit 115 Wheaton, IL 60189

Contacts:

Type	Name	Address	Phone	Email
Petitioner	Jagra Masonry & Tuckpointing Corp.	1410 Higgins Rd Ste 202 Park Ridge, IL 60068		
Web Administrator	Jagra Masonry & Tuckpointing Corp.	1410 Higgins Rd Ste 202 Park Ridge, IL 60068		
Parcel Owner	Trans Holdings Corp	811 Butterfield Rdunit 115 Wheaton, IL 60189		

Property Address: 505 Pennsylvania Ave

Project Name: Web Project

Project Description: Front elevation bricks replacement

Legal Description of Property:

Zoning: C5A, Central Business District (Retail Core)

Lot Dimensions:

Lot Area:

PIN: 05113150120000

CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:



1. Explain why the proposed architectural style was chosen:
We will keep the original design, only the color of the brick is changing.
2. Provide information about the architectural style and exterior materials of the buildings in the surrounding area.
Please see attached documents
3. Please explain how the project complies with the Appearance Review Guidelines.
Please see attached documents
4. Please explain why any deviations from the Appearance Review Guidelines are proposed.
Please see attached document.

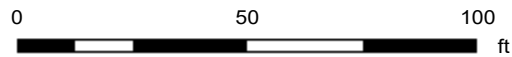


Legend

Zoning and Development

Zoning

-  C5A: Central Business District (Retail Core)
-  C5B: Central Business District (Service)



Print Date: 12/1/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Index of Drawings

G-1	Code Review, Site/Key Plan
A-1	Key Plan, Enlarged Plan, Demolition Elevation
A-2	Proposed Elevation

Sara E.F. Gensburg, Ltd.
 Architecture/Design
 105 Revere Drive, Suite G
 Northbrook, IL 60062
 Fax: (847) 715-9581
 Phone: (847) 715-9591

Code Review

Work under this permit shall comply with all State, Municipal and following codes adopted by the Village of Glen Ellyn.

Project Name: NAIL SALON
and Address: 505 PENNSYLVANIA AVE.
 GLEN ELLYN, ILLINOIS

Type of Work: Commercial Interior Alteration

- Codes Used:**
- 2018 International Building Code w/ Amendments
 - 2018 International Fire Code w/ Amendments
 - 2018 International Mechanical Code w/ Amendments
 - 2018 International Property Maintenance Code w/ Amendments
 - 2018 International Fuel Gas Code w/ Amendments
 - 2017 National Electrical Code NFPA-70 w/ Amendments
 - 2021 International Energy Conservation Code as amended by IL
 - 2014 Illinois State Plumbing Code w/ Amendments
 - 2010 Americans With Disabilities Act
 - 2018 Illinois Accessibility Code

Description of Work

Removal of existing wood panels above storefront windows and door and replacement with new windows, repair of existing low-height brick wall, and addition of ADA compliant push-button door opener to existing door.



Area of Work:
"505 Pennsylvania Ave."
 (See Sheet A-1)

Site/Key Plan

Not to Scale



Architect's Certification:

I hereby certify that these plans and specifications have been prepared by me or under my direct supervision, and to the best of my knowledge comply with all applicable building codes of Glen Ellyn, Illinois.

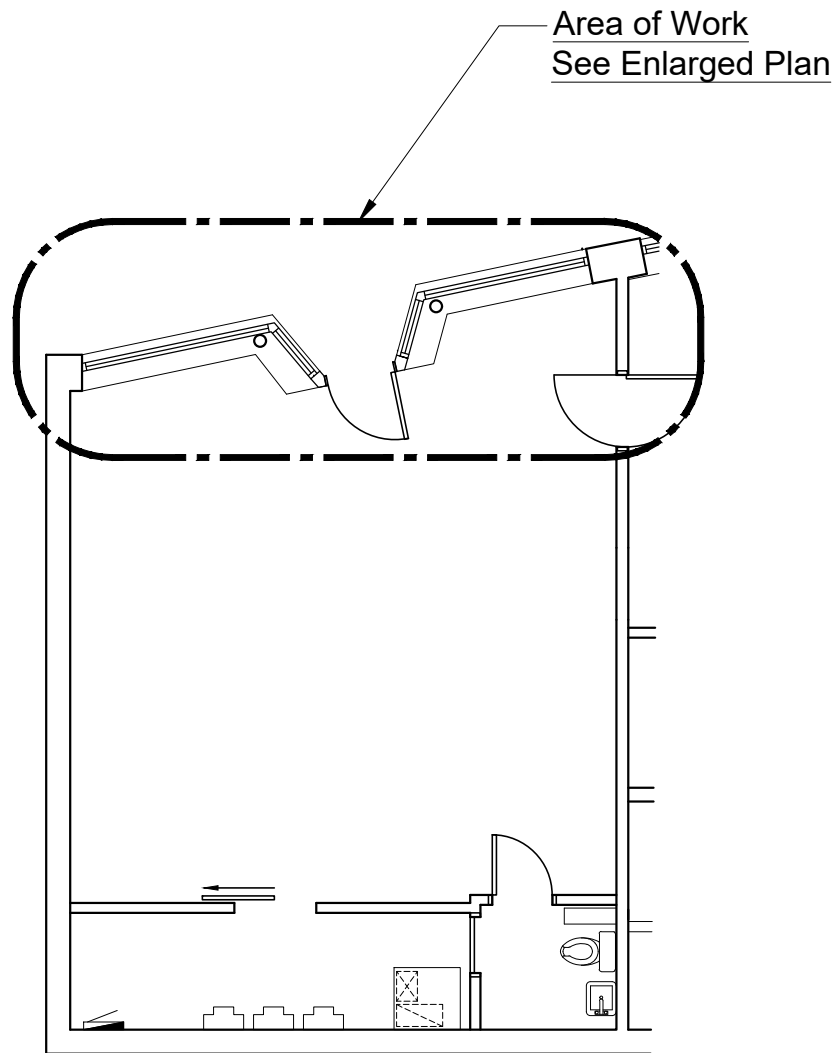
Signed: *Sara E. Gensburg*
 State of Illinois License #001-010558 Exp. 11-30-2026
Professional Design Firm
 Architect Corporation #184-003236 Exp. 04-30-2027



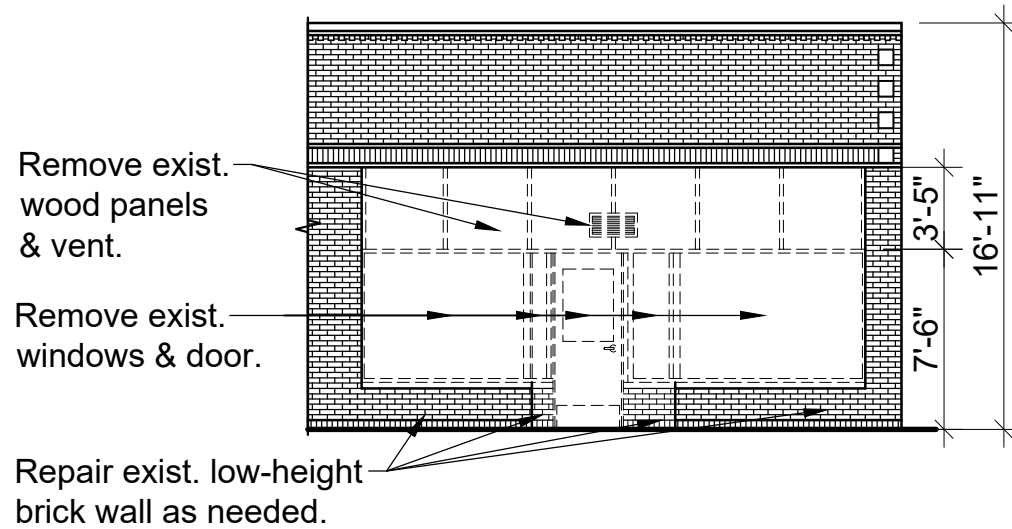
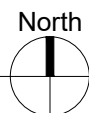
FACADE RENNOVATION FOR:
NAIL SALON
505 PENNSYLVANIA AVE.
GLEN ELLYN, ILLINOIS

No.	Date:	Issued:	Issued for Permit
1	11-20-25		

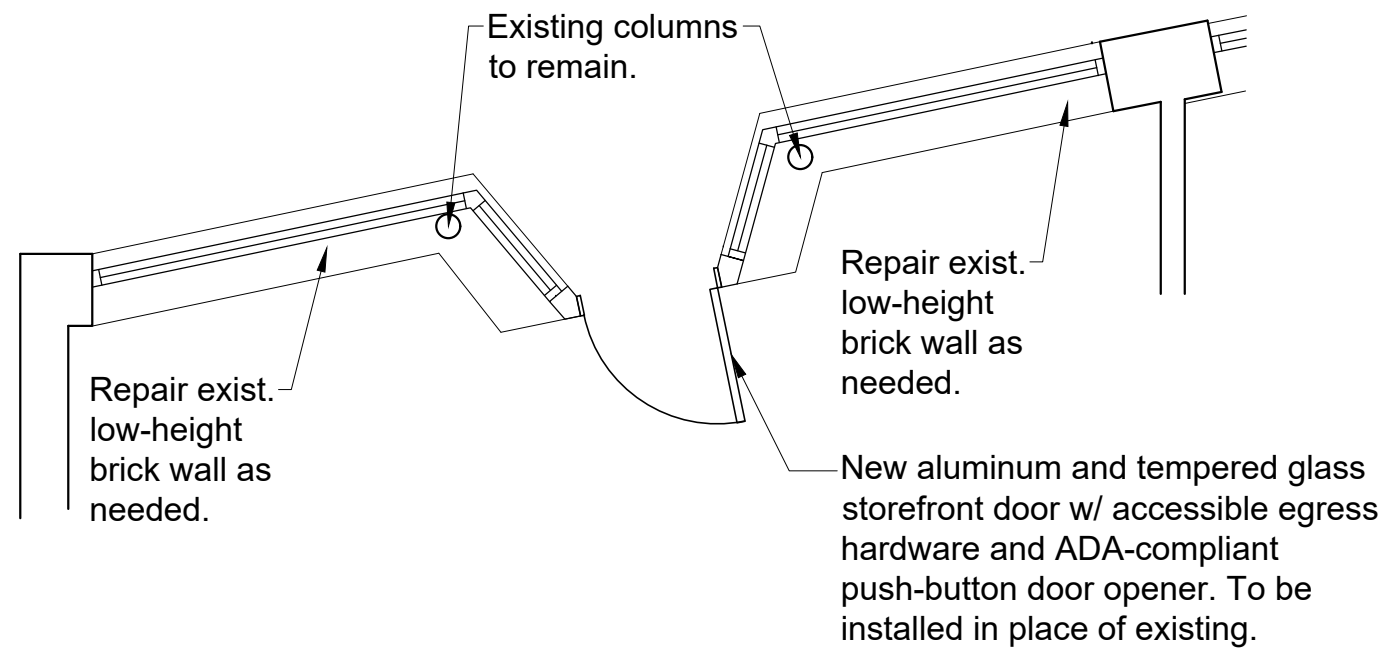
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Date: 11-20-25	



Key Plan
Scale: 1/8" = 1'-0"



1 Demolition Elevation
Scale: 1/8" = 1'-0"



Enlarged Plan
Scale: 1/4" = 1'-0"



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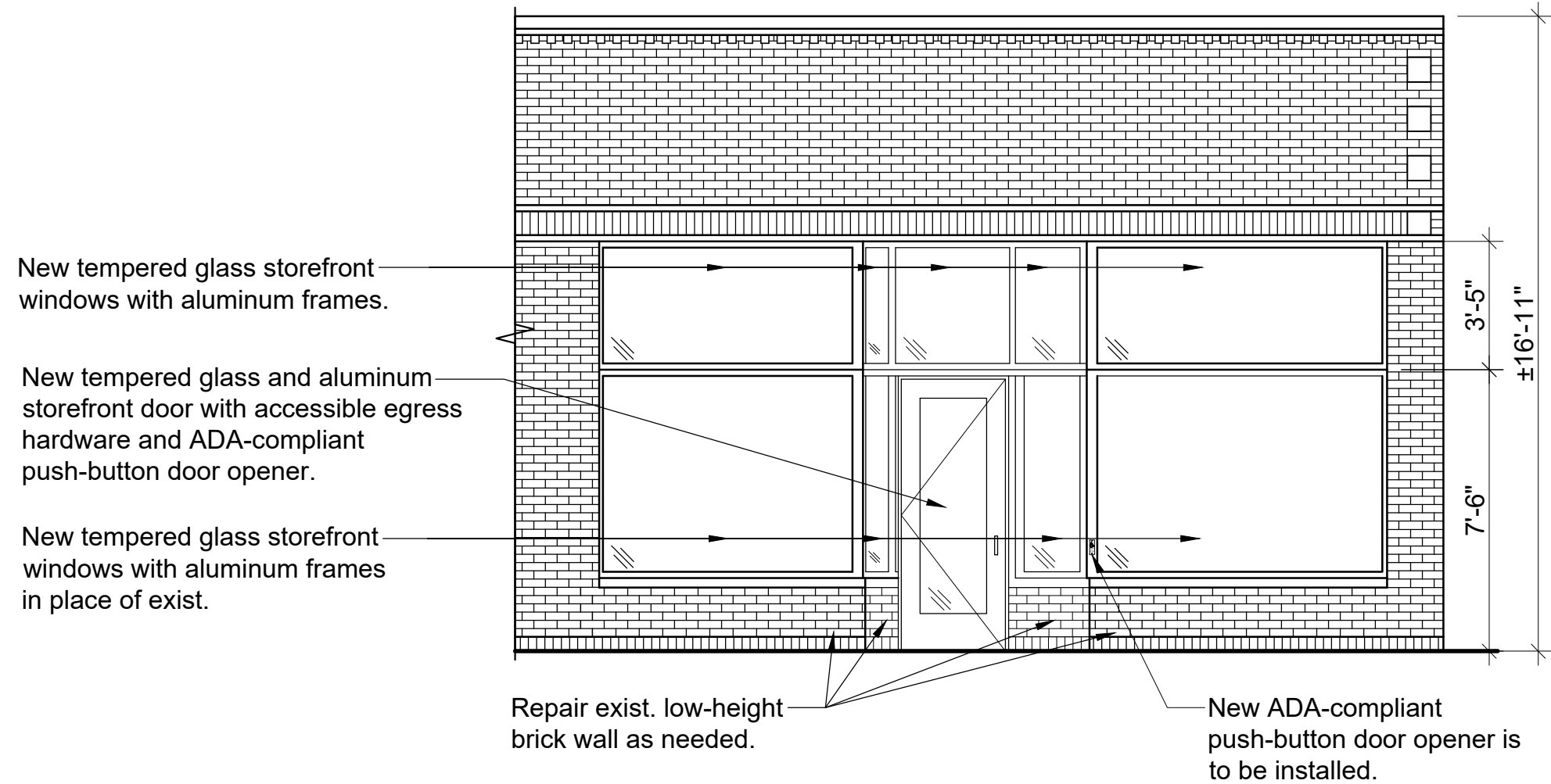
FACADE RENNOVATION FOR:
**NAIL SALON
505 PENNSYLVANIA AVE.
GLEN ELLYN, ILLINOIS**

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SEFG No. 125152
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Checked: SEFG
Date: 11-20-25

A-1

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1 Proposed Elevation
 Scale: 1/4" = 1'-0"

FACADE RENNOVATION FOR:
NAIL SALON
505 PENNSYLVANIA AVE.
GLEN ELLYN, ILLINOIS



No.	Date:	Issued:
1	11-20-25	Issued for Permit

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