



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, January 22, 2026
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. Public Comment**
- C. Approval of Minutes**
 - 1) Review and Approval of the December 11, 2025, Plan Commission Meeting Minutes
- D. New Business**
 - 1) Pre-Application - 750 Roosevelt Road — Dutch Bros Drive-Through Restaurant
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

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 Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/22/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-32)**

DOC ID: 2026-32

Review and Approval of the December 11, 2025, Plan Commission Meeting Minutes

Statement of the Issue:

Review and Approval of the December 11, 2025, Plan Commission Meeting Minutes

Analysis:

Review and Approval of the December 11, 2025, Plan Commission Meeting Minutes

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the December 11, 2025, Plan Commission Meeting Minutes

Attachments:

1. Draft_Plan_Commission_12.11.25 Minutes

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, Dec. 11, 2025, at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:02 p.m. and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called. Chairperson Loftus, Plan Commissioners, Arango, Brown, Cooper, Wyant, Kreuzer, Pesce.

Commissioners Dougherty and Morrison were absent.

Also in attendance: Steve Thompson, Village Trustee, Daniel Harper, Planning Manager, Jordan Frahm, Associate Planner, Jennifer Henaghan, Community Development Director, and Laura Musgraves, Acting Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the November 13, 2025, Plan Commission Meeting Minutes

Commissioner Kreuzer moved to approve the minutes, Commissioner Arango seconded the motion, and the motion passed by voice vote.

D. New Business

1. Public Hearing: Sign Variations - 486 Pennsylvania Avenue, Maplewood Brewery & Distillery

Commissioner Brown made a motion to open the public hearing. Seconded by Commissioner Cooper.

Sworn in Daniel Harper, Planning Manager, presented on the agenda item below:

Mr. Harper provided background information regarding the new tenant at 486 Pennsylvania Avenue, Maplewood Brewery and Distillery, which will modify the space occupied by former tenant Two-Hound Red Brewery and Restaurant. The exterior modifications to the building were reviewed by the Architectural Appearance Commission and approved by the Village Board at their meeting on November 10, 2025.

Mr. Harper gave an overview of the four (4) Sign Variations requested by the petitioner as follows:

1. A variation from Section 4-5-11(A) to allow five (5) signs for the establishment in lieu of the maximum of one (1) sign per establishment.
2. A variation from Section 4-5-6(C) to allow an awning valance sign to have a maximum height of ten inches (0'-10") in lieu of the maximum allowed awning valance sign height of six inches (0'-6").
3. A variation from Section 4-5-4(R)(3) to allow a freestanding sign to be setback six inches (0'-6") from the property line in lieu of the minimum setback of five feet (5'-0").
4. A variation from Section 4-5-4(R)(6) to allow the material of the support structure of the sign to not match the primary material of the front building façade.

Regarding the wall signs, one wall sign located on the south wall of the building facing Pennsylvania Avenue has already been approved. The applicant is seeking additional wall signs located on the East and West walls of the building.

On the West wall, the petitioner proposed a 9' sign of painted acrylic letters to be lighted with either LED lighting behind it or can-lights located above it.

On the East wall sign, the petitioner proposed two options. Option 1 is a logo of Maplewood Brewery located in the center above the main entrance door, illuminated by existing can-lights. Option 2 is the whole word "Maplewood" spelled out in the same manner as the proposed West sign.

Mr. Harper stated the proposed signs meet the existing code requirements for size of the signs, reiterating it is the number of signs that deviate from code and that is the variance being sought.

Regarding the awning sign, Mr. Harper explained that the petitioner's proposal does not meet the code requirements of a valance sign and their request is classified as an awning sign. Village Code allows for signs on valances that hang from an awning, but they are restricted to 6" of text height. The applicant proposes larger size, 10", because of the larger valance.

The fifth sign proposed is a free-standing monument sign in the southernmost island of the parking lot. The sign is 8 square feet on a metal pedestal and non-illuminated. Two variations are needed. One for the setback to be 6" from the property line in lieu of the minimum setback of 5 feet. The second variation is for a metal support structure instead of a masonry support structure. Per Code, freestanding signs must match the same material as the building, and the petitioner is seeking a different material (metal.) Their rationale is that they have experienced parking issues and they want to clarify that the parking belongs to Maplewood Brewery. In summary, the petitioner seeks four (4) signs through variations, as the first sign has already been approved.

Commissioner Cooper asked if the building structure located at 478 Pennsylvania Avenue is a commercial structure.

Mr. Harper answered yes.

Chairman Loftus asked if the proposed repeated wording on the east side of the awning valance is allowed per Village Code.

Mr. Harper answered that, in relation to the awning, it is not in number of words on the valance, but the height of the words that is the variation they are requesting. Mr. Harper clarified the sign dimensions.

Commissioner Arango asked about the wording on the east side of the awning, and was that considered a valance?

Mr. Harper answered yes. Commissioner Arango asked if it met with the code for size. Mr. Harper answered no, the proposed wording is 10" and the Code allowable size is 6" maximum.

Commissioner Brown suggested that the landscape island where proposed monument sign would be made higher, and she thought it would be worth consideration by the petitioner.

Commissioner Arango asked if the monument sign was lit.

Mr. Harper answered no.

Commissioner Pesce asked for clarification of the East and West signs. If they are painted acrylic on the wall and the petitioner is proposing to illuminate the sign with a LED light behind it, would the sign be painted on another material and affixed to the wall?

Mr. Harper answered that if it was a painted sign, the same variations would be required.

Chairperson Loftus asked about the proposed lighting of the West wall sign, would it include LED backlighting and can-light illumination from above?

Mr. Harper answered no, it would be one or the other.

Commissioner Arango asked if can-lighting on the proposed East sign already exists.

Mr. Harper answered yes.

Commissioner Pesce asked if the Commission was being asked to approve the two options presented, or to make a suggestion?

Harper answered that whatever the Commission approves, they may put conditions on it such as the number of signs, the size of the signs, and the illumination requirements.

Commissioner Brown asked about setting precedents for other downtown properties to request sign variations.

Harper answered it is the Commission's responsibility to make that determination. Subsequent cases would be subject to the same conditions in a matter by matter basis.

Sworn in: Adam Cieslak, representative of Maplewood Brewery & Distillery

Mr. Cieslak addressed the Commission by thanking them for their consideration. He said the company was happy to entertain suggestions. The previous tenant of the property noted a lack of identity of the restaurant from the east and west sides of the building, and that was part of Maplewood's rationale to appeal for more signage. Another issue raised by the previous tenant was the limited size of the parking lot and that it was often used for parking by surrounding businesses.

Regarding the awning, the existing awning is weathered and tattered, so Maplewood wishes to replace it with a new, fresh awning that is tasteful in appearance. They are requesting a size variation to not only fit the dimensions the awning, but they also wish to provide identity to the restaurant. Maplewood's intent is for the signage to fit the character and feel of Glen Ellyn.

Chairman Loftus asked the Commission if they had any questions for the petitioner.

Commissioner Wyant thanked Cieslak for choosing Glen Ellyn as the location of their new restaurant. He commented that Maplewood's website marketing and branding focuses on the brewery and distillery aspects of the business, but it is not reflected in the signage requests.

Cieslak answered that their initial business identity online focused on the distillery, but Maplewood has opened a successful lounge and restaurant in Chicago that is gaining attention. They want to embrace their identity in dining and not just be known as a brewery and distillery. He said that is the intent by using their logo in one of the sign proposals.

Chairperson Loftus asked about dimensions of the sign lettering above the entrance door.

Mr. Harper confirmed the allowable dimensions are 16 inches in height.

Mr. Cieslak reiterated that Maplewood is amendable to using the Maplewood logo above the door instead of the name.

Commissioner Cooper asked about the purpose of the monument sign. Is it to identify that the parking lot belongs to Maplewood?

Cieslak answered yes.

Chairperson Loftus asked if there are other signs in the parking lot such as "customers only" and towing notices.

Mr. Harper answered that those signs do not count as signage according to Village Code.

Mr. Cieslak said they want to make sure there is adequate parking for their customers.

Commissioner Cooper said there is anecdotal information that customers don't always identify the parking as belonging to Two Hound Red. If the petitioner is concerned about this and anticipating an influx of customers from out of town, he doesn't think a monument sign is going to discourage people from parking there if they are not customers.

Mr. Cieslak disagreed, saying there is already confusion about where to park and the restaurant isn't open yet.

Commissioner Arango asked about the hours of operation.

Mr. Cieslak answered they are still working it out, but they are considering being open at brunch and lunch on weekends, possibly opening on weekdays starting at 3:00 or 4:00 p.m. Ideally, they would like to be open for lunch and coffee, then grow into that schedule.

Chairman Loftus mentioned that, historically, two businesses Barone's and Glen Oak Café had issues with a shared parking lot, and they managed it with chains blocking access points during peak traffic hours. He asked if this was by agreement with the Village and did staff have any knowledge of it.

Mr. Harper said he could not speak to how Glen Oaks Café managed their parking.

Commissioner Kreuzer asked Cieslak if they expected a lot of out-of-town visitors.

Mr. Cieslak answered yes, from Chicago and from out of the state based on his experience at their Chicago location.

Chairman Loftus said he mentioned the chain issue as an alternative to managing parking issues instead of having a monument sign. He said parking is only a problem during times when the restaurant is open and an additional sign unnecessary.

Commissioner Kreuzer said this restaurant may distinguish Glen Ellyn from other cities and we want to pull customers from other areas. Great branding and great signage are key to that goal, so he was supportive of the monument sign.

Commissioner Brown asked Mr. Cieslak if they would consider altering their business hours, as having regular hours may solve the parking problem. Mr. Cieslak answered he would have to discuss it with his partners. Their goal is to keep the branding consistent. He added that Maplewood plans to landscape the area of the proposed monument sign to make it more visually appealing.

The Commission observed a scruffy concrete wall in the photo exhibit and asked staff who was responsible for maintaining it.

Mr. Harper said he would have to check, but he believed it belonged to the property to the east.

Mr. Cieslak made a point about the signs, saying Maplewood advocates for themselves and spends a lot of effort on making exteriors look good. The finished product will look better than the photoshopped exhibit. Regarding the monument sign area, they intend to kill the weeds and make a nice landscape. They do not wish to put up a sign that is an eyesore.

Commissioner Arango asked about their landscape plans. Mr. Cieslak answered they wished to clear the weeds and perhaps plant hedges that look nice and have clean lines.

Chairman Loftus asked if there were any other questions. There were none.

Chairman Loftus asked staff if Community Development had received any emails or written comments from the public.

Mr. Harper answered no.

Chairman Loftus asked for a motion to close the public hearing. Commissioner Pesce motioned. Commissioner Cooper seconded the motion. All voted in favor of the motion.

Commissioner Cooper expressed concern about the monument sign because it is located on the edge of the property and he did not like the precedence of allowing monuments signs near the lot line. He thought the current confusion of people parking there is because there is no active business there now. Cooper said he is supportive of the business itself, but not the monument sign. He said he will vote to approve the other variations.

Commissioner Kreuzer said he is in favor of all the variations. Maplewood is investing a lot in this venture, and we should support it. He added that he prefers Option 1 of the West sign proposal, which is can-lighting above the sign. He favored that option because it is consistent with the lighting of the other sign, and he did not like the idea of LED lighting with light emitting out.

Commissioner Kreuzer said the petitioner is open to suggestions and if the Commission is being asked to make a condition on the variation, that would be his condition. He added he is not concerned about the variations because they are not ostentatious and the petitioner has shown the need for them. If they were lighted signs and bothersome to neighbors, he would be concerned about the number of signs requested but that is not the case.

Commissioner Arango said she was agreeable to the number of signs. She said they are tasteful in appearance and with the expected traffic to the restaurant, the signs make sense. She said the proposal was well-thought out.

Chairman Loftus said he disagreed with Commissioner Cooper on the condition, and he is okay with the monument sign. He said he agreed with Commissioner Kreuzer's opinion of can-lighting the West sign, and overall agreeable to the variations they are requesting. Loftus added that the monument sign could be effective considering the shared parking problems between Glen Oak Café and Barone's.

Commissioner Brown thanked the petitioner for coming to Glen Ellyn. She was concerned about the monument sign because any business could make the same argument about parking problems. She suggested not having the monument sign, and if Maplewood decided they needed it, they could come back with a variation request later.

Commissioner Pesce said he was excited about Maplewood and it will complement other restaurants. Although the proposed monument sign looked professional, he foresaw the location close to the street being an issue. He agreed with Kreuzer's can-light suggestion on the West sign.

Commissioner Cooper asked the Commission if they had an opinion of sign over the entrance being the logo or the name?

Commissioner Kreuzer said the logo is aesthetically pleasing and Maplewood should go with that.

Commissioner Arango agreed with Kreuzer. She shared her concern about setting a precedent by approving the monument sign variation, and Chairman Loftus said it is not a precedence. Any and each request for a variation must be considered on its own merits and it does not necessarily set a precedence.

Commissioner Cooper said he preferred Option 1 over Option 2 for the West wall sign, but that should not be a condition of approval. Let Maplewood make the decision. Mr. Cooper said he did not think he had the votes to support omitting the monument sign, so he would amend his recommendation to omit it.

Commissioner Kreuzer motioned to approve the petitioner's request for all the sign variations, including the number of signs, with the one condition that the sign on the West side of the building have can-lighting and not LED lighting.

Commissioner Wyant seconded. All voted in favor of the motion.

Chairman Loftus requested a motion to accept the Finding of Facts document in the agenda materials. Commissioner Kreuzer motioned to accept with the conditions already agreed to.

Commissioner Wyant seconded. All voted in favor of the motion.

Chairperson Loftus requested a motion to recommend approval of the the variations, Commissioner Kreuzer made motion to approve the requested variations with the following condition:

1. *The sign located on West side of the building be illuminated with can-lighting and not LED lighting.*

Commissioner Wyant seconded the motion, and the motion passed by voice vote Yes (7) No (0).

Motion to accept Findings of Fact by Commissioner Kruezer, Seconded by Commissioner Wyant, Motion passed by voice vote Yes (7), No (0).

2. Public Hearing: Special Use Permit - 499 Anthony Street, Single-Family Detached Home.

Commissioner Cooper made a motion to open the public hearing. Seconded by Commissioner Arango

Sworn in Jordan Frahm, Associate Planner, presented on the agenda item below:

Mr. Frahm presented an overview the Special Use Permit (SUP) application for 499 Anthony Steet. It is in the C5B residential district, and he showed the zoning area in a visual rendering. The petitioner wishes to convert a commercial portion of the single-family residence.

Mr. Frahm reported that the building is currently occupied as the Mansio Center, a therapy office, located at the site that also includes an upper-story residential apartment unit. In order for the building to be used entirely as a single-family detached home, a Special Use Permit is required per Section 10-4-17-2 of the Village Zoning Code. There are no proposed exterior alterations to the building.

Mr. Frahm stated that staff analysis of the property indicates that the lot is nonconforming due to the total area of the property and the building is nonconforming due to its rear yard setback. Per Section 10-4-17-2(D)5(e) of the Village Code, lots being used as a single-family detached home are required to have a minimum area of 8,712 square feet. 499 Anthony Street is 6,970 square feet in area per County records. Section 10-4-17-2(D)5(c) requires single-family detached residential use lots to have a minimum rear-yard setback of 30 feet (30'-0"). The existing rear yard setback for the principal structure at 499 Anthony Street is approximately eight feet (8'-0"). The applicant has acknowledged that upon the granting of the special use permit, the business signage would be removed and that professional activity would be limited to what is permissible for home occupations in the Village Code.

The property has a driveway in the front yard of the property that is currently used as off-street parking for office and residential use. The property meets the required minimum of two (2) off- street parking spaces for residential use, but the property does not have a garage on the site. If, at some point in the future, the property owner wishes to construct a garage accessory structure or

addition to the home, the proposed garage will be required to be in conformance with either Sections 10-4-17-2 or 10-5-4 of the Village Code.

The applicant describes the purpose of the change of use as to, "preserve and enhance the character of the property while maintaining its compatibility with the surrounding neighborhood and commercial district." Dr. Arute cites a reduction of traffic to the property, reduced density, and improved long-term maintenance and stewardship of the property has positive impacts of the proposal. No exterior structural changes are proposed, and the applicant maintains that any modifications will be consistent with the Village's building and zoning standards and receive all required permitting.

Commissioner Kreuzer asked if the upper portion of the home (the commercial part being vacated) was going to be rented.

Mr. Frahm answered it will be a single-family home, not a rental property.

Chairman Loftus asked staff to clarify the requirements to run a business out of a home.

Mr. Frahm explained the Home Occupation requirements.

Chairman Loftus asked if we approve it as a single-family home, they can still run a business if it meets those requirements?

Frahm answered yes.

Commissioner Kreuzer asked if parking located to the west of 499 Anthony Street was public parking.

Mr. Frahm answered yes.

Commissioner Cooper asked if, historically, the building had been a single-family residence.

Frahm answered yes that it had been in the past. In 2017, it was approved to have a business located on the first floor and a residence on the second floor.

Commissioner Kreuzer asked if the Village ever considered the property for public parking. He asked if the owner could potentially sell the property as a residential property, have it demolished, and build a structure significantly bigger.

Mr. Frahm answered it could not be bigger because of the lot coverage. Some dimensions would be limited to the useable area of the lot. They do have a considerable lot width, but it would require repositioning on the lot.

Commissioner Kreuzer asked if it could be residential and allow for multi-family use.

Frahm answered yes, but they would have to apply for a SUP.

Commissioner Brown referenced an historical SUP in which a business on Duane Street was converted to residential and asked if the owners would be able to sell it unless this SUP was approved.

Mr. Frahm answered they have the option to be residential with the SUP.

Mr. Harper explained that the SUP would stay in effect unless the use changed after (a minimum of) 6 months in which case it converts back to the allowed uses in the zoning district.

Commissioner Brown clarified that her question related to the owner listing it as residential and only living on the first floor of the house. Harper said that would be an ethical issue for the realtor to address.

Chairman Loftus asked if there were other questions for staff.

Commissioner Arango asked if we approved of the SUP as a residential property and because of the zoning, can they run a business?

Mr. Frahm answered that Home Occupation businesses are permissible anywhere in the Village and not constrained by zoning.

Commissioner Wyant asked about the usage of the neighboring public parking lot in staff's estimation.

Mr. Frahm answered that he had no traffic analysis.

Wyant said parking is very busy there at weekends.

Commissioner Brown added there is a parking lot close to the home and it is not available for public parking.

Chairman Loftus asked about public parking near the church.

Mr. Harper googled the sign which read it was for permit-parking only.

Commissioner Wyant said there is a need for parking in Downtown Glen Ellyn, and he thinks the best use of this space is not a single-family home. His concern is the overall future of land use in Glen Ellyn related to master planning, and less about what the petitioner is seeking.

Chairman Loftus asked if there were any other questions for staff. There were none.

The petitioners, David and Iryna Arute, were sworn in.

Mr. Arute said it has been an honor to serve Glen Ellyn as a business, and we have decided to transition our business from the current location. We consider the house in Glen Ellyn as home, and we do not wish to move from Glen Ellyn. He said they do not wish to change the outside or do construction on it. The practice will be dissolved.

Chairman Loftus asked if the Commission had questions for the petitioners. There were none.

Chairman Loftus asked staff if Community Development received any public emails or written comments.

Mr. Harper answered no.

Chairman Loftus asked for a motion to close the public hearing. Commissioner Pesce motioned.

The motion was seconded by Commissioner Bromann-Brown. All voted in favor to close the public hearing.

Chairman Loftus said he had no issues with the SUP request.

Commissioner Pesce said because it's an existing use and it goes along with the layout of Glen Ellyn; he would support the application.

Commissioner Kreuzer said he didn't have any concerns about development of the space and the limitations are there for future use. He had no issues with the application.

Commissioner Brown said she agreed with Commissioner Kreuzer and it is difficult to buy a home in Glen Ellyn, so she supports this.

Commissioner Kreuzer commented on the black-top pavement in the front yard and asked if there were expectations to change it. Mr. Frahm answered there are no restrictions on impervious surfaces in single-family homes. Chairman Loftus clarified that this question should have been directed to staff and not to the petitioner.

Chairperson Loftus requested a motion to recommend approval of the special use permit, Commissioner Brown made motion to approve the requested special use permit.

Commissioner Cooper seconded the motion, and the motion passed by voice vote Yes (7) No (0).

Motion to accept Findings of Fact by Commissioner Cooper, Seconded by Commissioner Pesce, Motion passed by voice vote Yes (7), No (0).

E. Trustee Liaison's Report

Village Trustee Steve Thompson reported on the following items:

- The Taft Avenue demolition was proceeding, and DuPage County recently approved demolition of the building on the east parcel.
- Construction of Starbucks at 405 Roosevelt Road was proceeding.
- The Village Board approved variations for parking requested by the Legacy Shops at 1184 Roosevelt Road.
- The Village Board approved the Historical Preservation Commission's Pilot Incentive Program.

Trustee Thompson welcomed questions. Commissioner Cooper commented that many merchants are selling goods outside of the store, and he was concerned about icy sidewalks and the safety of pedestrians. Of particular concern were merchants on Roosevelt Road and a large Christmas tree on the sidewalk near Pete's Market.

This led to a discussion of flashing lights, LED lights, and non-approved lighting in businesses along Roosevelt Road. Mr. Harper said vape shops, smoke shops, and some other shops are continually cited for these violations, but they eventually put up the lights again anyway.

Commissioner Wyant asked if any modifications had been made regarding the Glenbard West High School Addition project. Thompson answered not that he was aware of and encouraged those who are interested in the project to attend District 41 Board meetings.

Commissioner Brown asked if the construction office was permitted by the Village. Village Staff were unaware of a construction office being set-up.

Commissioner Brown commented that there is limited parking in Glen Ellyn and the Village should support businesses in their efforts to alleviate problems. Trustee Thompson reminded the Commission that grant monies are available for businesses to spearhead projects and they may apply every three years.

Trustee Thompson said he would like the Village Board to support higher fees for demolition projects in the Village, and there was a brief discussion of this.

Trustee Thompson concluded his remarks.

F. Chairman's Report- None

G. Staff Report

MR. Harper reported that the Community Development Department recently requested RFPs for consultants to assist in updating the Village Zoning Code. The department's selection was discussed with Village Manager, Mark Franz, and he agreed with the recommendation. The consultant will be announced in January, and the project will begin in February. Mr. Harper said the project will include focus groups, including input from the various Village Commissions.

Chairman Loftus asked if this input will be conducted during regular meetings of the Plan Commission, and Mr. Harper answered and that it may require special meetings outside of regular PC meetings.

Mr. Harper reported on the Village Board approval of the Legacy Shop's parking variations, and a Village code amendment to allow restaurants in the C4 office district. He reported that the Architectural Appearance Commission approved exterior modifications to the property located at 505 Pennsylvania Avenue.

Chairman Loftus asked if there would be agenda items for consideration by the Plan Commission at their January 2026 meeting. Mr. Harper said some projects were in development, but he could not say with certainty that documents would be ready for the Commission's review in January. Mr. Harper said the public notification deadline is January 7, 2026, and if the required documents are received by the deadline the items would be pushed to the February Plan Commission meeting.

H. Other Business - None

Seeing no further discussion, Chairman Loftus requested a Motion to Adjourn. Commissioner Pesce motioned to adjourn.

The motion was seconded by Commissioner Cooper. All voted in favor of the motion.

I. Adjourn 8:17PM



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 1/22/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-46)**

DOC ID: 2026-46

Pre-Application - 750 Roosevelt Road — Dutch Bros Drive-Through Restaurant

Statement of the Issue:

The petitioner, Adam Firsell, representing Core Ventures LLC, requests a Pre-Application meeting to obtain informal feedback on concept plans and to discuss the redevelopment of the property at 750 Roosevelt Road to accommodate the construction of a new Dutch Bros Drive-Through Restaurant.

Analysis:

LOCATION: The subject site is located on the northwest corner of Roosevelt Road and Taylor Avenue, approximately 145 feet east of Roosevelt Road’s intersection with Nicoll Avenue.

ZONING: The subject site is currently zoned C4 Office District. The surrounding zoning and land use are as follows:

Land Use	Zoning
North: Pond	C4 Office District
South: Commercial	C3 Service Commercial District
West: Bank	C4 Office District
East: Office	C4 Office District

COMPREHENSIVE PLAN: The 2023 Comprehensive Plan recognizes this location as a "Potential Redevelopment Site" and states "Danby's Station Café is in fair to poor condition and the site could use façade and site improvements." (pg. 35)

REVIEW PROCESS: In order to proceed with the project, the petitioner will need to receive approval of a Special Use Permit to allow a drive-through, Zoning Variations, Sign Variations, and Exterior Appearance. The Exterior Appearance will be reviewed by the Architectural Appearance Commission (AAC).

PROJECT SUMMARY: The proposed project consists of the demolition of the existing 3,831 square foot building, Danby’s Station Café, and the construction of a new one-story, 1,250 square

foot Dutch Bros Restaurant building with a drive-through. The project also calls for the redevelopment of the parking lot and undergrounding public utilities. More information about the project is provided below.

1. Special Use Permit. The petitioner is requesting approval of a special use permit to allow for a restaurant with drive-through facilities. The Village Board of Trustees passed a text amendment to C-4 Office Zoning District which allows restaurants and drive-through commercial facilities under a special use permit.

2. Potential Zoning Variations

Section 10-4-16(D)(1) of the Village Code requires a front yard setback of 40 feet. The proposed concept plan shows a front yard setback of 36 feet.

Section 10-5-5(C)(1) of the Village Code requires impervious surface setbacks of 6.75-feet based on the width of the lot. The proposed concept plan shows impervious surface setbacks of 3-feet.

3. Operations. According to the petitioner, the proposed restaurant would operate from 5:00 AM to 10:00 PM on weekdays and 5:00 AM to 12:00 AM on weekends.

4. Drive-Through. The Site Plan submitted by the petitioner shows the proposed 1,250 square foot building located in the southern portion of the property with a large two lane drive-through making use of the north of the site and wrapping around to the service window located on the north side of the building. The new drive-through contains two lanes for ordering, merging into one lane at the service area on the north side of the building. The Zoning Code requires five stacking spaces per drive-through lane for restaurants. The stacking shown on the Site Plan would fit approximately 25 cars, which meets the minimum number of 10 stacking spaces required for the two drive-through lanes proposed for ordering. There will be a one-way escape lane north of the merge lane of the drive-through, to allow internal circulation and an exit from the drive-through. A Special Use Permit is required for a drive-through in the C4 Zoning District.

5. Access/Circulation. Currently, access to the site is provided via a two-way drive on Roosevelt Road and cross access from the US Bank site and Nicoll Avenue. The petitioner plans to utilize the existing access points. The main Roosevelt Road access driveway will be restricted to a right-in/right-out only, and may need Illinois Department of Transportation (IDOT) approval for the location and design of the access driveway. Verification should be made of the cross access, potential easement, and agreement between the two lots to allow future traffic travel from/to Nicoll Avenue. As part of the special use permit application process, the petitioner will be required to submit a traffic study.

6. Parking. The proposed restaurant will be served by 17 parking stalls, including two accessible parking spaces north of the building entrance. There will be no interior seating for the restaurant. The site plan shows an outdoor patio that can be utilized by customers. The number of seats proposed for the patio has not been provided. Further review of the parking lot dimensions, size of stalls, width or drive aisles, flares, and turning radii will be done as part of the formal application process.

7. Landscaping and Lighting. As part of the Special Use Permit application review process, a

landscape plan and photometric plan will be required, and the project's landscaping and lighting will be evaluated for compliance with the Village's requirements.

8. Overhead Utilities. The petitioner has indicated that all the existing overhead utility lines located within the property limits will be buried as part of the project as required per village code.

9. Signage. The proposed sign package incorporates the Dutch Bros. corporate brand identity throughout, which consists of six (6) wall signs, one monument sign, three (3) traffic directional signs. Section 4-5-10 of the Village Code allows for a maximum of 2 signs per establishment, not exceeding 1 freestanding sign. A sign variation will most likely be requested to allow for a greater number of wall signs.

Note: The Sign Code exempts directional signs and drive-through canopy information signs from calculating the total allowable number and size of signs on a zoning lot.

10. Stormwater. The proposed redevelopment of the site will not likely require any new stormwater detention or Post-Construction Best Management Practices (PCBMP) measures because the site is largely comprised of impervious surfaces today. However, the regulatory FEMA floodplain associated with the detention pond north of the site extends across the north half of the existing site. The proposed development calls for regrading the site to properly elevate the new building and parking lot above the floodplain as required. The developers are required to provide compensatory floodplain storage, and if they are relocating the floodplain storage to the northernmost portion of the site, a floodplain volume in the amount of 150% of the existing floodplain volume will need to be provided.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission is being asked to conduct a pre-application conference and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Plan Commission may wish to consider/provide feedback regarding the following:

1. If the Commission is supportive of the overall development concept.
2. If the Commission is supportive of the proposed special use permit.
3. Provide feedback on the number of parking stalls proposed on the lot.
4. Provide feedback on the general layout of the drive-through lanes.
5. Discuss and provide feedback regarding the anticipated zoning variation requests including: reduced building setback and reduced impervious setbacks.
6. Discuss and provide feedback regarding the anticipated sign variation requests.

7. Clarify any concerns.

Attachments:

1. Cover Letter
2. Aerial Map
3. Zoning Map
4. Plat of Survey
5. Concept Plan
6. Preliminary Building Elevations
7. Ord No. 7241



January 7th, 2026

Attn: Plan Commission

Re: *Plan Commission – 750 Roosevelt Road, Glen Ellyn, IL*

Applicant: Core Ventures, LLC

Adam Firsel, its Manager
10 Parkway North Blvd, Suite 120
Deerfield, Illinois 60015

Property: 750 Roosevelt Road, Glen Ellyn, IL

Tax Parcel: 05-14-423-038

Legal Description: THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST ¼ OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921, AS DOCUMENT 148152, IN DU PAGE COUNTY, ILLINOIS.

Project Description: The proposed project involves the redevelopment of the Danby’s Station located at 750 Roosevelt Road in Glen Ellyn, Illinois. The existing building will be demolished and replaced with a new Dutch Bros Coffee building featuring dual drive-thru lanes, designed in accordance with the brand’s current national standards and operational model.

The redevelopment will revitalize a highly visible site along Roosevelt Road, enhancing site circulation, access, landscaping, and overall aesthetics while activating an underutilized parcel with a high-quality national tenant. Construction is anticipated to commence following receipt of all required entitlements, with project delivery targeted for 2026 and full site completion shortly thereafter.

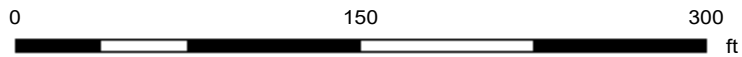
Sincerely,

Adam Firsel - Manager
Core Ventures, LLC



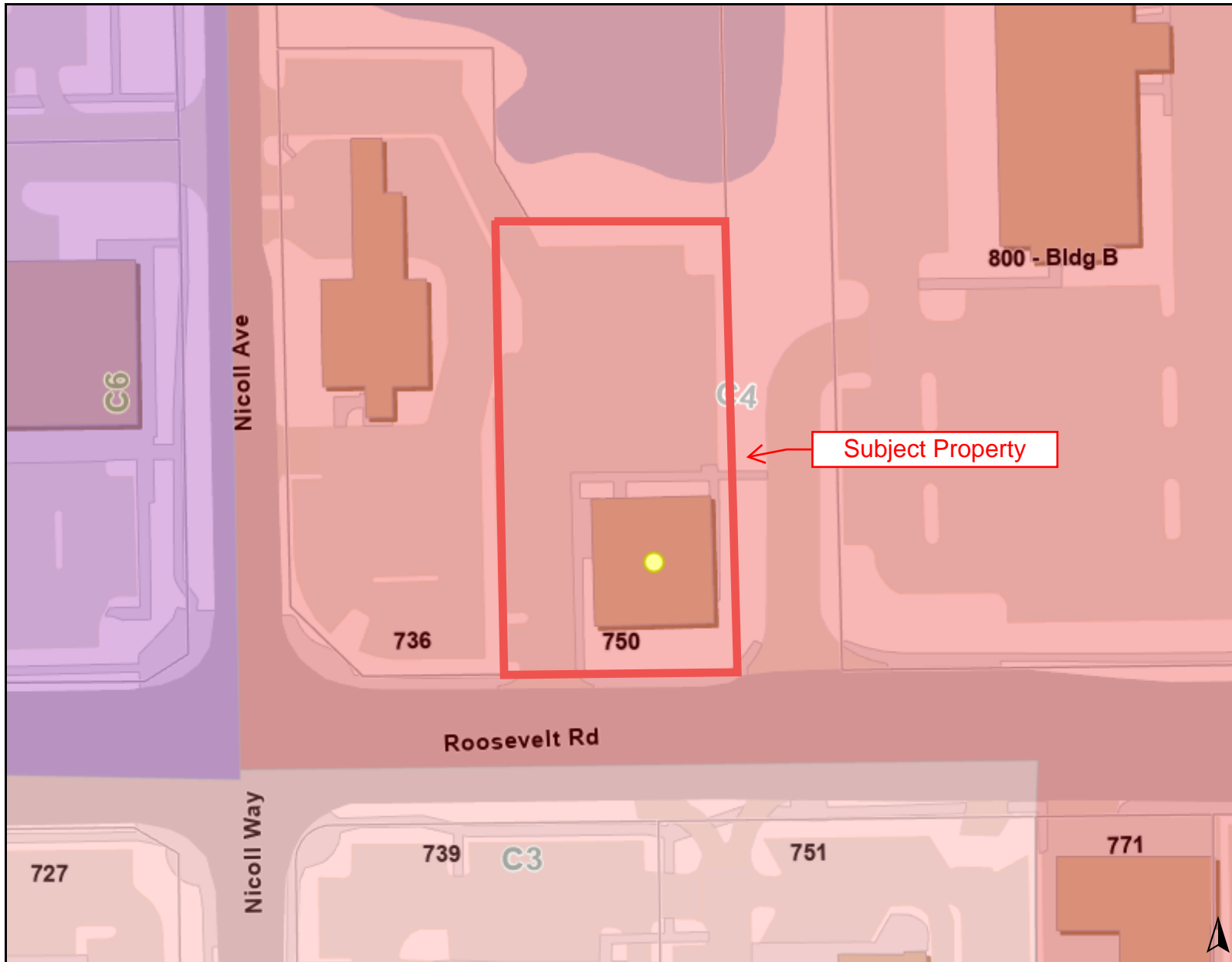
Legend

Notes



Print Date: 1/14/2026

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.

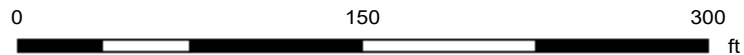


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Zoning and Development

Zoning

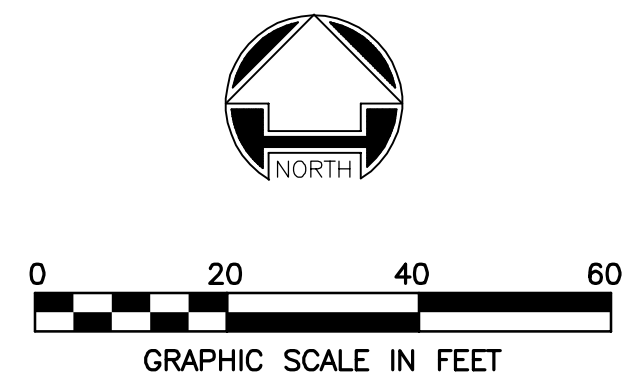
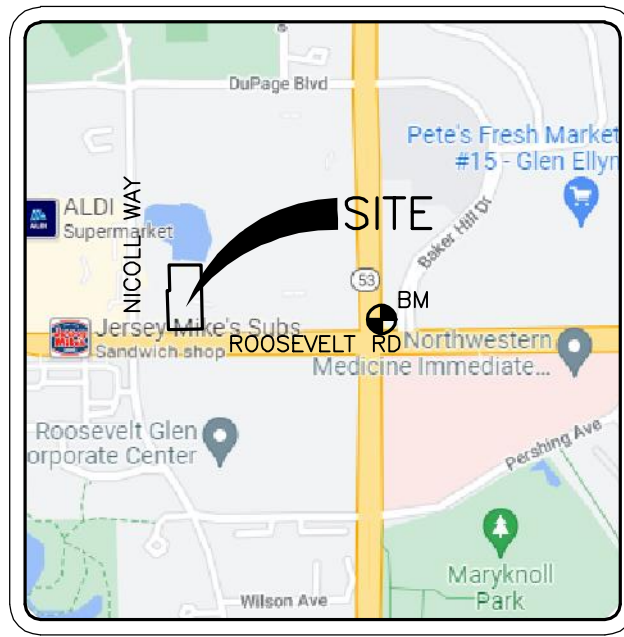
- C3: Service Commercial District
- C4: Office District
- C6: Commerical/Multi-Use Planned Development District



Print Date: 1/14/2026

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.



SITE MAP

NOT TO SCALE

LEGEND:

	SURVEYED BOUNDARY		GUARDRAIL
	LOT/OWNERSHIP PARCEL LINE		WOOD FENCE
	FORMER LOT LINE		IRON FENCE
	RIGHT OF WAY LINE		CHAIN LINK FENCE
	SETBACK LINE		OVERHEAD ELECTRIC
	EXISTING EASEMENT LINE		OVERHEAD TELEPHONE
	SECTION LINES		OVERHEAD CABLE
	SET R.R. SPIKE/NAIL IN ASPHALT OR IRON PIN W/CAP IN SOIL OR CUT CROSS IN CONCRETE		UNDERGROUND ELECTRIC
	REBAR FOUND		UNDERGROUND TELEPHONE
	IRON PIPE FOUND		UNDERGROUND CABLE
	PK NAIL FOUND		UNDERGROUND GAS
	MAG NAIL FOUND		WATER LINE
	SPIKE FOUND		FIRE PROTECTION LINE
	CHISELED CROSS FOUND		SANITARY LINE
	GPS MONUMENT FOUND		STORM LINE
	STONE FOUND		RAILROAD
	MONUMENT FOUND		TREE LINE
	R/W MONUMENT FOUND		EDGE OF POND
	BRASS PLUG FOUND		CREEK
	BENCH MARK FOUND/SET POST		
	FLAG POLE		
	MAILBOX		
	SIGN		
	SOIL BORING		
	MONITOR WELL		
	BOLLARD		
	SATELLITE DISH		
	DECIDUOUS TREE		
	CONIFEROUS TREE		
	SHRUB		
	RR CONTROL BOX		
	SANITARY MANHOLE		
	CLEANOUT		
	LIFT STATION		
	STORM MANHOLE		
	INLET		
	CURB INLET		
	DOUBLE CURB INLET		
	END SECTION		
	GAS MANHOLE		
	GAS VALVE		
	GAS METER		
	GAS REGULATOR		
	ELECTRIC MANHOLE		
	PULL BOX		
	TRANSFORMER		
	GROUND LIGHT		
	ELECTRIC METER		
	ELECTRIC PEDESTAL		
	HANDHOLE		
	TELEPHONE MANHOLE		
	TELEPHONE PEDESTAL		
	CABLE TV PEDESTAL		
	FIRE HYDRANT		
	WATER VALVE		
	PIN VALVE		
	METER PIT		
	SIAMESE CONNECTION		
	FIRE DEPARTMENT CONNECTION		
	WATER SPIGOT/HOSE BIBB		
	WATER METER		
	WATER MANHOLE		
	WELL		
	SPRINKLER HEAD		
	SPRINKLER CONTROL VALVE		
	POWER POLE		
	TELEPHONE POLE		
	LIGHT POLE		
	TRAFFIC SIGNAL POLE		
	GUY POLE		
	GUY WIRE		
	AIR CONDITIONING UNIT		
	TRAFFIC CONTROL BOX		
	TRAFFIC PULL BOX		
	TRAFFIC MANHOLE		
	WATER LINE MARKER/PAINT/FLAG		
	TELEPHONE LINE MARKER/PAINT/FLAG		
	FIBER OPTIC LINE MARKER/PAINT/FLAG		
	CABLE TV LINE MARKER/PAINT/FLAG		
	ELECTRIC LINE MARKER/PAINT/FLAG		
	GAS LINE MARKER/PAINT/FLAG		
	POINT OF BEGINNING		
	POINT OF COMMENCEMENT		
	RIGHT-OF-WAY		
	TOP OF CASTING		
	INVERT		
	REINFORCED CONCRETE PIPE		
	PVC PIPE		
	CORRUGATED PLASTIC PIPE		
	VITRIFIED CLAY PIPE		
	HDPE HIGH-DENSITY POLYETHYLENE PIPE		
	DIP DUCTILE IRON PIPE		
	TOP OF PIPE		
	FINISHED FLOOR		
	BACK OF CURB		
	PARKING COUNT		

PROPERTY DESCRIPTION:

THE EAST 35 FEET OF LOT 19, ALL OF LOTS 20, 21, 22 AND 23 IN BLOCK 13 IN ROOSEVELT GARDEN-HOMESITES, BEING A SUBDIVISION IN THE SOUTHWEST 1/4 OF SECTION 13 AND IN THE SOUTHEAST 1/4 OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 5, 1921 AS DOCUMENT 148152, IN DU PAGE COUNTY, ILLINOIS.

NOTE:

A CROSS-ACCESS EASEMENT TO NICOLL WAY WILL BE GRANTED VIA A SEPARATE DOCUMENT.

FLOOD ZONE INFORMATION:

I, FURTHER CERTIFY THAT ACCORDING TO THE FLOOD INSURANCE RATE MAP - MAP NUMBER 1704300156J, PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY WITH AN EFFECTIVE DATE OF AUGUST 1, 2019 WHICH IS THE MOST CURRENT FLOOD INSURANCE RATE MAP AVAILABLE ON FEMA'S WEBSITE, THIS SITE IS LOCATED IN ZONE "X" (NO SHADING) - AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN OR IN ZONE "D" (NO SHADING) - AREAS IN WHICH FLOOD HAZARDS ARE UNDETERMINED, BUT POSSIBLE, ALSO PER THE BASE FLOOD ELEVATION OF 756 FEET (NAVD88) SHOWN ON SAID MAP, THE AREAS BELOW THAT ELEVATION ARE LOCATED IN ZONE "AH" (SHADING) - SPECIAL FLOOD HAZARD AREAS SUBJECT TO INUNDATION BY THE 1% ANNUAL CHANCE FLOOD WITH FLOOD DEPTHS OF 1 TO 3 FEET (USUALLY AREAS OF PONDING) AND BASE FLOOD ELEVATIONS DETERMINED, THEREFORE A PART OF THIS SITE IS ALSO LOCATED IN SAID ZONE "AH". TO THE BEST OF MY KNOWLEDGE AND BELIEF, THE SURVEYOR UTILIZED THE ABOVE REFERENCED FLOODPLAIN MAP FOR THIS DETERMINATION; FURTHERMORE, THE SURVEYOR DOES NOT CERTIFY THAT REVISED FLOODPLAIN INFORMATION HAS NOT BEEN PUBLISHED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY OR SOME OTHER SOURCE.

AREA SCHEDULE:

33,374 S.F. OR 0.766 ACRES (MORE OR LESS)

ZONING INFORMATION:

NO ZONING INFORMATION WAS PROVIDED BY THE CLIENT.

BENCHMARK:

THE BASIS OF ELEVATIONS HEREON IS NAVD 88 PER OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORNERS) NETWORK. NGS MONUMENT "DUP38 1A" - STAINLESS STEEL ROD IN SLEEVE FOUND AT THE NORTHEAST CORNER OF WEST ROOSEVELT ROAD (IL-38) AND IL-53 - SEE VICINITY MAP FOR LOCATION. ELEVATION = 765.46'

NOTES:

1. "M." DESIGNATES MEASURED DIMENSION/BEARING, "R." DESIGNATES RECORD DIMENSION/BEARING.
2. DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.
3. NO DIMENSION SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON.
4. THE SUBJECT PROPERTY CONTAINS 50 PARKING STALLS (48 STANDARD, 2 HANDICAP).
5. THE OWNERSHIP INFORMATION WAS OBTAINED FROM DUPAGE COUNTY GIS WEBSITE.

SURVEYOR'S NOTES:

1. THE BASIS OF MEASURED BEARINGS AND HORIZONTAL DATUM SHOWN HEREON IS THE ILLINOIS STATE PLANE COORDINATE SYSTEM EAST ZONE (NAD 83). SAID BEARINGS ORIGINATED FROM SAID COORDINATE SYSTEM BY GPS OBSERVATIONS AND OBSERVATIONS OF SELECTED STATIONS IN THE NATIONAL GEODETIC SURVEY CONTINUOUSLY OPERATING REFERENCE STATION (NGS CORNERS) NETWORK.
2. THIS SURVEY DOES NOT CONSTITUTE A TITLE SEARCH BY THE SURVEYOR. ALL INFORMATION REGARDING RECORD EASEMENTS, ADJOINERS, AND OTHER DOCUMENTS THAT MIGHT AFFECT THE QUALITY OF THE TITLE TO THE TRACT DEPICTED HEREON WAS OBTAINED FROM CHICAGO TITLE INSURANCE COMPANY, ALTA COMMITMENT FOR TITLE INSURANCE ORDER NO. CPT22-86866, WITH A COMMITMENT DATE OF NOVEMBER 1, 2022.
3. SURVEY AS SHOWN WAS PREPARED FROM THE LEGAL DESCRIPTION, TOGETHER WITH SCHEDULE B, CONTAINED IN THE COMMITMENT REFERENCED ABOVE. THE DESCRIPTION SHOWN HEREON DOES CONFORM TO THE LEGAL DESCRIPTION CONTAINED THEREIN.
4. THIS SURVEY REFLECTS THE SURVEYOR'S OPINION AS TO THE LOCATIONS OF THE PARCEL LINES. THIS OPINION IS BASED UPON ANALYZING AND INTERPRETING ALL RECORDED AND NON-RECORDED INFORMATION FURNISHED TO THE SURVEYOR, OR ACQUIRED BY THE SURVEYOR, AND ALL FIELD DATA THAT WAS COLLECTED BY THE SURVEYOR. ALSO, THIS SURVEY WAS PERFORMED IN ACCORDANCE WITH EXISTING, APPLICABLE A.L.T.A./N.S.P.S. REQUIREMENTS, AND STATE STATUTES.
5. FLOTTABLE BUILDING RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS WHICH ARE LISTED IN THE TITLE COMMITMENT ARE SHOWN HEREON. PLEASE REFER TO YOUR TITLE ABSTRACT, DEED, GUARANTEE POLICY, TITLE COMPANY, LOCAL GOVERNMENTAL BODIES, LOCAL ORDINANCES, AND OTHERS, IN ORDER TO DETERMINE IF ANY ADDITIONAL AGREEMENTS, LIENS, WAIVERS, RESTRICTIONS, ENCUMBRANCES, AND EASEMENTS EXIST.
6. THE LOCATIONS OF UTILITY LINES SHOWN HEREON ARE BASED UPON FIELD LOCATIONS OF PHYSICAL STRUCTURES OR PER PLANS PROVIDED BY UTILITY COMPANIES AND CONFORMS TO ASCE STANDARD C/ASCE 38-02, SUE QUALITY LEVEL C AND D UNLESS OTHERWISE NOTED HEREON.
- NO EXCAVATIONS WERE MADE TO VERIFY UNDERGROUND UTILITY LOCATIONS. UNDERGROUND EXCAVATION WILL NEED TO BE COORDINATED WITH J.U.L.I.E. AT THE TIME OF EXCAVATION.
- THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED, NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PRESENTED ON UNDERGROUND UTILITIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION. THE UNDERGROUND UTILITIES AND THE PATH OF THE UTILITY LINES DEPICTED HEREON SHOULD BE CONSIDERED APPROXIMATE UNTIL THEY ARE EITHER LOCATED BY CALLING J.U.L.I.E. (1-800-892-0123) OR UNTIL THEY ARE EXCAVATED TO VERIFY THE LOCATION AND PATH OF THE UTILITY LINES. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.
7. CALL J.U.L.I.E. (1-800-892-0123) FOR EXACT LOCATION OF UNDERGROUND UTILITIES PRIOR TO CONSTRUCTION.
8. ONLY THE IMPROVEMENTS THAT WERE VISIBLE FROM ABOVE GROUND AT TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE, ARE SHOWN ON THE FACE OF THIS PLAT. THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH THINGS AS DUMPSTERS, TRAILERS ETC.
9. NO WARRANTY, EITHER EXPRESSED OR IMPLIED, IS MADE AS TO THE ACCURACY AND/OR COMPLETENESS OF INFORMATION PROVIDED BY GOVERNMENTAL AUTHORITIES AND/OR THIRD PARTIES, OR AS TO ITS FITNESS FOR ANY PARTICULAR PURPOSE OR USE, INCLUDING BUT NOT LIMITED TO INFORMATION PRESENTED ON ZONING, SETBACK REQUIREMENTS, FLOOD HAZARD ZONES, AND WETLANDS AREAS. IN NO EVENT WILL WOOLPERT, INC., ITS EMPLOYEES, AGENTS, AND/OR ASSIGNS BE HELD LIABLE FOR ANY DAMAGES ARISING OUT OF THE FURNISHING AND/OR USE OF SUCH INFORMATION.
10. POSSESSION LINES ARE REFERENCED AT MONUMENTED CORNERS OR AS SHOWN HEREON. POSSESSION LINES MAY VARY BETWEEN SAID CORNERS. NO PHYSICAL EVIDENCE OF OWNERSHIP SUCH AS FENCES OR WALLS WAS FOUND ALONG THE LINES OF THE SUBJECT TRACT EXCEPT AS SHOWN HEREON.
11. THIS SURVEY WAS MADE IN ACCORDANCE WITH THE LAWS AND/OR MINIMUM STANDARDS OF THE STATE OF ILLINOIS.
12. COMPARE THIS DESCRIPTION AND POINTS, BEFORE BUILDING, AND REPORT ANY DISCREPANCIES AT ONCE TO THE SURVEYOR.
13. PROPERTY SHOWN HEREON MAY BE SUBJECT TO RIGHTS OR CLAIMS OF PARTIES IN POSSESSION UNKNOWN TO SURVEYOR. PROPERTY MAY BE SUBJECT TO UNRECORDED AGREEMENTS OR LEASES, IF ANY.
14. AS USED IN THIS SURVEY, CERTIFY IS DEFINED AS: "TO STATE OR DECLARE A PROFESSIONAL OPINION OF CONDITIONS REGARDING THOSE FACTS OR FINDINGS WHICH ARE THE SUBJECT OF THE CERTIFICATION AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EITHER EXPRESSED OR IMPLIED."
15. THE FOLLOWING ITEMS WERE LISTED IN SCHEDULE B OF THE COMMITMENT NOTED IN NOTE 2, AND THE SURVEY RELATED ITEMS ARE LISTED HERE WITH OUR COMMENTS UNDERLINED.
16. THE LAND LIES WITHIN THE BOUNDARIES OF A SPECIAL SERVICE AREA AS DISCLOSED BY ORDINANCE RECORDED AS DOCUMENT R91-143236, AND IS SUBJECT TO ADDITIONAL TAXES UNDER THE TERMS OF SAID ORDINANCE AND SUBSEQUENT RELATED ORDINANCES. AFFECTS THE SUBJECT PROPERTY BUT DOES NOT REFERENCE SURVEYING RELATED MATTERS.
17. POSSIBLE EASEMENT OF ANY PUBLIC SERVICE CORPORATION AS DISCLOSED BY SERVICE POLES ON THE REAR OF THE LAND. (AFFECTS THE NORTH LINE OF LOTS 19 AND 20)
18. GRANT OF AN EASEMENT DATED JULY 10, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26749, FROM DUPAGE TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 637 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 19. THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.
19. GRANT OF AN EASEMENT DATED JULY 20, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26747, FROM LYLE H. ROSSITER AND MARJORIE ROSSITER, HIS WIFE, TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 20. THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.
20. GRANT OF AN EASEMENT DATED JULY 8, 1961 AND RECORDED OCTOBER 18, 1961 AS DOCUMENT R61-26743, FROM DUPAGE TRUST COMPANY, AS TRUSTEE UNDER TRUST NUMBER 637 TO THE ILLINOIS BELL TELEPHONE COMPANY AND THE COMMONWEALTH EDISON COMPANY, AND THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, OF A PUBLIC UTILITY EASEMENT ALONG THE NORTH 5 FEET OF LOT 21. THE EASEMENT LIES WITHIN THE LIMITS OF THE SUBJECT PROPERTY AND IS SHOWN HEREON.
21. ENCROACHMENT OF THE CURB LOCATED ON THE LAND ONTO THE PROPERTY WESTERLY AND ADJOINING BY APPROXIMATELY 2.08 TO 1.28 FEET WEST, AS DISCLOSED BY SURVEY NO. 02-61351, DATED SEPTEMBER 12, 2002, AS PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC. SITE IMPROVEMENTS ARE SHOWN HEREON PER A FIELD SURVEY PERFORMED BY WOOLPERT, INC.
22. ASPHALT DRIVEWAY LOCATED IN THE NORTHWESTERLY CORNER OF THE LAND AND RUNNING ONTO THE PROPERTIES WESTERLY AND NORTHERLY THAT ARE ADJOINING, AS DISCLOSED BY SURVEY NO. 02-61351, DATED SEPTEMBER 12, 2002, AS PREPARED BY PROFESSIONALS ASSOCIATED SURVEY, INC., AND ANY AND ALL POSSIBLE RIGHTS AND OBLIGATIONS RELATING THERETO. SITE IMPROVEMENTS ARE SHOWN HEREON PER A FIELD SURVEY PERFORMED BY WOOLPERT, INC.
23. BUILDING LINE 20 FEET AS SHOWN ON THE PLAT OF ARTHUR DUNAS' SECOND ADDITION TO TUXEDO PARK, AFORESAID. DOES NOT AFFECT THE SUBJECT PROPERTY.

SURVEYOR'S CERTIFICATE:

STATE OF ILLINOIS } SS
COUNTY OF DUPAGE)
TO: ABEVGROUPS, INC., AN ILLINOIS CORPORATION
NICK ZARAS AND ANDY LEO ZARAS, AS TENANTS IN COMMON AND CHRIS ZARAS AND TINA ZARAS AS CO-TRUSTEES OF THE ZARAS FAMILY REVOCABLE TRUST
DATED THE 23RD DAY OF JANUARY, 2016
PROPER TITLE, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NPS/LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS:

- 1, 2, 3, 4, 6(A), 7(A), 7(B), 7(C), 8, 9 AND 14.

OF TABLE "A" THEREOF, THE FIELDWORK WAS COMPLETED ON 05/11/22 AND SUPPLEMENTED ON 04/21/23. THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR BOUNDARY AND TOPOGRAPHIC SURVEYS.

STEPHEN R. KREGER
ILLINOIS PROFESSIONAL LAND SURVEYOR #35-002985
LICENSE EXPIRES 11/30/24

DATE: _____
WOOLPERT, INC.
ILLINOIS PROFESSIONAL DESIGN FIRM NO. 184-001393



CALL BEFORE YOU DIG
800-482-0123

PROJECT NO.:	83213
DATE:	05/17/22
SCALE AS SHOWN:	AS SHOWN
DES.:	SRK
DR.:	ACZ
CKD.:	SRK

WOOLPERT, INC.
1815 South Meyers Road
Suite 950
Oakbrook Terrace, IL 60181
630-424-9080
FAX: 630-495-3731

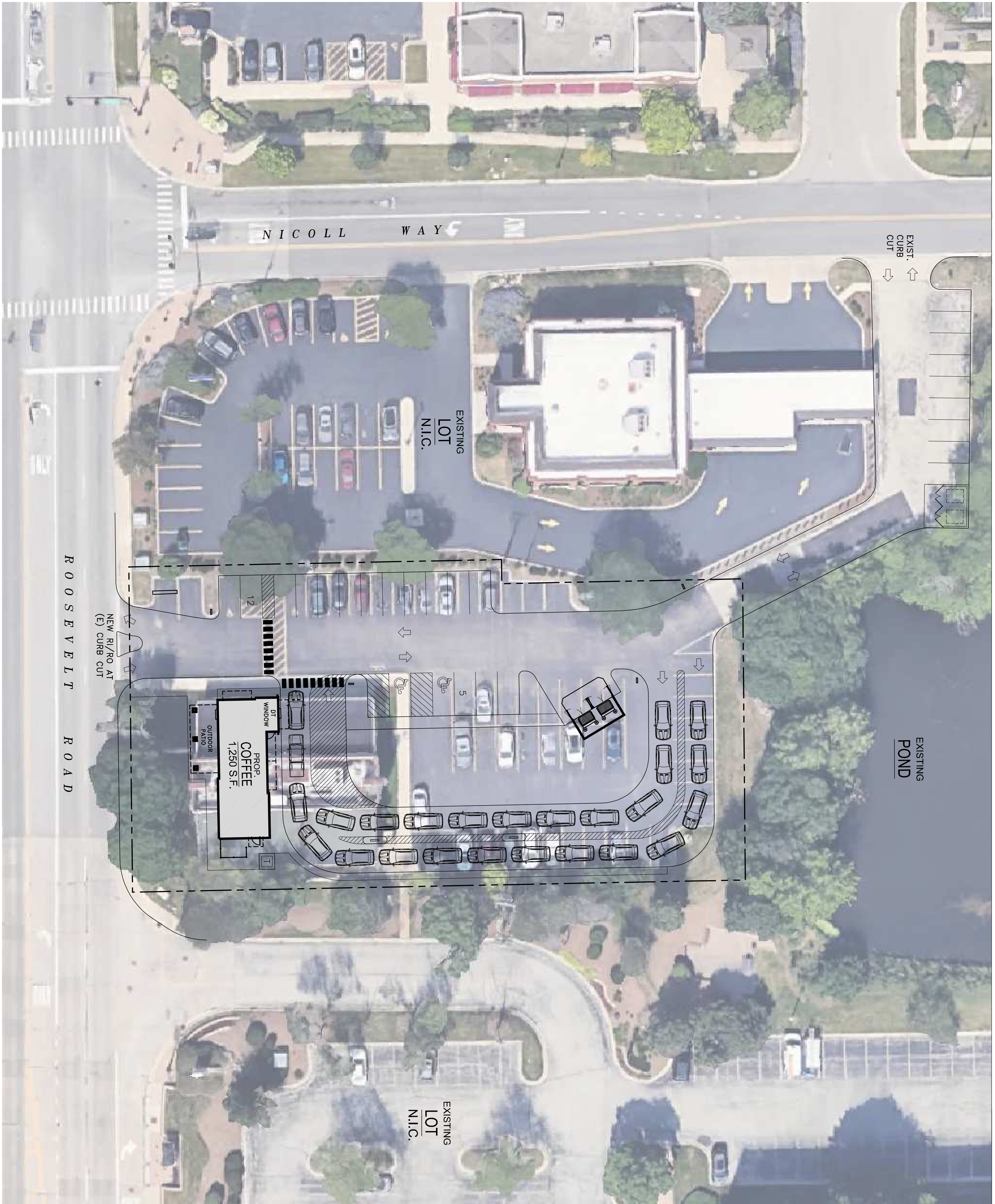
WOOLPERT
DESIGN (CORPORATE) (INDEPENDENT CONTRACTOR)

POPEYES, GLEN ELLYN IL
A PART OF THE SOUTHEAST 1/4 OF SECTION 14,
TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE 3RD
PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS

ALTA/NPS LAND TITLE & TOPOGRAPHIC SURVEY

SHEET NO. _____

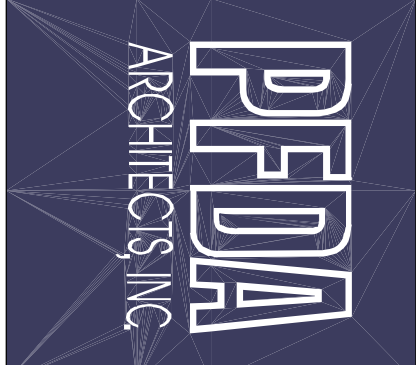
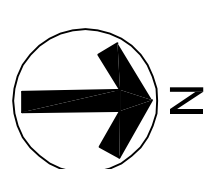
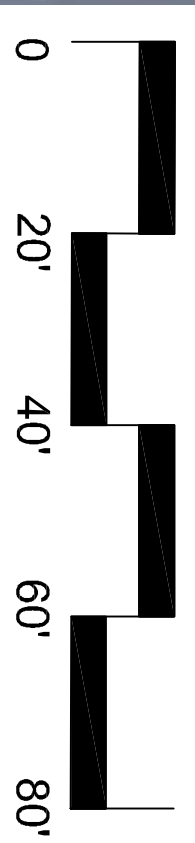
1 of 1



GENERAL SITE DATA:

TOTAL SITE AREA ±0.77 ACRES
 TOTAL NEW G.L.A. 1,250 S.F.
 TOTAL PARKING PROVIDED 17 CARS
 (NOT INCLUDING PARKING OUTSIDE OF PROPERTY)
 PARKING RATIO 13.60 CARS / 1,000 S.F.

SITE PLAN



2803 BUTTERFIELD RD.
 OAK BROOK, IL 60453
 TEL: (312) 795-1245
 FAX: (312) 795-6123

OWNER:

CORE ACQUISITIONS
 200 S. WACKER DR.
 SUITE 1325
 CHICAGO, IL 60606

PROJECT:
COMMERCIAL DEVELOPMENT

759 ROOSEVELT RD.
 GLENVIEW, IL

PROPOSED
 SITE PLAN

NO.	DATE	DESCRIPTION
110725		SITE PLAN
101825		SITE PLAN
042225		SITE PLAN

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 REPRODUCTION OR
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 PROHIBITED.

SHEET

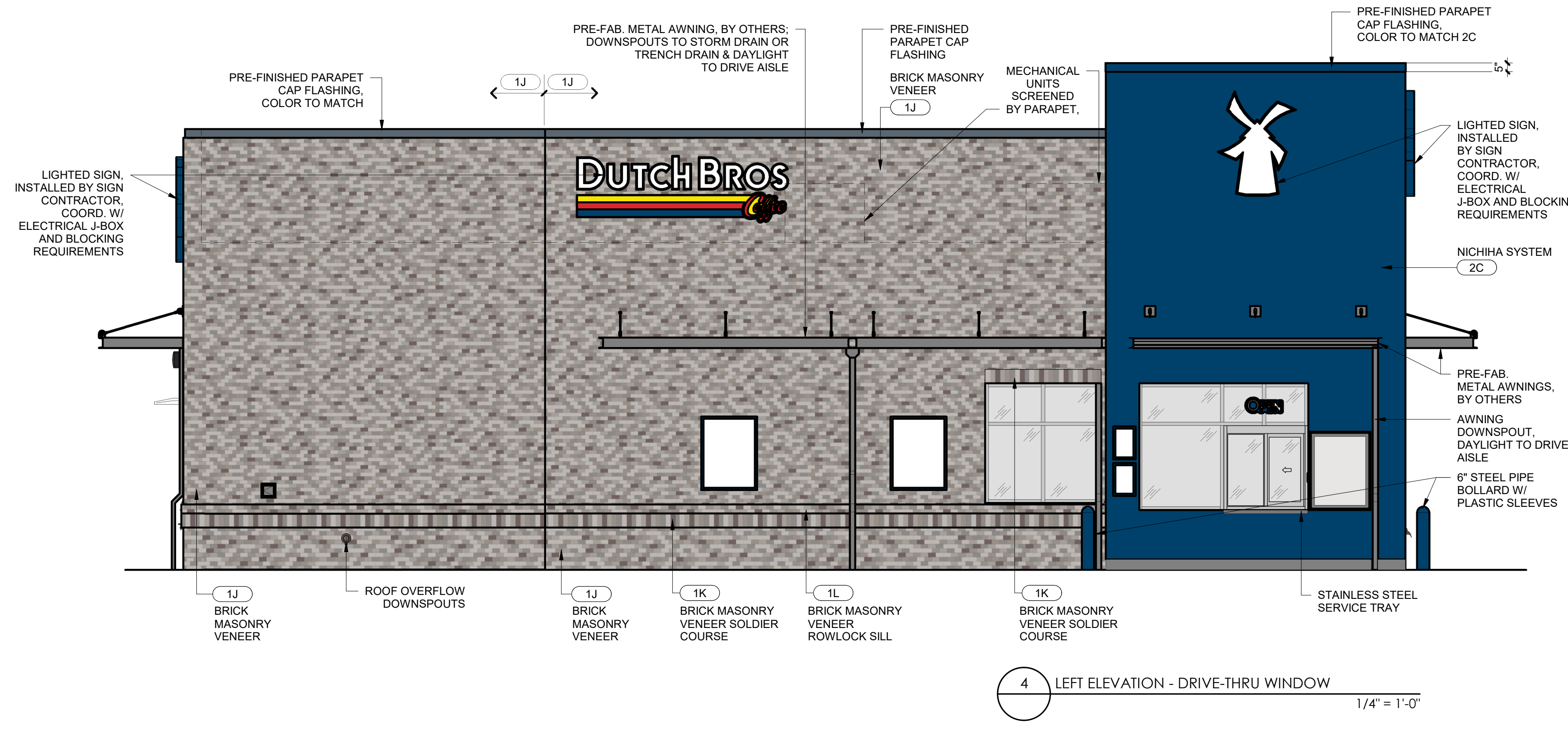
SP4.0

JOB NO. XXXXX

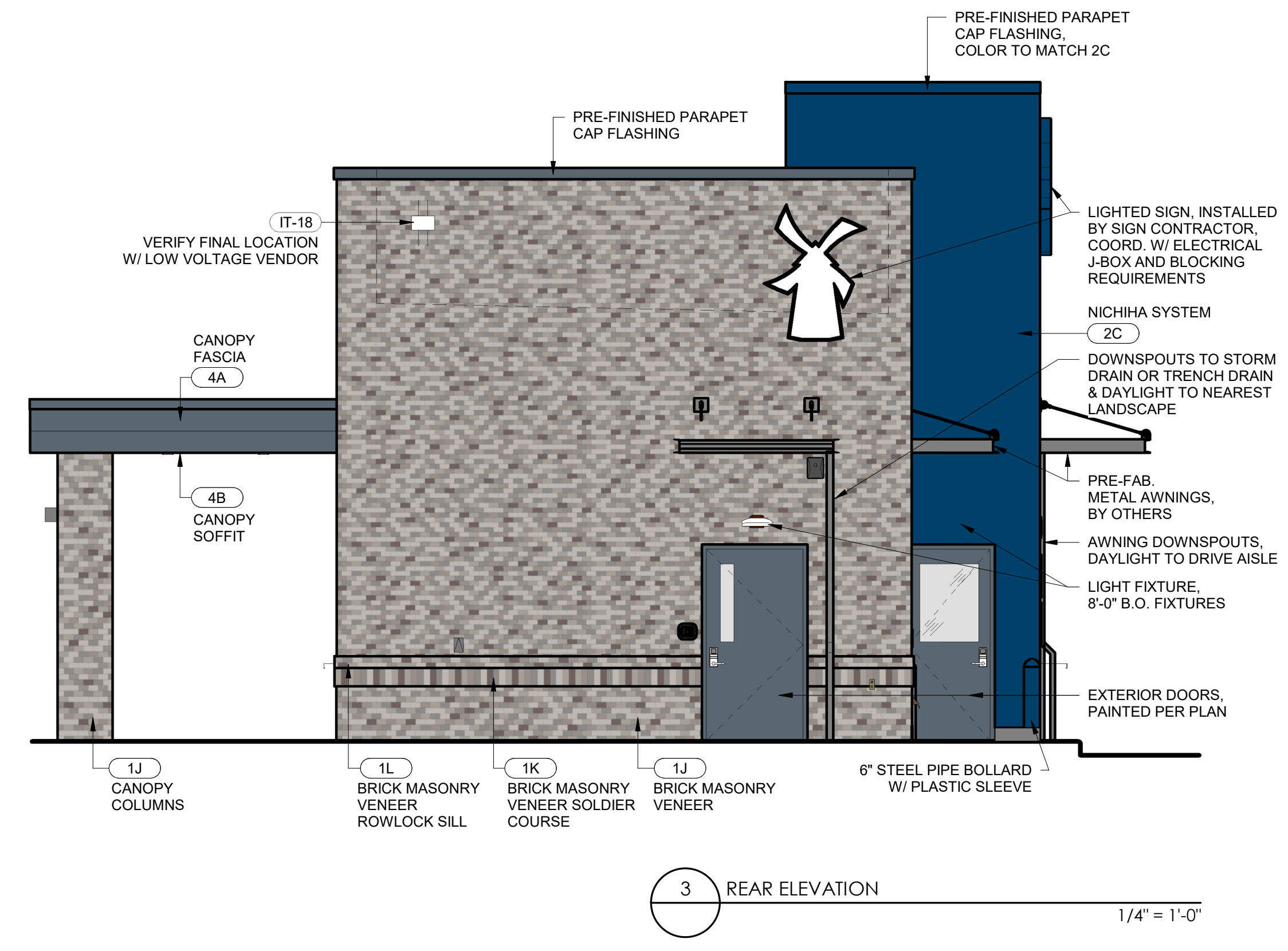
The name DUTCHBROS, and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros, including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, graphics, designs, illustrations, photographs, and pictures (collectively, the "Materials") are owned by and/or licensed by DB Franchising USA, LLC and are protected by copyright, trademark, trade dress, patent, and/or other intellectual property rights and under applicable laws in the United States and foreign laws.



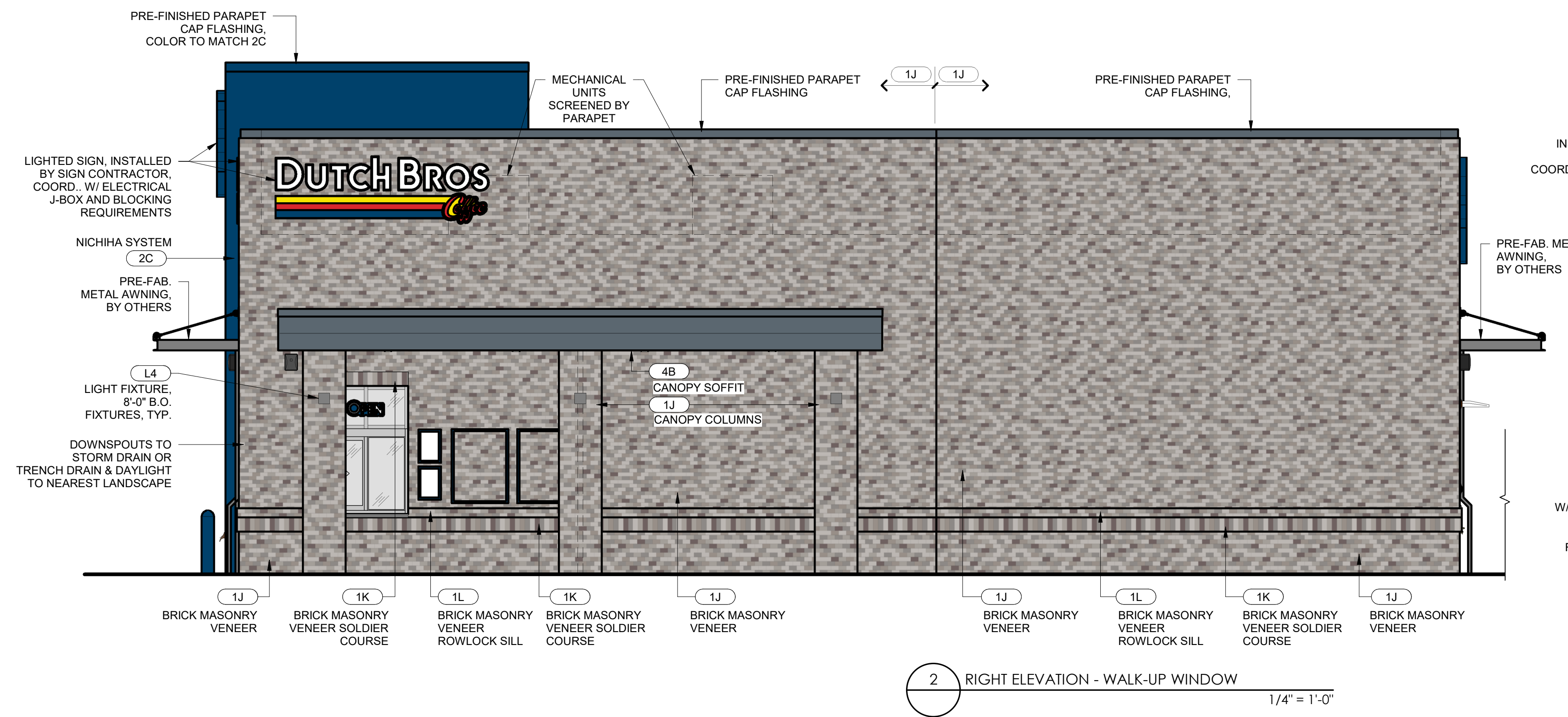
EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY					
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS	Material: Exterior Finish Zone
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION; COLOR: BLDG DB DARK GRAY					
ZONE 1 (BODY)					
1J	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: RUNNING BOND PATTERN	ZONE 1 (BODY)
1K	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: SOLDIER COURSE	ZONE 1 (BODY)
1L	BRICK VENEER	GENERAL SHALE BRICK	FULL BED FACE BRICK SIZE: MODULAR (2-1/4" H X 3-5/8" W X 7-5/8" L)	COLOR: NIAGRA MIST INSTALL: ROWLOCK SILL	ZONE 1 (BODY)
ZONE 2 (TOWER)					
2C	FIBER CEMENT SIDING	NICHIHA	ILLUMINATION, AWP 1818 W/ FACTORY PANEL CORNERS	COLOR: BLDG DB BLUE	ZONE 2 (TOWER)
ZONE 4 (FRAMED CANOPY)					
4A	FASCIA	WESTERN STATES METAL ROOFING	T-GROOVE, 10"	3 SIDES; COLOR: BLDG DB DARK GRAY	ZONE 4 (FRAMED CANOPY)
4B	SOFFIT	HEWN ELEMENTS	NATURAL NORTHWESTERN SPRUCE	1x6, T&G, 1/8" REVEAL, SEALED	ZONE 4 (FRAMED CANOPY)



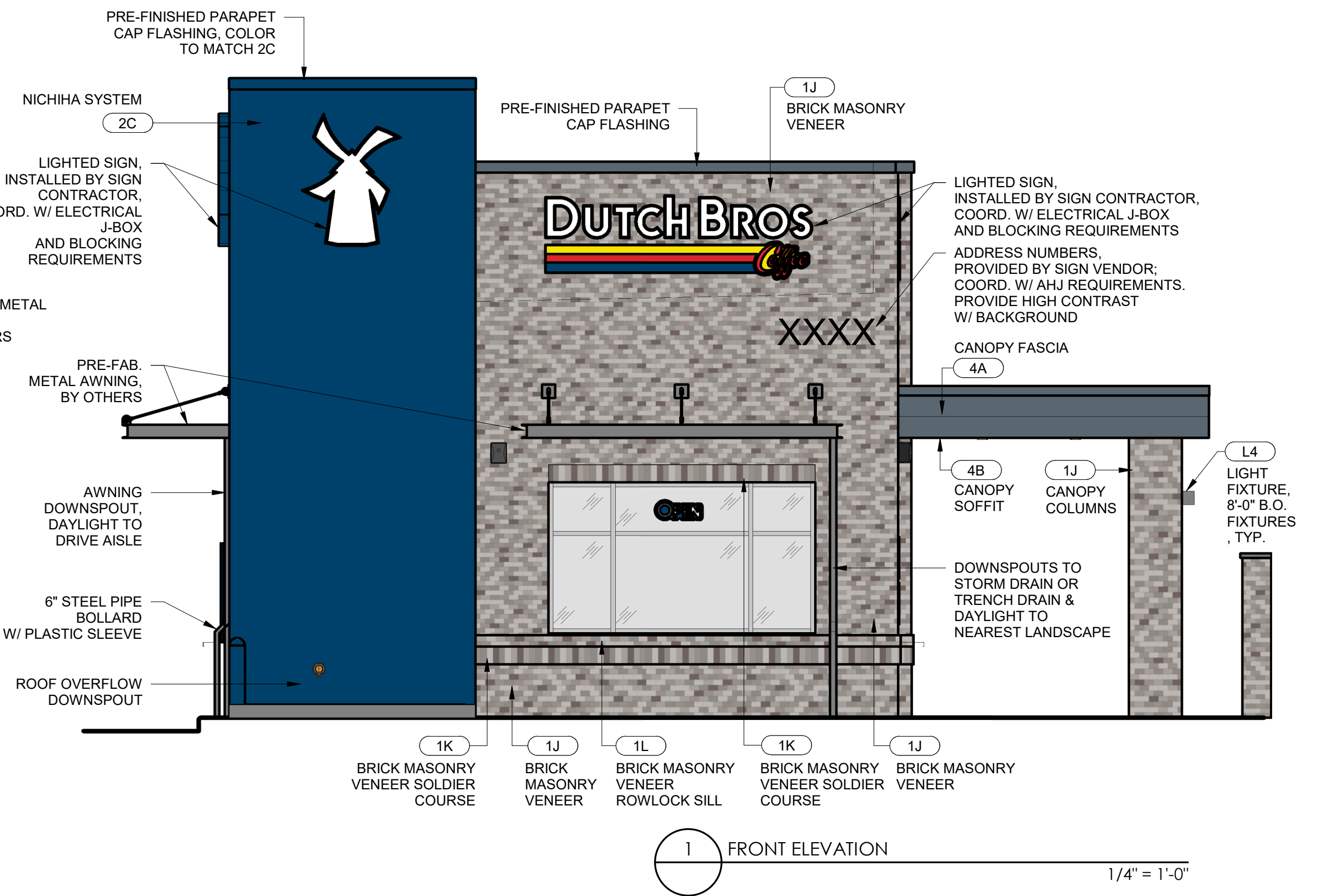
4 LEFT ELEVATION - DRIVE-THRU WINDOW 1/4" = 1'-0"



3 REAR ELEVATION 1/4" = 1'-0"



2 RIGHT ELEVATION - WALK-UP WINDOW 1/4" = 1'-0"



1 FRONT ELEVATION 1/4" = 1'-0"

Project No: IL0402
Dutch Bros Coffee - New Freestanding Store

For: Dutch Bros Coffee
1930 W. Rio Salado Parkway
Tempe, AZ 85281

A1 PROTOTYPE 6/27/25

ISSUED FOR REVIEW

10.01.2025

REV:	DATE:	DESCRIPTION:

SHEET NAME:
BUILDING ELEVATIONS - COLOR

DRAWN BY: CB CHECKED BY: EK
SHEET NUMBER:

A6.1



Village of Glen Ellyn

Ordinance No. 7241-VC

**An Ordinance Amending Title 10 ("Zoning Code"), Chapter 4
("District Regulations"), Section 10-4-16 ("C4 Office District")
of the Glen Ellyn Village Code**

**Adopted by the
Village President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois
This 10th Day of November 2025**

Published in pamphlet form by the authority of the
Village President and Board of Trustees
of the Village of Glen Ellyn, DuPage County, Illinois,
this 11th day of November, 2025.

Ordinance No. 7241-VC

**An Ordinance Amending Title 10 (“Zoning Code”), Chapter 4 (“District Regulations”),
Section 10-4-16 (“C4 Office District) of the Glen Ellyn Village Code
Regarding Restaurants as Permitted and Special Uses and
Parking and Loading Requirement for Restaurants in the C4 Office District**

WHEREAS, the Village of Glen Ellyn (“Village”) is a home rule unit of government as provided by the provisions of Article VII, Section 6 of the Illinois Constitution of 1970 the Illinois Municipal Code (65 ILCS 5/1-1-1 et seq.); and

WHEREAS, as a home rule unit of government, the Village is expressly empowered to perform any function pertaining to its government and affairs, including, but not limited to the power to regulate for the protection of the public health, safety, morals, and welfare; and

WHEREAS, as a home rule unit, the Village of Glen Ellyn’s powers shall be construed liberally as held by the Illinois Supreme Court in the case of *Scadron v. City of Des Plaines*, 153 Ill.2d 164 (1992); and

WHEREAS, Title 10 of the Glen Ellyn Village Code establishes zoning regulations governing the use and development of land within the Village; and

WHEREAS, Section-10-4-16 (“C4 Central Business District”) of the Glen Ellyn Village Code sets forth the regulations applicable to the C4 Office District; and

WHEREAS, pursuant to the requirements of Section 11-13-14 of the Illinois Municipal Code, 65 ILCS 5/11-13-14, the Village’s Plan Commission conducted a public hearing on October 23, 2025 regarding an application for certain text amendments to Section 10-4-16 filed by the Village after due notice was given in accordance with law; and

WHEREAS, following the public hearing, the Plan Commission adopted a recommendation that certain text amendments be adopted by the Village President and Board of Trustees by a vote of five (5) in favor and two (2) against as contained in the October 23, 2025

meeting minutes, incorporated herein by reference as though fully set forth; and

WHEREAS, the Village President and Board of Trustees have determined to adopt the Plan Commission's recommendation and adopt the amendments to Section 10-4-6 as set forth herein.

NOW, THEREFORE, BE IT ORDAINED BY THE VILLAGE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The foregoing recitals and all exhibits attached to this Ordinance are incorporated as though fully set forth in Section 1.

Section 2. Village Code Amended. Title 10 ("Zoning Code"), Chapter 4 ("District Regulations"), Section 10-4-16 ("C4 Office District") of the Glen Ellyn Village Code is amended to add the underlined language and delete the overstricken language as follows:

10-4-16. C4 Office District.

(A) *Permitted uses:*

1. Bank or financial institution.
2. Blueprinting and photocopying establishment.
3. Business, medical or professional office.
4. Medical or dental clinic.
5. Office, general or professional: private, semiprivate or public.
6. Private school.
7. Research laboratory.
8. Sales, ~~and~~ personal service facility, or eating establishment within an office building, but limited to not more than 50 percent of the gross ground floor area of the building.
9. School, commercial or trade.
10. Studio for artist, photographer, sculptor or musician.
11. Television or radio broadcasting studio.
12. Antenna attachments to existing antenna towers, buildings or other structures which do not exceed the permitted height in the zoning district or the height established by a special use permit.
13. Health spa.

All permitted uses must also comply with all applicable requirements contained in chapter 5, "Supplementary Regulations", of this title as well as all other pertinent regulations in this title.

(B) *Special uses:* No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

1. Adult daycare center.
2. Automobile repair.
3. Church or temple.
4. Congregate housing for the elderly.
5. Daycare center.
6. Drive-in commercial facility.
- ~~6.~~ 7. Office planned development in accordance with the provisions of the "planned unit development regulations".
- ~~7.~~ 8. Outdoor merchandise, storage, promotional activities, or tents.
- ~~8.~~ 9. Printing and publishing establishment.
- ~~9.~~ 10. Public park and playground.
- ~~10.~~ 11. Public use.
- ~~11.~~ 12. Public utility and public service use.
13. Eating establishment without entertainment and dancing, including outdoor seating on private property as an accessory use provided such outdoor seating complies with the provisions in section 10-5-15 of this title.
- ~~12.~~ 14. Sheltered care facility.
- ~~13.~~ 15. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.
- ~~14.~~ 16. Vehicle storage lot.
- ~~15.~~ 17. Warehouse.
- ~~16.~~ 18. Medical cannabis dispensary (in accordance with section 10-5-19 of this title).

All special uses must also comply with all applicable requirements contained in chapter 5, "Supplementary Regulations", of this title, as well as all other pertinent regulations in this title.

(C) *Accessory building and uses:*

1. Storage garage and parking lot.
2. Accessory buildings may be located in a rear yard but not occupy more than 30 percent of a rear yard. If within ten feet of a principal building, then it must observe the same side yard requirements for a principal building. If more than ten feet from a principal building, then it must be at least 60 feet from the front street line and three feet from both the side and rear yards.

(D) *Minimum yard and lot requirements:*

1. *Front yard:* 40 feet in depth. The front ten feet shall be reserved for open space and be appropriately planted and landscaped.
2. *Rear yard:* 20 feet in depth.
3. *Side yard:* Ten feet for each side yard. A 20-foot side yard is required when the property adjoins or is across the alley from a residential district; such transitional yard shall be appropriately landscaped.
4. *Lot area:* 10,000 square feet.
5. *Lot width:*
 - (a) Interior lot: 80 feet;
 - (b) Corner lot: 100 feet.
6. *Lot depth:* 140 feet.

(E) *Maximum height:*

1. Forty five feet, except that by special use a building may be erected to a height not exceeding 55 feet if the building is set back from each yard line at least two additional feet for each additional foot of building height above 45 feet. Churches and temples may, by special use permit, be erected to a height not exceeding 75 feet if such structure is set back from each yard line at least two additional feet for each additional foot of building height above 45 feet.
2. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole shall be specified in the ordinance granting a special use permit.

(F) *Signs, fences and obstructions in yards:*

1. Signs as per sign ordinance.
2. Screening required pursuant to subsection 10-5-13(L) of this title.
3. See section 10-5-5, "Yards", of this title.

(G) *Parking and loading requirements:*

1. No vehicle shall be parked within ten feet of the front property line, and such unobstructed ten foot setback shall be appropriately planted and landscaped. All parking areas shall be appropriately landscaped, and effectively screened from adjacent residential areas.
2. All buildings except those specified below: One space for each 250 square feet of gross floor area.
3. Bank and office: One space for each 250 square feet of gross floor area.
4. Broadcasting studio: One space for each three spectator seats, plus one space for each two employees.
5. Church: One space for each four seats in the main auditorium.
6. Commercial or trade school: One space for each two students, based on design capacity.

7. Eating or restaurant establishment: One space for each three seats provided in eating or drinking areas.
8. Medical and dental clinic: One space for each 200 square feet of the gross area used for clinic.
9. Printing and publishing: One space for each employee.
10. Private school: One space for each four students, based on design capacity.
11. Restaurant (drive-in and/or carryout where the restaurant has no inside seating): One space for each 100 square feet of gross floor area.
12. Restaurant (sit down): One space for each three seats provided in eating or drinking areas.
- ~~11.~~ 13. Sales and services within office building: One space for each 600 square feet of gross floor area.
- ~~12.~~ 14. Sheltered care facility: One space for each 1,200 square feet of gross floor area.
- ~~13.~~ 15. Warehouse: Two spaces for each three employees.
- ~~14.~~ 16. Congregate housing: One space for each two bedrooms.
- ~~15.~~ 17. Additional off street parking and loading requirements are found in chapter 5, "Supplementary Regulations", of this title.

Section 3. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause, or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 4. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

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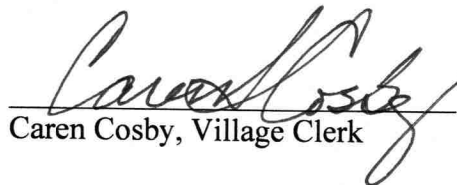
Passed by the Village President and Board of Trustees of the Village of Glen Ellyn, Illinois
this 10th day of November 2025.

Voting	Ayes	Nays	Abstain	Absent
Desai Bhagwakar	X			
Christiansen	X			
Duncan	X			
Kalinich	X			
Simon	X			
Thompson	X			
Burket (in case of a tie)				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 10TH day
of November 2025.


James Burket, Village President

ATTEST


Caren Cosby, Village Clerk