

**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**