



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, February 11, 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. Approval of the Minutes**
 - 1) Review and Approval of the January 14, 2026, Minutes of the Architectural Appearance Commission Meeting.
- C. New Business**
 - 1) Exterior Appearance Review — 750 Roosevelt Road — Dutch Bros Drive-Through Restaurant
- 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 2/11/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2026-93)

DOC ID: 2026-93

Review and Approval of the January 14, 2026, Minutes of the Architectural Apperance Commission Meeting.

Statement of the Issue:

Review and Approval of the January 14, 2026, Minutes of the Architectural Apperance Commission Meeting.

Analysis:

Review and Approval of the January 14, 2026, Minutes of the Architectural Apperance Commission Meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the January 14, 2026, Minutes of the Architectural Apperance Commission Meeting.

Attachments:

1. DRAFT January 14. 2026 Architectural Commission

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, January 14, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Acting Chairperson Albrecht 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: Commissioners Albrecht, Mees, Schlembach, and Smith

Absent: Chairperson Jacobson, Commissioner Goranov, and Commissioner Rahn

Also in attendance: Jordan Frahm, Associate Planner, Trustee Sonia Desai Bhagwakar and Adriana Ohl Zamora, Recording Secretary.

B. Approval of the Minutes

Commissioner Mees made a motion to approve the draft minutes of the December 10, 2025 meeting. Commissioner Schlembach seconded the motion. The motion passed by voice vote.

C. Old Business

None to report

D. New Business

1. Discussion regarding the Intent and Purpose and Duties of the Commission

Staff Presentation

Jordan Presented to the Commissioners the Intent and Purpose and Duties of the Commission which includes the History of Architectural Review. ARC dissolved in 2017, AAC was started in 2022; main difference between the both is that the ARC looked at all Village owned properties on public grounds, new construction; ARC reviews all re modeling and additions where AAC reviews C5A and C5B zoned area.

ARC dissolved in 2017 was to "provide transparency and clarity to business, developers, contractors and residents" and to also limit review time. In 2022, Village Board established the AAC and the duties within the code similar to the intent and purpose of the ARC but with a focus on the character and architecture in buildings in downtown area.

Commissioner Questions

Commissioner Mees- Stated that there should be more of a say on the remodels and additions of the community since at times the remodels do not include an architect. Concerned with some stuff that might sneak through without having an architect.

Commissioner Albrecht- Would like to have the commission to have a say so with every new commercial building and remodel that is done within Glen Ellyn. Commitment to city should be to all city not just the historic section of town.

Commissioner Mees- Other areas in Glen Ellyn, not just the historic side are also worthy of being overseen by this commission.

Commissioner Schlembach- Noted that under intent and purpose, section 2-8-2, chapter 8 would like to see last 11 words deleted and delete paragraph B in its entirety.

Mr. Frahm - This is definitely something that can be requested; you can start the conversation.

Commissioner Schlembach- No reference to significant facade renovation, this should be included. It can be defined in different ways, in monetary or in percentage of building. Terminology needs to be defined. What is significant facade renovation, as is what is a principal building.

Mr. Frahm – You can suggest the inclusion of significant facade renovation, and you can define what significant facade is and have a clear scope of project.

Mr. Frahm - Any building in Glen Ellyn that has a shed should have a main building.

Commissioner Schlembach- If ARC was removed due to slow process, we need to have good representation for petitioner, this should be required in all cases. We should allow petitions via Zoom, I don't know why we couldn't go back to using Zoom. Petitioner is slowing process by not paying for architect's time.

Commissioner Mees- This would be so that the architect could speak with us at the meeting and answer our questions.

Mr. Frahm - If people are coming into meetings unprepared and petitioners are not being prepared, that is a good point and I do agree as that being something that can help in improving the process.

Commissioner Smith- I agree with how the code is currently written; the landscape between Roosevelt Road and downtown Glen Ellyn are two different types of areas, and length of time, I have been on the other side and we came before the board twice and presented, both times was approved. That process added months, for a small business owner in Glen Ellyn, that is significant. That is a factor in looking at where our reach should be. Commission should not be here to provide free advice, that should not be our intent and purpose.

Commissioner Schlembach- There are items that could be administratively approved, and report back to Commissioner what was approved. That would mean Mr. Harper, Planning Manager, speaking with Susan and getting that approved through the Administrative Process.

Commissioner Smith- I don't think we are allowed to have Administrative approved changes on the side; I think we have to follow the open meetings act.

Mr. Frahm - We would have to come up with parameters of what you are discussing in the various zones of Glen Ellyn first.

Commissioner Albrecht- The guidelines and stipulation that we can use have not been looked at or upgraded since 2006, it's an entire can of worms; there are some nice tweaks and things we can do to make it Glen Ellyn, workshops would be great.

Commissioner Mees- If we have an opportunity to update guidelines, maybe that would streamline the process?

Mr. Frahm - Having a staff review, from a policy-making standpoint that is not the best practice, just something to think about.

Commissioner Albrecht- it was mainly materials that were frowned upon, maybe just take a look at guidelines.

Public Comment

Anne Gould- Points to consider and discuss; geographically expand the prevue without completely slowing it down. The sign code at some points were moved to Plan Commission, I think it should come back to AAC. Update guidelines; we have 3 architects on the board, consider amending it to 4 architects. Include buildings over 50 years old for review criteria. We saw a little breakdown, perhaps because it was a historic building and I think that the process for how historic buildings are reviewed should be modified.

Commissioner Schlembach- Would it be possible to consolidate Historic preservation and AAC since there is overlap?

Mr. Frahm- Consolidating may not be the solution.

Mees-Perhaps consolidating if the case involves two commissions

Jordan- We have had special joint meetings like that in the past, it has been done and we would be amendable.

Trustee Bhagwakar- We have pressing items before us at the moment but, I have brought this up with staff a couple of times.

Mr. Frahm - The top items to follow up on are: expanding geographic scope, defining significant facade, changing review process, allowing architect or professional to attend via Zoom, upgrading review guidelines.

Commissioner Albrecht- Do we need to have support from Village board, to put some of these ideas together to be presented to Board.

Trustee Bhagwakar - I will take this back and we will talk about it.

Commissioner Albrecht- Very common for us to go a few months without having an item to review; we are open and available to work on this while we are not reviewing projects on agenda.

E. Chairman's Report

Nothing to report

F. Trustee Liaison Report

No updates with regards to train project; given the climate with the federal government we want to ensure we have the funding before moving forward.

Taft- the demolition was done which was held up by government shut down.

Downtown Park is moving forward.

Strategic Planning has been started, a consultant and brainstorming sessions to forecast what we want to see the Village do and look like in the future.

Approved consultant for updating the Zoning code.

Looking at E-bikes.

G. Staff Report

I will be leading these meetings now and we are starting the Zoning code re-write.

H. Adjournment

Member Schlembach made a motion to adjourn the meeting. Member Smith seconded the motion and the motion passed by voice vote at 8:00pm

Respectfully submitted,
Adriana Ohl-Zamora



Glen Ellyn
535 Duane Street
Glen Ellyn, IL
60137

Meeting 2/11/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Commission Recommendation
Prepared By: Daniel Harper

AGENDA ITEM
(ID # 2026-104)

DOC ID: 2026-104

Exterior Appearance Review — 750 Roosevelt Road — Dutch Bros Drive-Through Restaurant

Statement of the Issue:

The petitioner, Core Acquisitions, is requesting an exterior appearance review for a proposed drive-through restaurant to be located at 750 Roosevelt Road.

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 petitioner has had a pre-application conference with the Plan Commission and plans to proceed with a public hearing.

PROJECT SUMMARY: The proposed project consists of the demolition of the existing 3,831 square foot Danby’s Station Café building 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 burial of overhead public utilities. More information about the project is provided below.

Building: The proposed drive-through is designed in a contemporary modern style. The façade consists of brick veneer masonry colored "shale" gray. This is accented with two tower elements that are composed of Nichiha composite cladding in the brand-specific "DB Blue" color located on the north and south sides of the building. The façade also features framed canopies above the drive-through window and doorways. The proposed outdoor patio area and walk-up order window will be partially covered by a similar grey metal canopy and supported by masonry columns to match the facade. The windows are trimmed in anodized aluminum-colored grey.

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.

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 and to allow for off-site signage to direct drive-through traffic on Nicoll Way.

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.

ARCHITECTURAL APPEARANCE GUIDELINES

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

1.1 New construction should be compatible with the character of the site, adjacent development, and the adjacent streetscape.

The adjacent commercial restaurants have facades that utilize similar finishes and styles.

1.1.5 Maintain the rhythm of the street (in terms of building setback and massing) and continuity of its landscaping.
The project is located in the Roosevelt Commercial Corridor where certain architectural guidelines are expected to be observed.

1.3 Building design should not be so unique nor harshly different or exotic in its design so as to narrowly constrain potential reuse if the original use changes.

The structure has no architectural design elements that would constrain potential reuse and could be reasonably repurposed or adapted.

1.1.5 Parapet walls should have a defined top which frames the building.

A running board on the parapet walls is indicated on the building's elevation, which defines the top.

1.8 Colors should be muted and compliment each other, with no more than two or three colors on each façade.

The façade is composed of three complimentary colors (light gray, blue, and silver aluminum).

1.8.1 A natural, neutral color should be chosen for the primary exterior façade material in new construction.

The primary color of the façade is grey or "shale" in color, a natural and neutral palette.

2.2.1 Wall-mounted fixtures should not directly allow light projection to the sky.

The wall-mounted fixtures will not allow light to project directly to the sky.

4.5 All development adjacent to Roosevelt Road should implement, or restore, the Roosevelt Road streetscape elements, in order to achieve continuity of public improvements.

The proposed appearance is aligned with the appearance guidelines outlined in this section.

4.6 Wherever possible, a large expanse of roof shall be avoided. Visual diversity can be achieved by varying the roofline and/or the addition of dormers.

The proposed structure has a flat roof design with varied heights in an asymmetrical manner that does not allow for a single large expanse of roof.

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 project in the context of the larger Roosevelt Road Commercial Corridor.
3. Incorporate Architectural Appearance Guidelines into feedback and review comments.

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 February 11, 2026, Architectural Appearance Commission meeting.
2. A building permit shall be required for the exterior alterations.

Attachments:

1. Exterior Appearance Review Application
2. Narrative Statement
3. Aerial Map
4. Zoning Map
5. Proposed Building Elevations
6. Color Rendering or Elevation Drawing
7. List of Building Materials & Colors
8. Dutch Bros_Glen Ellyn_Concept Site Plan
9. Existing Color Photos



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: 12/18/2025

Application No: 2025-0060

Name of Applicant: Core Acquisitions

Address of Applicant: 10 Parkway North, Suite 120 Deerfield, IL 60015

Property Interest of Applicant: Contract Purchaser

Name of Owner: Chris Zaras

Address of Owner: 750 Roosevelt Rd Glen Ellyn, IL 60137

Contacts:

Type	Name	Address	Phone	Email
		10 Parkway North, Suite 120		
Petitioner	Core Acquisitions	Deerfield, IL 60015		
		10 Parkway North, Suite 120		
Web Administrator	Core Acquisitions	Deerfield, IL 60015		
		750 Roosevelt Rd Glen		
Parcel Owner	Chris Zaras	Ellyn, IL 60137		

Property Address: 750 Roosevelt Rd

Project Name: Web Project

Project Description: The proposed project involves the redevelopment of the property at 750 Roosevelt Road. The existing Danby’s Station building will be demolished, and a new Dutch Bros Coffee building featuring dual drive-thru lanes will be constructed.

Legal Description of Property:

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.

Zoning: C4, Office District
Lot Dimensions: 0.76
Lot Area:
: 05144230380000

CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

1. Explain why the proposed architectural style was chosen:

Developer is providing Dutch Bros prototypical brick design for a majority of the building with the nationally recognized blue cement fiberboard finish on the tower element. The brick finish reflects Dutch Bros most elevated finish providing a consistent feel with similar building design throughout Roosevelt Road in Glen Ellyn.

2. Provide information about the architectural style and exterior materials of the buildings in the surrounding area.

Buildings along Roosevelt Road are predominantly suburban commercial in character, featuring brick or masonry façades, articulated rooflines, muted and elevated materials used in a cohesive and visually consistent manner. Developer is providing a consistent finish with the majority brick and masonry finish for Dutch Bros.

3. Please explain how the project complies with the Appearance Review Guidelines.

The project complies with the Guidelines by utilizing preferred materials such as brick masonry, limiting the exterior color palette, clearly defining roof and wall planes, screening mechanical equipment, and incorporating landscaping and site design that enhance visual quality and pedestrian safety along the corridor while still maintaining Dutch Bros brand identity with the blue tower element.

4. Please explain why any deviations from the Appearance Review Guidelines are proposed.

Any minor deviations from the Appearance Review Guidelines are proposed to accommodate Dutch Bros' required brand identity and standardized prototype elements that are essential to the brand's recognition and operational efficiency.



December 18th, 2025

Attn: Exterior Appearance Review Committee

Re: *Exterior Appearance Review – 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.

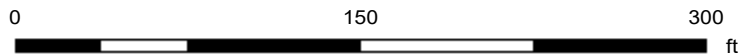
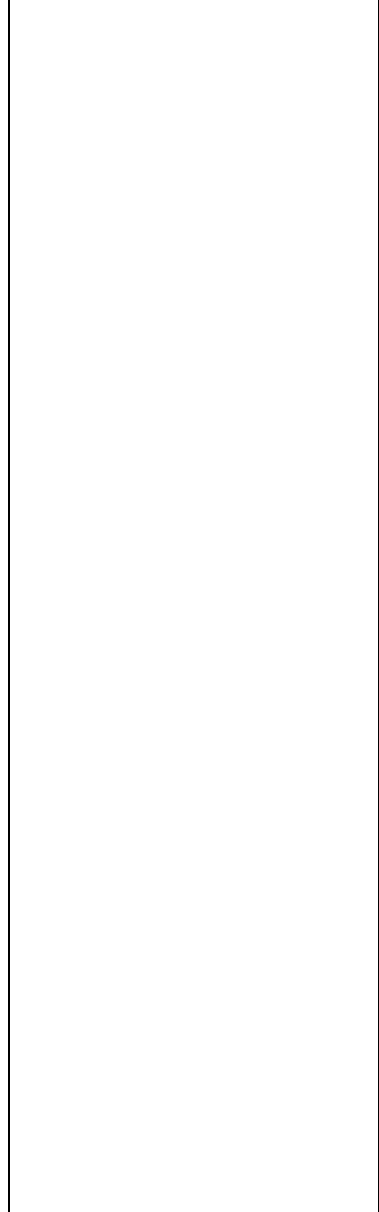
The redevelopment will revitalize a highly visible site along Roosevelt Road, enhancing site circulation, access, landscaping, and overall aesthetics while activating an underutilized parcel with a high-quality national tenant. Construction is anticipated to commence following receipt of all required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

Sincerely,

Adam Firsel - Manager
Core Ventures, LLC



Legend

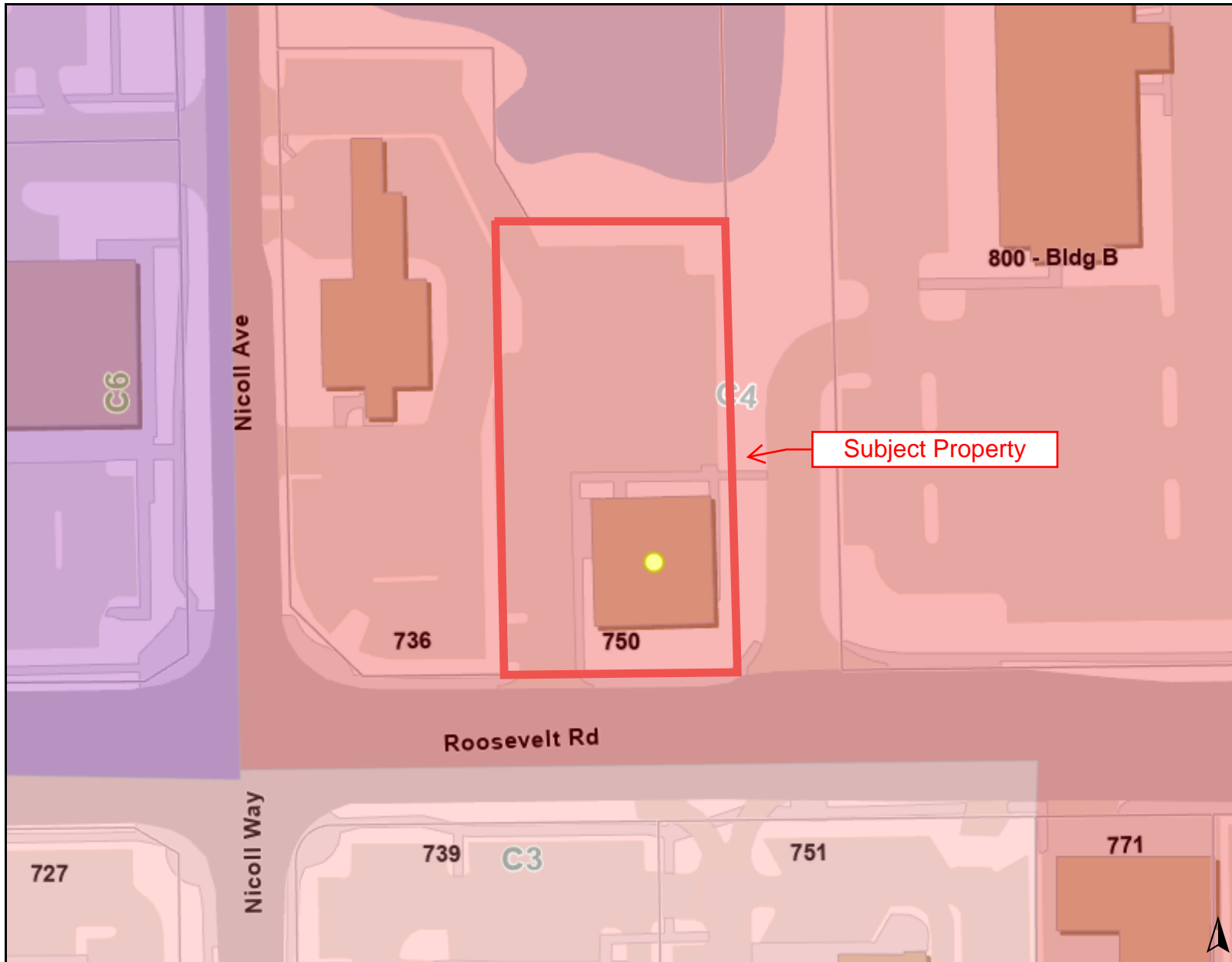


Print Date: 1/14/2026

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.

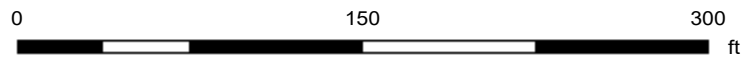


Legend

Zoning and Development

Zoning

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



Print Date: 1/14/2026

Notes

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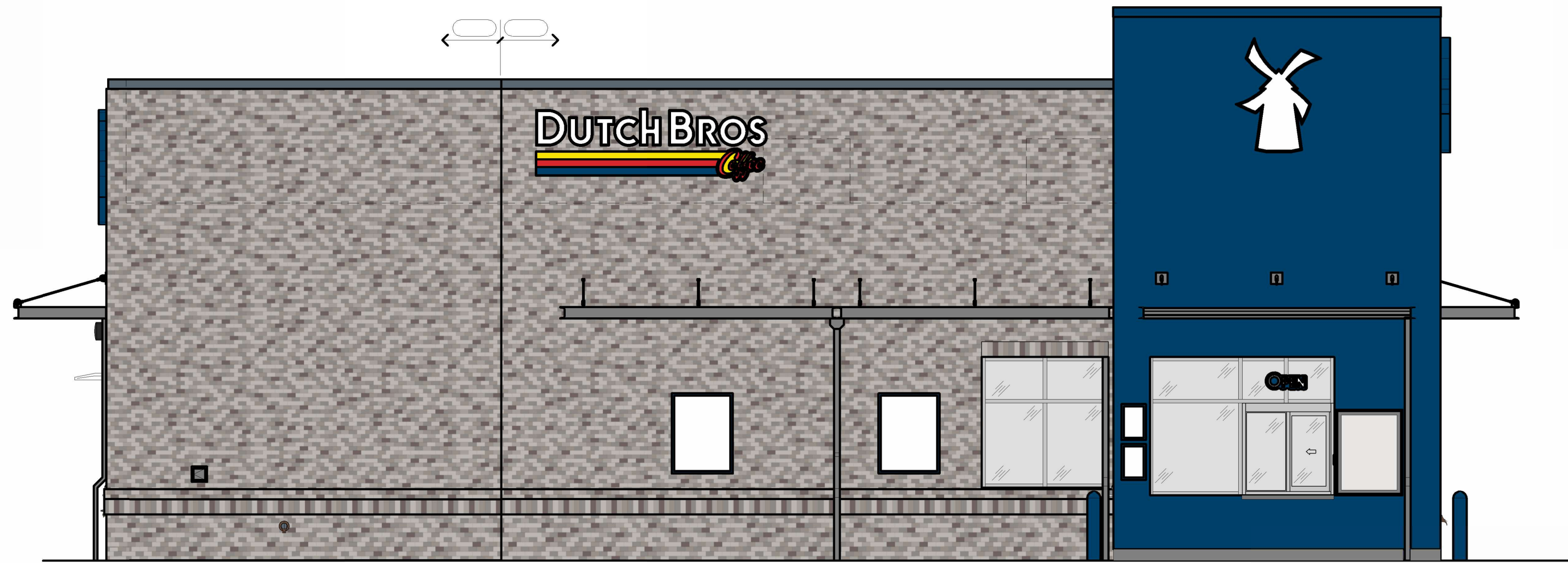
The name DUTCHBROS and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros... including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations, 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 unfair competition laws under the United States and foreign laws.

EXTERIOR FINISH SCHEDULE - PROTOTYPICAL w/ CANOPY					
NOTE: GC TO PROVIDE 3"x2" SMOOTH DOWNSPOUTS AND ALL NECESSARY ADAPTORS AT AWNING AND CANOPY LOCATION. COLOR: BLDG DB DARK GRAY					
ID TAG	MATERIAL	MANUFACTURER	MODEL	REMARKS	Material: Exterior Finish Zone
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)

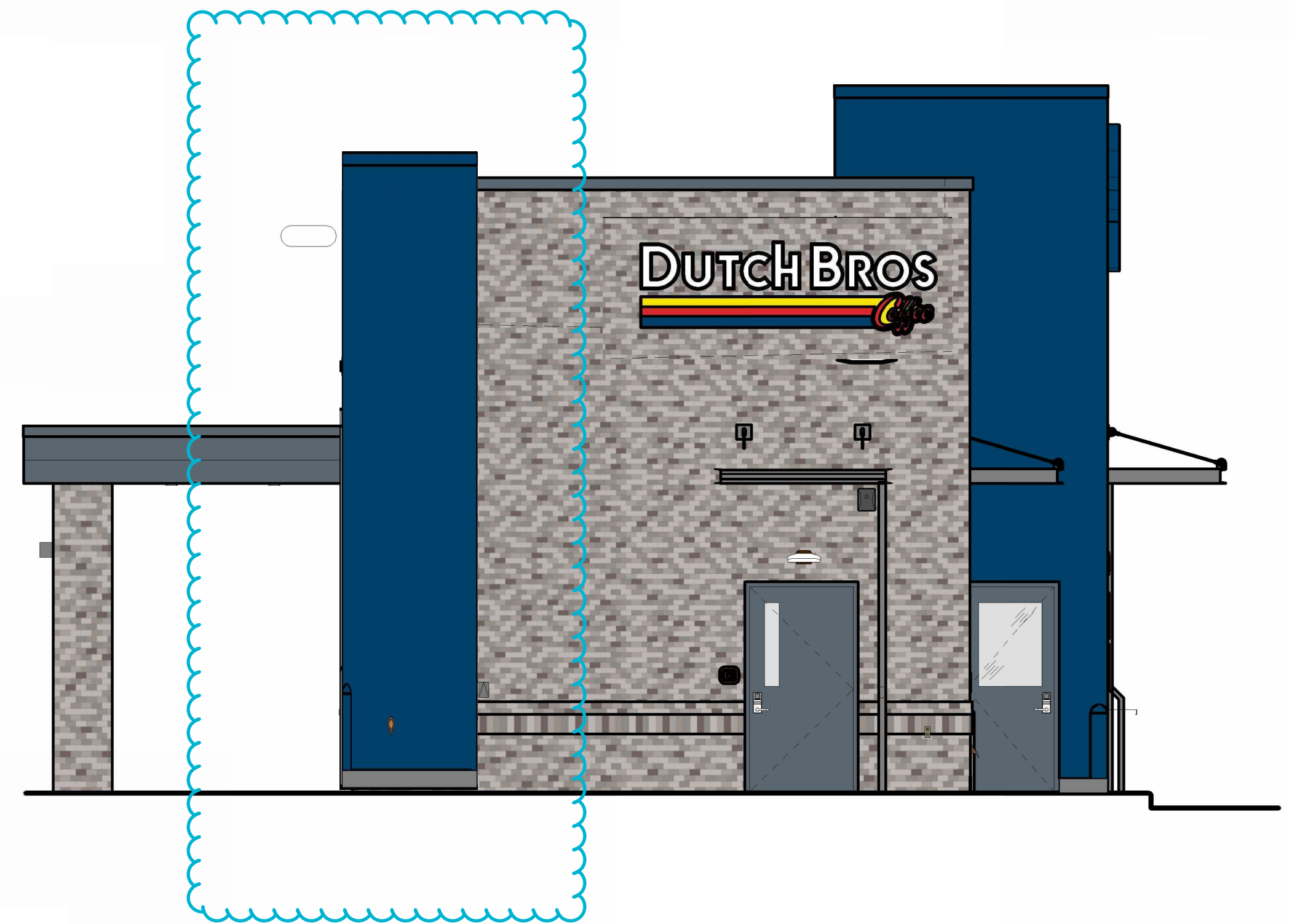


COA
CHIPMAN DESIGN ARCHITECTURE INC
 1350 E. TOUHY AVE
 FIRST FLOOR EAST
 DES PLAINES, IL 60018
 TEL: 847.298.6900

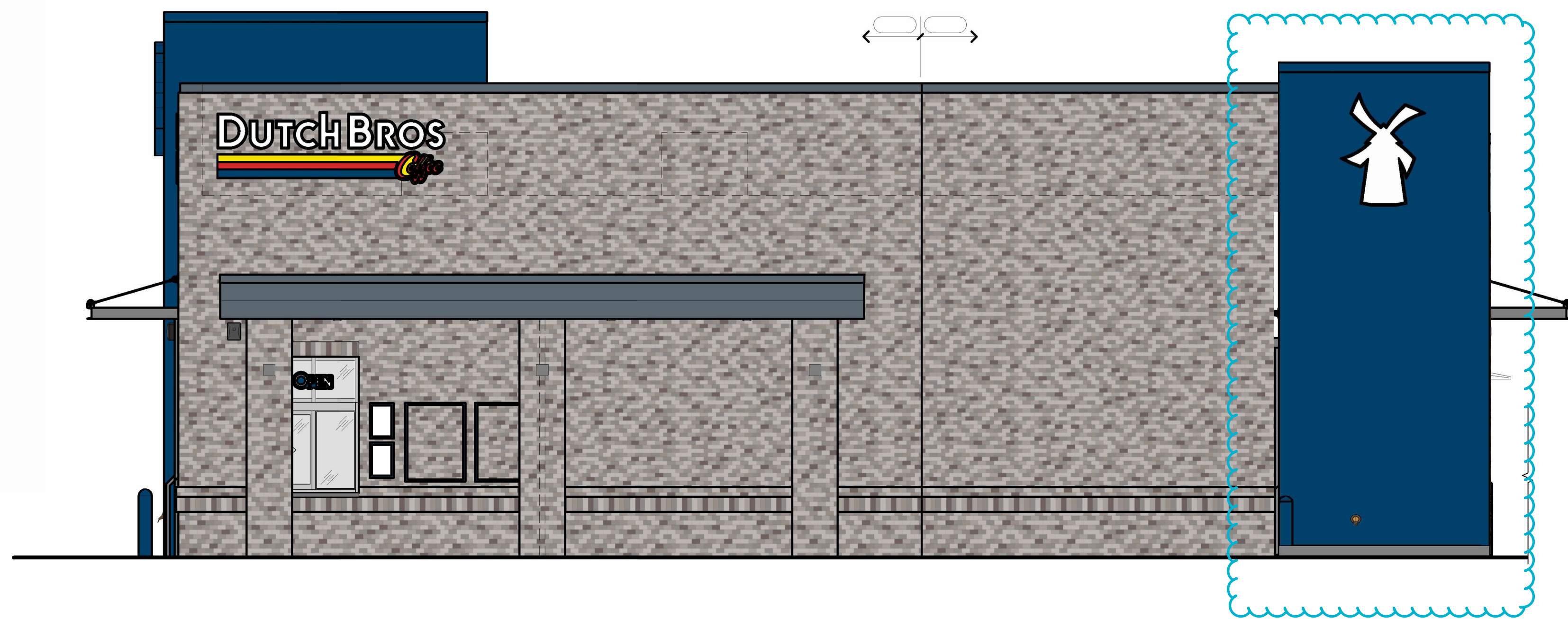
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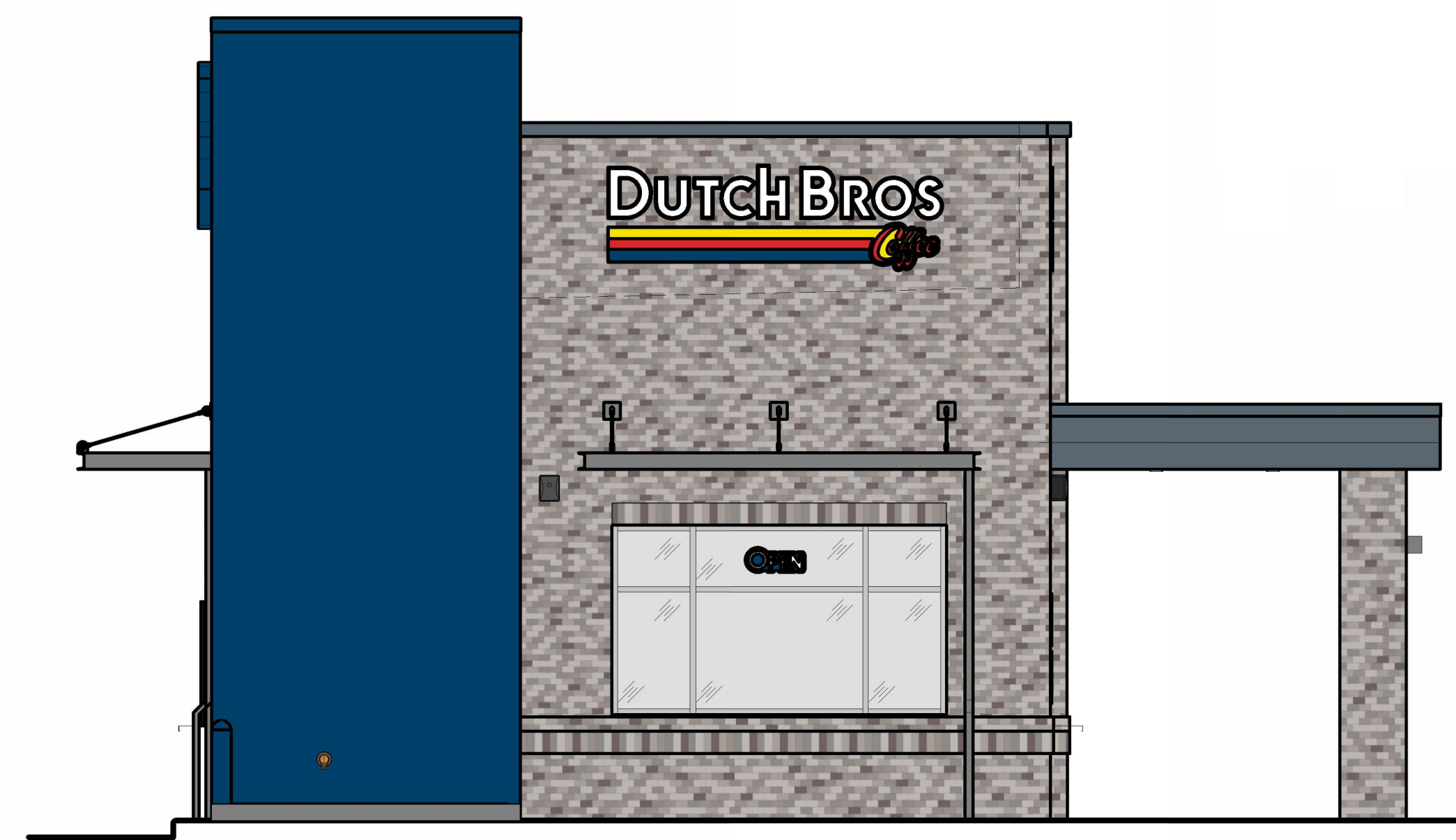
4 LEFT ELEVATION - DRIVE-THRU WINDOW
 1/4" = 1'-0"



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: IL
 Dutch Bros Coffee - New Freestanding Store
 DB2550SQ-A1
 For: Dutch Bros Coffee
 1930 W. Rio Salado Parkway
 Tempe, AZ 85281

A1 PROTOTYPE 6/27/25

NOT FOR CONSTRUCTION

REV.	DATE	DESCRIPTION

SHEET NAME:

COVER SHEET

DRAWN BY: JL CHECKED BY: MW

SHEET NUMBER:

A6.1





1J 1K 1L

Type: Brick Veneer
MFR: General Shale Brick
Model: Full Bed Face Brick
Size: 2-1/4" x 3-5/8"W x 7-5/8"L
Color: Niagara Mist



2C

Type: Fiber Cement Siding
MFR: Nichiha
Model: Illumination, AWP 1818 w/ Factory Panel Corners
Color: Bldg DB Blue
Cap Flashing: Color to Match Bldg DB Blue



4A

Type: Fascia
MFR: Western States Metal Roofing
Model: T-Groove, 10"
Color: Bldg DB Dark Gray

4B

Type: Soffit
MFR: Hewn Elements
Model: Northwestern Spruce
Color: Natural

DUTCHBROS
Cliffs

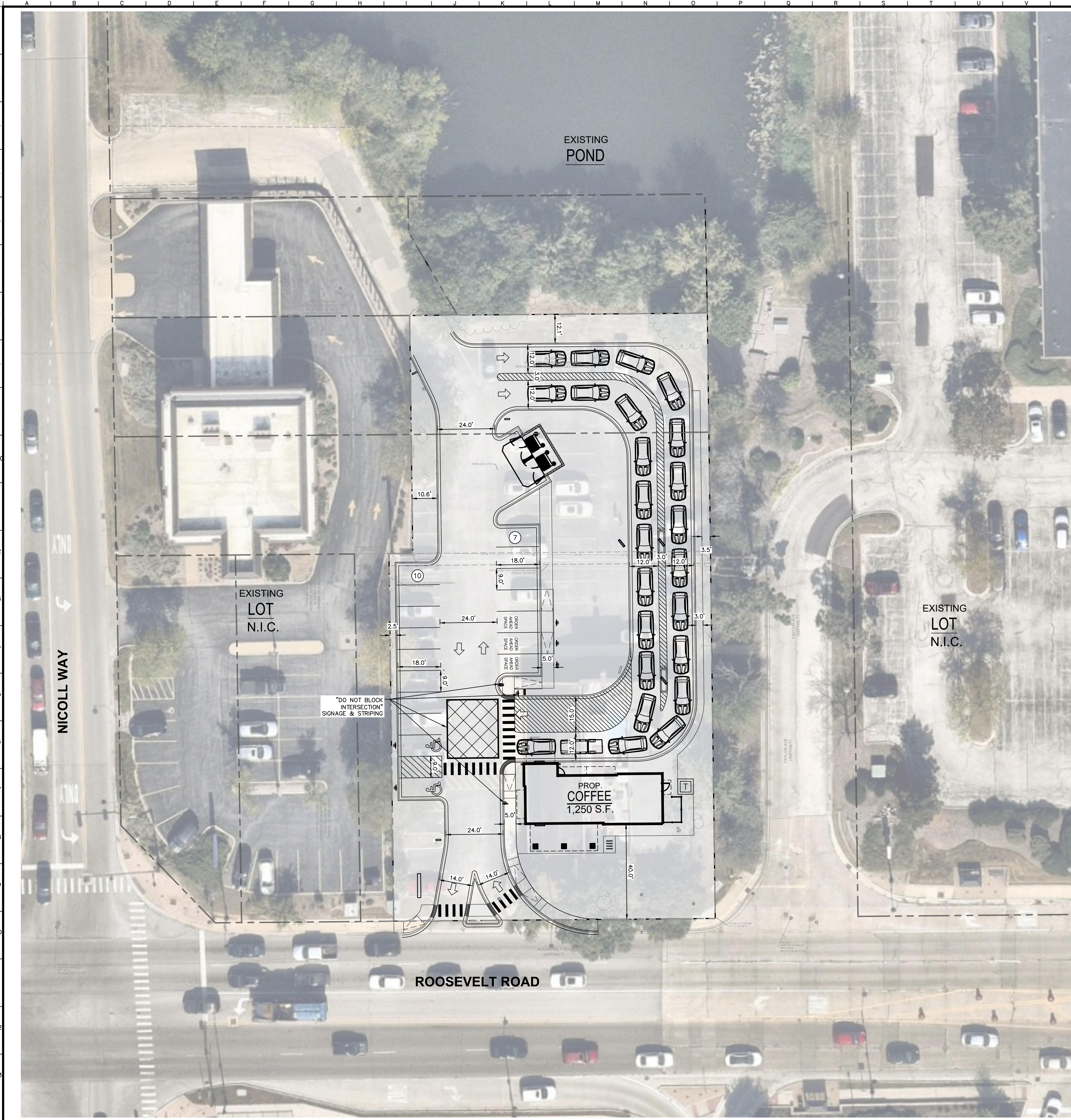
CD CHIPMAN
DESIGN
ARCHITECTURE



1J 1K 1L

Type: Brick Veneer
MFR: General Shale Brick
Model: Full Bed Face Brick
Size: 2-1/4" x 3-5/8"W x 7-5/8"L
Color: Niagara Mist

Drawing name: K:\CHN\DEV\268959002_Core Acquisitions_Dutch Bros_Elym\A\2 Design\CAD\PlanSheets\C2.0 SITE PLAN.dwg C2.0 Jun 28, 2026 1:47pm by: jnn.science
 This document, together with the concepts and designs presented herein, is intended only for the specific purpose and client for which it was prepared. Reuse of and improper reliance on this document without written authorization and adaptation by Kimley-Horn and Associates, Inc. shall be without liability to Kimley-Horn and Associates, Inc.



NORTH
 GRAPHIC SCALE IN FEET

Call Before You Dig
JULIE
 1-800-892-0123

FEMA NOTE

PER FLOOD INSURANCE RATE MAP PANEL NO. 17031C0201J, THE SITE OR A PORTION OF THE SITE IS LOCATED IN ZONE X, AREA OF MINIMAL FLOOD HAZARD.

- GENERAL NOTES**
- ALL DIMENSIONS REFER TO THE FACE OF CURB UNLESS OTHERWISE NOTED.
 - BUILDING DIMENSIONS ARE TO THE OUTSIDE FACE OF BUILDING UNLESS OTHERWISE NOTED.
 - REFER TO ARCHITECTURAL AND STRUCTURAL PLANS TO VERIFY ALL BUILDING DIMENSIONS.
 - RADIi ADJACENT TO PARKING STALL AND NOT DIMENSIONED ON THIS PLAN SHALL BE 3'-FEET, TYPICAL.
 - REFER TO ARCHITECTURAL PLANS FOR MONUMENT SIGN DETAILS. SEE MEP PLANS FOR SITE ELECTRICAL DRAWINGS.
 - ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED UNLESS OTHERWISE NOTED.

- KEY NOTES**
- B6.12 CONCRETE CURB AND GUTTER, TYP. (SEE DETAILS)
 - DEPRESSED CURB AND GUTTER
 - CONCRETE SIDEWALK, TYP. (SEE DETAILS)
 - ACCESSIBLE PAVEMENT MARKINGS, TYP. (SEE DETAILS)
 - ACCESSIBLE PARKING SIGN, TYP. (MUTCD R7-8, SEE DETAILS)
 - 4" WIDE PAINTED SOLID LINE, TYP.
 - CONNECT TO EXISTING PAVEMENT, SIDEWALK, CURB, TYP.
 - 24" WIDE STOP BAR, TYP. (SEE DETAILS)
 - STOP SIGN, TYP. (MUTCD R1-1, SEE DETAILS)
 - TRASH ENCLOSURE, 24'X12' MIN. OR AS REQUIRED BY LOCAL JURISDICTION, W/LOCKING GATES.
 - TRASH LOADING ZONE, WITH CONCRETE APRON, COORDINATE APPROACH AND ORIENTATION OF TRASH ENCLOSURE W/LOCAL REFUSE SERVICE PROVIDER
 - TRANSFORMER PAD (FOR REFERENCE ONLY)
 - MONUMENT SIGN, BY OTHERS, FACING STATE STREET
 - LIGHT POLES SHOWN FOR COORDINATION ONLY (SEE SITE LIGHTING PLANS)
 - DIRECTIONAL ARROW (SEE DETAILS)
 - ACCESSIBLE RAMP (SEE DETAILS)
 - 3-FT TRANSITION CURB
 - DO NOT ENTER SIGN TYP. (MUTCD R5-1, SEE DETAILS)
 - B12.12 CURB AND GUTTER
 - "NO PARKING - FIRE LANE" SIGN (12' X 18", RED LETTERING ON WHITE BACKGROUND)
 - PARKING STALL, TYP. (18' X 9') OR AS REQUIRED BY LOCAL JURISDICTION
 - 6" BOLLARD W/DB BOLLARD COVERS
 - CONCRETE PAD AT DRIVE-THRU WINDOW; DRIVE-THRU CONC. PAD: MI. 60' IN LENGTH, UNLESS NOTED OTHERWISE
 - WALK-UP SERVICE WINDOW
 - "RUNNERS" WALKWAY, MIN. 2'-6" WIDE ON DRIVER'S SIDE OF DRIVE AISLE
 - STRIPED MEDIAN, MIN 2'-6" WIDE
 - PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX FOR FUTURE DRIVE-THRU SENSORS
 - POLE MOUNTED STATIC BACKLIT LED MENU BOARD, BY OTHERS, PROVIDE POWER AND DATA IN WEATHERPROOF J-BOX
 - PROVIDE 2" CONDUIT W/PULL STRING TO CHRISTY BOX, FOR FUTURE DIGITAL MENU BOARD UPGRADE
 - POLE MOUNTED DIRECTIONAL SIGNAGE, BY OTHERS
 - EXIT LANE W/STRIPING, STRIPES 4" WIDE, 24" O.C.C, SAFETY WHITE

PAVING AND CURB LEGEND

	STANDARD DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY ASPHALT PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	CONCRETE SIDEWALK SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	HEAVY DUTY CONCRETE PAVEMENT SEE CONSTRUCTION DETAILS FOR PAVEMENT SECTION
	2" PAVEMENT PATCH MATCH EXISTING ROADWAY SECTION SEE IDOT PAVEMENT PATCH DETAIL
	STANDARD PITCH CONCRETE CURB AND GUTTER
	REVERSE PITCH CONCRETE CURB AND GUTTER
	CONCRETE DEPRESSED CURB AND GUTTER
	LIMITS OF PAVING

PARKING SUMMARY

PARKING SPACES REQUIRED (CITY STANDARD)	=	SPACES
*4.5 SPACES / 1000 SF OF GROSS FLOOR AREA	=	SPACES
STANDARD PARKING SPACES PROVIDED	=	SPACES
FUEL CANOPY PARKING SPACES PROVIDED	=	SPACES
ACCESSIBLE PARKING SPACES REQUIRED	=	SPACES
ACCESSIBLE PARKING SPACES PROVIDED	=	SPACES
TOTAL PARKING SPACES PROVIDED	=	SPACES

NO.	DATE	BY								
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