



Agenda
Village of Glen Ellyn
Environmental Commission Meeting
Tuesday, February 24, 2026
7:00 PM
Glen Ellyn Civic Center, Room 306

Members of the public are welcome to speak to any item not specifically listed on tonight's Agenda. For those items which are on tonight's Agenda, the public will have the opportunity to comment at the time the item is discussed. Individuals wishing to address the Commission shall exercise proper decorum and respect for the proceedings and the business of the Environmental Commission, and shall refrain from abusive demeanor and language. Commissioners are not obligated to respond to questions.

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Approval of Environmental Commission January 13, 2026 Minutes
- D. Reports**
 - 1) Park District Liaison Report
 - 2) Trustee Liaison Report
 - 3) Staff Liaison Report
 - 4) Chair Report
- E. Old Business**
 - 1) Strategic Planning Priorities
- F. New Business**
 - 1) Environmental Impact Recommendations - 750 Roosevelt Road - Dutch Bros Drive-Through Restaurant
 - 2) Zoning Code Update
 - 3) Sustainability Action Planning
- G. 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.

ENVIRONMENTAL COMMISSION

MINUTES

January 13, 2026

Board or Commission: Environmental
Meeting: Regular
Quorum: Yes

Date: January 13, 2026
Called to Order: 7:00 p.m.
Adjourned: 9:01 p.m.

MEMBER ATTENDANCE:

Christy Truitt	Chairperson	Present
Jeff D. Abeln	Commissioner	Absent
Jacquelyn Casazza	Commissioner	Present
John Day	Commissioner	Present – Late Arrival 7:06
Chris English	Commissioner	Present
Mark Frigo	Commissioner	Present
Barbara Kwiatkowsky	Commissioner	Present
Monica Miller	Commissioner	Present
Tara Sheeley	Commissioner	Present
Also Present:		
J.D. Barrett	Management Analyst – Administration	
Elisa Pollina	Recording Secretary	
Sonia Desai Bhagwakar	Village Trustee-Elect	
Chris Gutmann	Park District Liaison	
Public		

I. CALL TO ORDER

The January 13, 2026 meeting of the Environmental Commission was called to order by Chairperson Truitt at 7:00 PM at Glen Ellyn Civic Center.

II. PUBLIC PARTICIPATION – None

II. APPROVAL OF MINUTES FROM November 18, 2025

Commissioner Miller motioned to approve the November 18, 2025 meeting minutes as amended and Commissioner Kwiatkowsky seconded the motion. The motion unanimously passed.

III. **LIAISON REPORTS**

A. Trustee Liaison Report: Trustee Desai Bhagwakar reported that the Village has approved a consultant to assist with updating the zoning codes. She also noted that the Village Board held a strategic planning session with a consultant earlier in the week to discuss goals over the 10-year, 5-year, and 3-year planning periods, and that this process is ongoing. Additionally, she shared that the Village hosted an e-bike workshop the previous evening, which generated significant discussion.

Staff Liaison Barrett added that a traffic study RFP has been issued that will include an evaluation of bicycle safety. The study will help determine whether the Village should consider reducing the speed limit from 30 mph to 25 mph.

B. Staff Liaison Report – Staff Liaison Barrett reported that work is currently underway on the Tree Preservation Ordinance. Once the ordinance is finalized, a workshop will be scheduled prior to its adoption. Chairperson Truitt added that the ordinance will be fully redrafted and significantly improved from the original version, and she expressed appreciation to Village staff for taking on the effort.

Barrett continued by noting that the zoning code update project is scheduled to kick off later this month, and that the Village has retained a consultant to assist with the process. Any priorities identified by the Environmental Commission will be shared with the consultant. He also reported that staff is reviewing building permit fees, with particular consideration being given to analyzing demolition fees.

Regarding EV charging data, Barrett stated that limited data was available. From January 12, 2025, through January 12, 2026, there were approximately 2,900 charging sessions across all five EV charging stations.

He concluded by noting that the Monarch Butterfly Proclamation will be celebrated on January 26.

C. Park District Liaison Report – Park District Liaison Gutmann provided several updates. He reported that the holiday lights recycling program will conclude on January 25 and that fewer lights were collected compared to previous years. He also noted that work on Project Churchill, which focuses on buckthorn removal, is underway but was temporarily paused due to extensive rainfall. In addition, he shared that the Park District has implemented a new volunteer management software system that will be used moving forward.

D. Chair Report –

Announcements: The Village's 3rd Annual Sustainability Recognition Night will be held on Monday, January 26, 2026, at 7:00 p.m., and members were encouraged to attend. The event will open with recognition of the Village and Park District for earning the Mayor's Monarch Pledge Monarch Champion designation for 2025, as well as residents who received Conservation @ Home certification through The Conservation Foundation. After the presentations, Commissioners and award recipients are invited to gather at Nobel House for appetizers.

Tree Preservation Ordinance: Progress continues on the Tree Ordinance revisions. A revised draft is expected to be ready for Commission review as early as the February meeting.

E-News Sustainability Tips: The suggestion is to create an annual, time-aligned list that can be refreshed each February through January.

IV. OLD BUSINESS

A. Strategic Planning Priorities

Recycling Extravaganza – Commissioner Kwiatkowsky reviewed the confirmed vendors for the April recycling event with the Environmental Commission (EC). The Commission discussed whether to offer paper shredding at the event. Chairperson Truitt noted that shredding services involve additional costs, including approximately \$400–\$800 for a truck to collect and transport the material. Commissioner Kwiatkowsky stated that she supports offering shredding and emphasized that a decision must be made prior to the next EC meeting, as a permit is required at least 60 days in advance. She also noted that once the truck reaches capacity, shredding collection would be closed.

Chairperson Truitt asked the EC for input on offering shredding. Commissioner Frigo inquired about the environmental impact of shredding services. Commissioner Kwiatkowsky responded that shredding primarily serves as a convenience for residents and may encourage participation in recycling other materials. Chairperson Truitt added that the DuPage County Environmental Committee offers a \$600 grant for paper shredding, which could be used for reimbursement. She noted that the net cost to the EC could range from \$100 to \$800. Staff Liaison Barrett reported that the 2026 EC budget totals \$1,500, of which \$500 is earmarked for the Conservation Foundation. Chairperson Truitt added that additional funding could be requested from the Village if necessary.

Commissioner Kwiatkowsky reiterated her support for offering shredding and suggested tracking participation, specifically noting the number of vehicles dropping off shredding only versus those recycling shredding and additional materials, to help inform decisions for the fall recycling event. Chairperson Truitt made a motion to approve up to \$500 from the EC budget for paper shredding and up to \$250 for ECO Ship. Commissioner Frigo seconded the motion, and it passed unanimously.

Commissioner Kwiatkowsky then noted the need for volunteers at the event, particularly for ECO Ship. Commissioner Sheeley offered to investigate the cost of renting a van to support this effort. Regarding Styrofoam recycling, Dart confirmed availability for April 11, noting that while Styrofoam is recycled, not all material can be processed. Commissioners Kwiatkowsky and Frigo supported offering Styrofoam recycling, while Commissioner Casazza did not.

Regarding paint recycling, Commissioner Kwiatkowsky reported that a new program allows designated paint centers to accept paint for recycling at no cost, making it unnecessary to pay for this service at the event. She stated that EarthPaint has

agreed to accept paint free of charge at the event. The EC agreed to include EarthPaint at the April event and to communicate to residents about local paint recycling centers.

The Environmental Commission discussed creating a QR code, to be included on a flyer or business card, that would link to information also maintained on the EC website for resident reference regarding recycling. Staff Liaison Barrett stated that he will coordinate with Grant Paplauskas to ensure the content is hosted and maintained on the website.

Strategic Planning Priorities Category Document – Chairperson Truitt asked the Environmental Commission to review their proposed items once more to ensure they clearly reflect what the Commission is requesting the Village and staff to accomplish. She stated that the initiatives should be refined and prioritized, with each team ranking its items based on high impact potential. The Commission will then review the priorities collectively. Commissioners were asked to complete this review by February 13.

VII New Business

- A. Sustainability Action Planning - Chairperson Truitt asked the Environmental Commission to review the relevant ordinance sections and the items on the list to determine whether any changes should be recommended for consideration to the consultant. Once individual reviews are complete, the Commission will collectively review the list and forward it to the consultant. Commissioners were asked to submit their feedback to Staff Liaison Barrett by January 30. The list will be reviewed at the February EC meeting.

VII Next Meeting & Adjournment

- A. The Environmental Commission discussed adjusting its meeting schedule to better align with the Plan Commission's meeting schedule in order to provide timely feedback on large-scale projects.

Pending Village Management confirmation, Chairperson Truitt made a motion to move the EC meeting from the third Tuesday of each month to the second Tuesday of each month, beginning in April; Commissioner Casazza seconded the motion. The motion unanimously passed.

- B. Commissioner Day motioned and Commissioner Frigo seconded the motion to adjourn the meeting. The meeting adjourned at 9:01 pm.

The next EC meeting – February 24, 2026

Submitted by Elisa Pollina, Recording Secretary

Reviewed by Staff Liaison, J.D. Barrett



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

Meeting 2/24/2026 7:00 PM
Department: Administration
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2026-
162)**

DOC ID: 2026-162

Strategic Planning Priorities

Statement of the Issue:

Strategic Planning Priorities

Analysis:

- **LAND Stewardship** – Cultivate Green Infrastructure and Resilient Landscapes
 - *Sustainable Landscapes*
 - Mayor’s Monarch Pledge Update
 - *Tree Planting and Preservation*
 - Tree Preservation Ordinance Update
- **WASTE Stewardship** – Reduce Landfill Waste
 - *Recycling*
 - April Recycling Extravaganza
- **ENGAGE** – Educate & Motivate
 - *Communications*
 - Quarterly E-News Topics and Spring Print Newsletter

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:

Mayor's Monarch Pledge

Proposed List of Action Items to Pledge for 2026

Communications and Convening

1. **Issue a proclamation** to raise awareness about the decline of the monarch butterfly and the species' need for habitat.
2. **Engage with community garden groups** and urge them to plant native milkweeds and nectar-producing plants.
3. Engage with developers, planners, landscape architects, and other community leaders and organizers engaged in planning processes to **identify opportunities to create monarch habitat**.
4. Launch or maintain a **public communication effort** to encourage residents to plant monarch gardens at their homes or in their neighborhoods.
5. **Engage with gardening leaders** to support monarch butterfly conservation.
6. Engage with city parks and public works staff to identify opportunities to revise and maintain mowing programs and milkweed / **native nectar plant planting programs**.
7. Host or support a **monarch butterfly festival** that is accessible to all residents in the community and promotes monarch and pollinator conservation
8. **Community-wide art project** to promote monarch+pollinator conservation

In 2026, Glen Ellyn will accomplish these by:

- *Issuing a Proclamation to raise awareness*
- *Partnering with the Glen Ellyn Park District and The Conservation Foundation (TCF) to provide educational events and articles*
- *Promoting TCF's Conservation@Home Certification program*
- *Hosting "Summer of the Monarch" community events in 2026*
- *Install a Monarch-themed public art mural and/or engage the community in a summer-season Monarch art display*
- *Collaborating with Village staff to maintain and expand municipal sustainable gardens*
- *Involving local garden groups in these efforts*

Program and Demonstration Gardens

9. Convert **vacant lots** to monarch habitat.
10. Host or support a monarch neighborhood challenge to **engage neighborhoods** to increase awareness, support community unity around a common mission, and/or create habitat for the monarch butterfly.
11. Display **educational signage** at monarch gardens and pollinator habitat.
12. Initiate or support community science (or **citizen science**) **efforts** that help monitor monarch migration and health.
13. Plant milkweed and pollinator-friendly native nectar plants along roadsides, medians, or **public rights-of-way**.
14. Earn or maintain recognition for being a **wildlife-friendly city** by participating in other wildlife and habitat conservation efforts.
15. Host or support a **native seed or plant sale**, giveaway or swap.

16. Launch or maintain an **outdoor education program(s)** that builds awareness and creates habitat by engaging students, educators, and the community in planting native milkweed and pollinator-friendly native nectar plants.
17. Plant or maintain a monarch and **pollinator-friendly demonstration garden at City Hall** or another prominent or culturally significant community location.
18. Add or maintain native milkweed /**nectar-producing plants in gardens in the community.**
19. Facilitate or support a **milkweed seed collection** and propagation effort.
20. Launch, expand, or continue an **invasive species removal program** that will support the re-establishment of native habitat for monarch butterflies and other pollinators.

In 2026, Glen Ellyn will accomplish these by:

- *Continuing programs and events launched in 2025 by the Glen Ellyn Park District and the Glen Ellyn Public Library*
- *Adding native plants and milkweed at municipal gardens*
- *Conducting wildflower habitat restoration and native forest restoration including invasive species removal*
- *With the Glen Ellyn Park District, incorporate sustainable landscaping at Prairie Path Park*

Systems Change

21. Integrate monarch butterfly conservation into the city's **Comprehensive Plan.**
22. Launch, expand, or **continue** an effort to change municipal planting practices to **include more native milkweed and native nectar producing plants at city properties.**
23. **Remove milkweed** from the list of noxious plants in city weed / landscaping ordinances.
24. Launch, expand, or continue one or more ordinances to **reduce light pollution** to benefit urban wildlife.
25. Increase the percentage of native plants, shrubs and trees that must be used in **city landscaping** ordinances and encourage use of milkweed, where appropriate.
26. Reduce or eliminate the **use of herbicides, pesticides, or other chemicals** that are harmful to monarchs and pollinators and urban wildlife.
27. Change weed or mowing ordinances to **allow for native prairie** and plant habitats.

In 2026, Glen Ellyn will accomplish these by:

- *Proposing that designs for new municipal and commercial buildings limit light pollution*
- *Evaluating opportunities to integrate sustainable landscaping into Village ordinances*
- *Continuing to plan sustainable landscaping into new municipal developments*
- *Curating information on the Village website about milkweed and sustainable landscaping*
- *Evaluating opportunities to reduce the use of chemicals in landscape maintenance*



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

Meeting 2/24/2026 7:00 PM
Department: Administration
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2026-
163)**

DOC ID: 2026-163

Environmental Impact Recommendations - 750 Roosevelt Road - Dutch Bros Drive-Through Restaurant

Statement of the Issue:

Discussion and review of the Architectural Appearance Commission Exterior Appearance Review Application for 750 Roosevelt Road, Dutch Bros Drive-Through Restaurant as reviewed at the February 11, 2026, Architectural Appearance Commission meeting.

The Environmental Commission will provide environmental impact recommendations. Any recommendations will be forwarded to the Community Development staff to relay to the applicant for consideration.

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

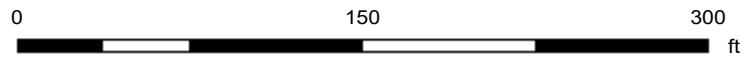
Attachments:

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



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.



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









DANBY'S
STATION
Café







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.



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



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

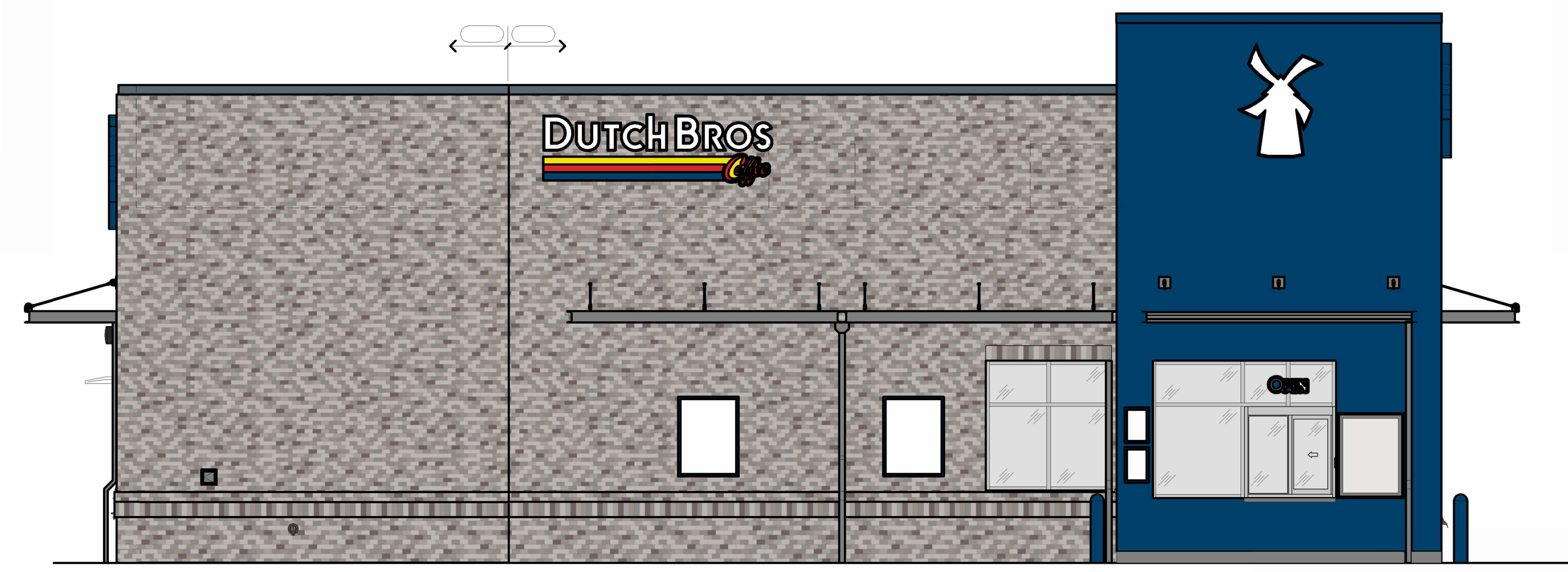
The name DUTCHBROS and all associated logos, distinctive designs, content, information, and other materials featured, displayed, contained herein, and made available by Dutch Bros... including but not limited to, the "hook and leaf" of the establishments and products, all text, images, colors, configurations,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

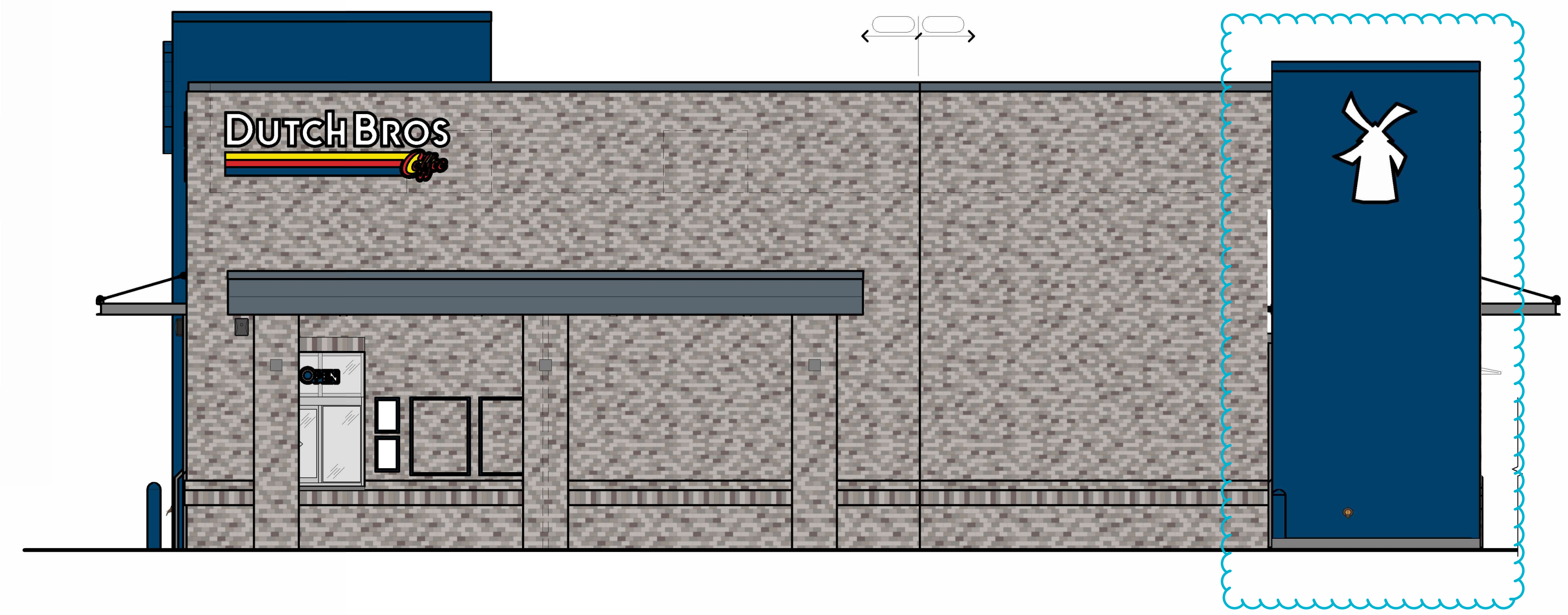
Draft Print
 01/28/2026 1:24:14 PM



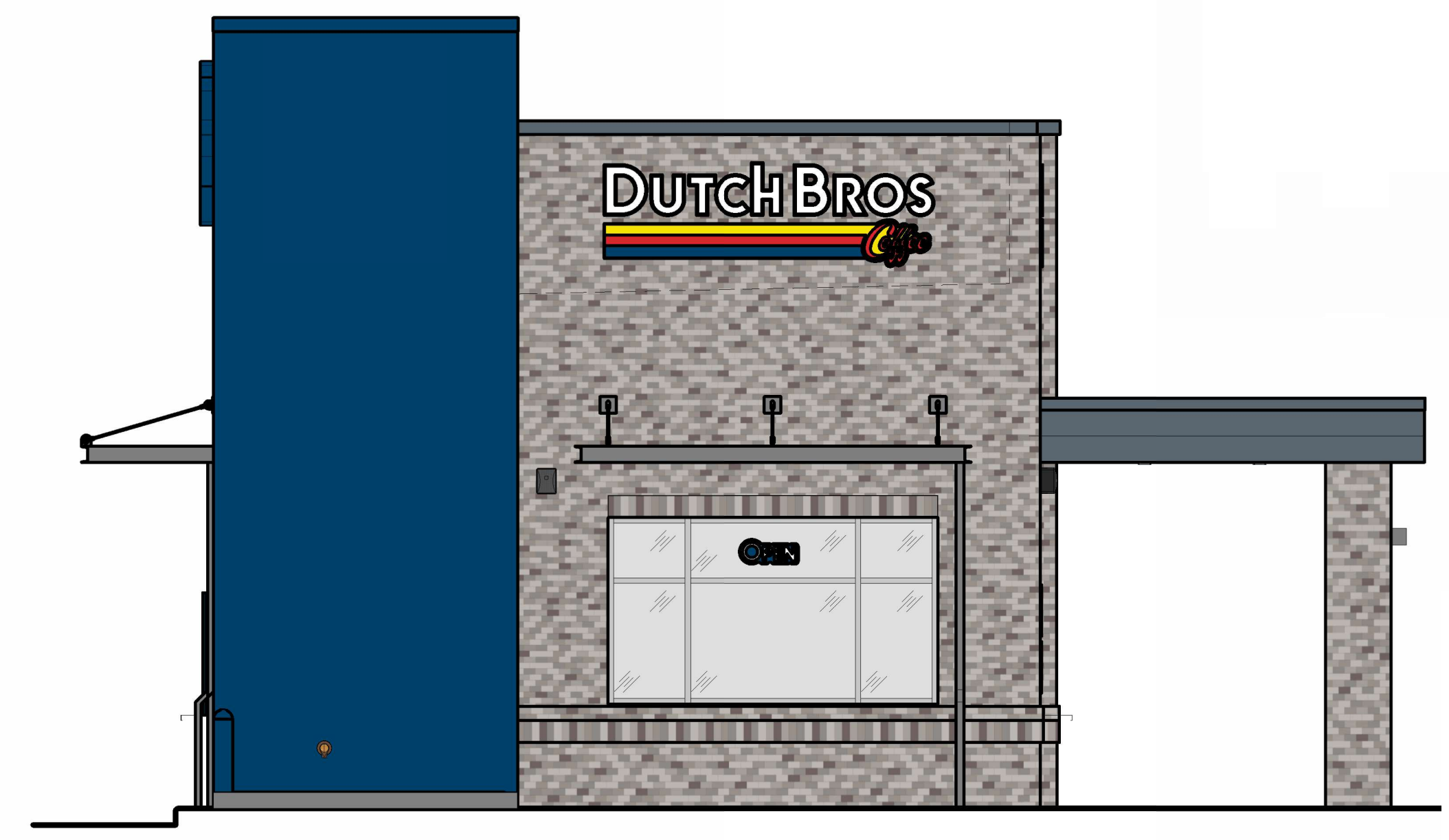
4 LEFT ELEVATION - DRIVE-THRU WINDOW
 1/4" = 1'-0"



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

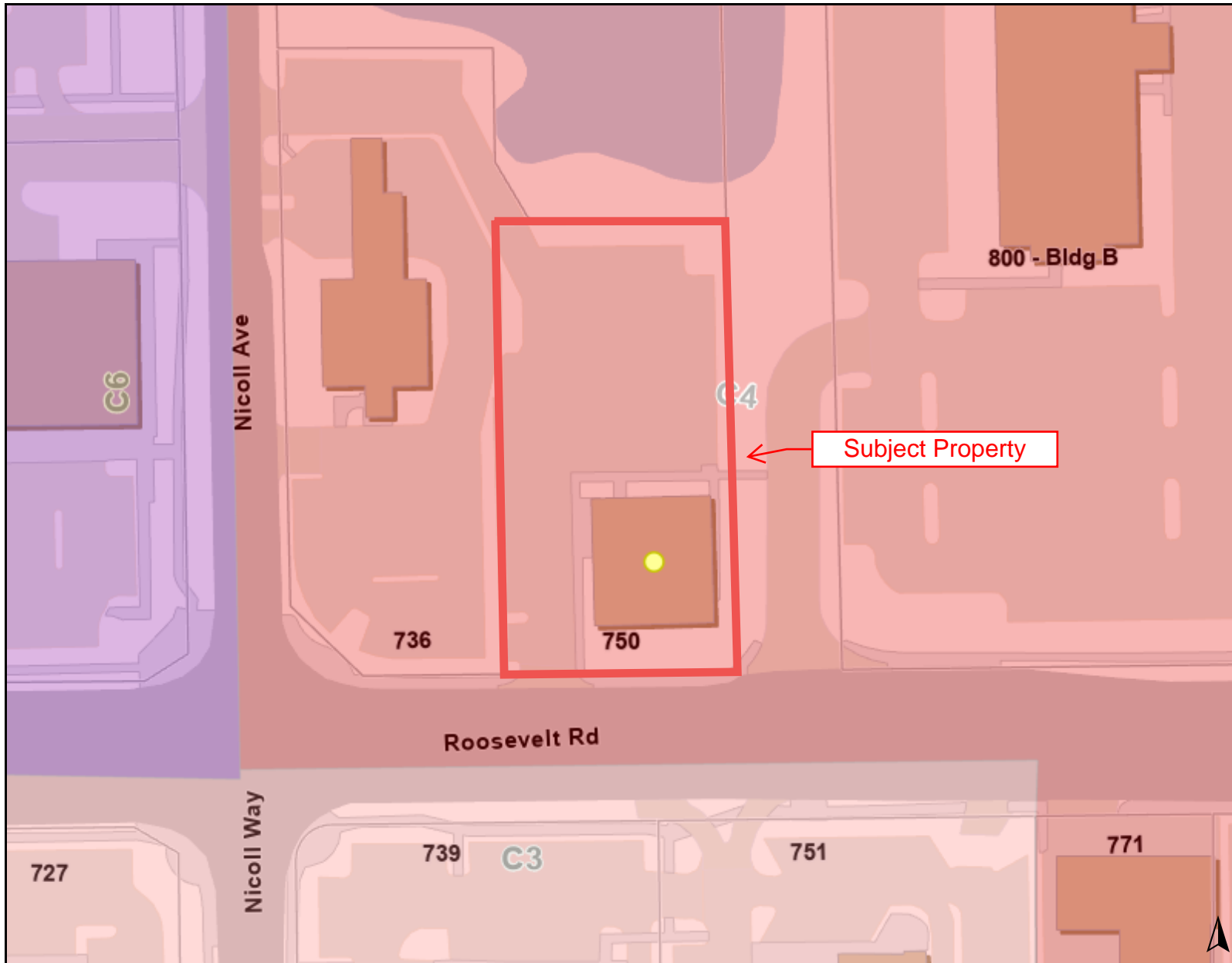
SHEET NAME:

COVER SHEET

DRAWN BY: JL CHECKED BY: MW

SHEET NUMBER:



A6.1

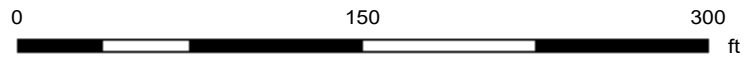


Legend

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.



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

Meeting 2/24/2026 7:00 PM
Department: Administration
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2026-
164)**

DOC ID: 2026-164

Zoning Code Update

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments:



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

Meeting 2/24/2026 7:00 PM
Department: Administration
Department Head:
Category: Discussion Item
Prepared By:

**AGENDA ITEM (ID # 2026-
165)**

DOC ID: 2026-165

Sustainability Action Planning

Statement of the Issue:

Analysis:

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Attachments: