

MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, Jan. 22, 2026, at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Daniel Harper called the meeting to order at 7:00 p.m.

Roll was called.

Plan Commissioners, Arango, Brown, Cooper, Dougherty, Kreuzer, and Morrison are present.

Chairperson Loftus, Commissioner Pesce and Wyant were absent.

Also in attendance: Steve Thompson, Village Trustee., Jennifer Hennigan, Community Development Director, Daniel Harper, Planning Manager, and Adriana Ohl Zamora, Recording Secretary.

Motion to Appoint Commissioner Cooper to be Acting Chairperson was made by Commissioner Arango, Commissioner Kreuzer seconded. The motion passed by voice vote.

Mr. Cooper 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.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

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

Commissioner Brown moved to approve the minutes, Commissioner Morrison seconded the motion, and the motion passed by voice vote.

D. New Business

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

Mr. Harper presented on the pre-application below:

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, currently zones as C4 Office Commercial. Pre-Application for potential drive-through restaurant.

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 site and would include updates to the parking lot and the underground of public utilities. The proposal would include a possible sign

variation and zoning variations. Exterior building plans for proposal were shown to Commissioners along with Proposed Concept Site Plan.

A Special use permit is required for a restaurant with drive thru service. Mr. Harper explained that the proposal would likely include a potential front yard setback and impervious surface setback variations and a possible IDOT request for an easement for right of way. The site plan submitted by petitioner shows two stacking lanes, vehicle stacking on the site would allow for 25 cars. Access to site is on Roosevelt Rd and an access easement from Nicoll Way. The applicant is not proposing any changes to existing site access. Roosevelt Rd will be restricted to Right in Right out only and the design will be required to meet IDOT standards. Parking on the site includes 17 parking stalls. There is no interior seating in restaurant as the restaurant is strictly drive through and there is an outdoor patio space south of building. Landscape and lighting plan has not been provided at this point, but when provided it will be part of special permit. With Right in Right out, the restaurant operators have proposed the ability to block access from Roosevelt and circulate everyone towards Nicoll Way.

Part of site area is affected by storm water, and they will have to do some engineering work to mitigate negative storm water effects. The proposed elevations with signs was shown to Commissioners, noting that sign variations will have to be requested for the number of wall signs. There is also potential for a variation request for an offsite sign on Nicoll Way to use as directional signage.

Commissioner's Questions:

The Commissioners all expressed concerns to Mr. Harper that included the following:

- Traffic impacts on Roosevelt Road.
- Traffic back up on Roosevelt
- Signage and where it would be located
- Walk up window and patio- cause for concern with regards to pedestrians crossing and car flow

Mr. Harper explained that a traffic study from Dutch Bros. has not been submitted. IDOT was supportive of Right in Right out, request from Popeyes that they dedicate a 12ft easement for potential future IDOT expansion of Roosevelt Rd. Mr. Harper explained that a potential access on Taylor was discussed but decided to go with proposed plan as presented.

The concept site plan of the proposed patio and walk-up window were shown to Commissioners. It was explained that there would be crosswalks for pedestrians to walk up window and then they can walk directly into the patio. Existing sidewalks around the proposed project would remain but no new sidewalks would be constructed.

Signage would include a monument sign, 6 wall signs; 3 with windmill and 3 with text. The signs would likely be illuminated and require a variation request which is a typical request for drive-through restaurants on Roosevelt and Starbucks had similar variations.

Petitioner Presentation

Ben Barad, CORE Acquisitions LLC, Real Estate Development- Spoke on the development of Dutch Bros. coffee and the traffic concerns. He stated that Dutch Bros. is aware of traffic concerns and that they have employees take orders outside of the building and that there are no menu boards. The business model also includes drink runners, and staff traffic controllers to direct traffic.

He confirmed that the order takers would have a cover over them. That a walk-up window is part of the development of Dutch Bros. and that pre order is not available. It was clarified that the Coffee chain, has other locations within the area being planned to open around the same time but was not at liberty to share the actual location. Opening several sites around the same time is part of the traffic mitigation plan of Dutch Bros.

Mr. Barad was not able to answer all of the Commissioner questions as he represents the developer and not Dutch Bros. and was asked to provide answers to the following questions:

1. Will there be any special promo days?
2. Is there a version of the sign that combines name and logo into one sign?
3. Will there be someone from Dutch Bros. at the meeting?
4. For large orders, will they have designated parking spots to have customers wait for their order to keep traffic moving?
5. Statistics on how many vehicles are waiting for coffee during high peak hours?
6. What consideration has been put and business model with concerns to traffic?

The Project Engineer for the site was available to answer questions pertaining to the permeable surface that is part of the project. He stated that the middle area (referencing Concept Plan) would be a green space, to include but not limited to shrubs, and landscaping would depend on how flood plan shapes out but would have no structures. He stated that there would be 3 planned mobile web app parking spots as part of the plan.

Commissioners additionally asked the following questions:

1. Whether the site management suggestions of a future traffic plan is contractually enforceable?
2. How many fast-food restaurants in the village are open until Midnight?
3. What if we force an exit out on Nicole Way?

Mr. Harper, Village Planning Manager responded by stating that he does not believe the traffic plan is contractually enforceable, and that he did not have information on hand on how many restaurants are open until Midnight. With regards to exiting on Nicoll Way, it can be an option however we have to see if a traffic impact study would warrant that.

Public Comment-

Norris Eber- He lives on Nicole Way and Taft and is concerned about using Nicole Way as a dumping place for all the traffic generated by the concept, using as exit ways is fine. He thought it was a creative plan with the stacking and was familiar with principals of this company. Nicole Way, traffic studies with Village were not taken into consideration. It is not the answer to correct Roosevelt Rd traffic. May be work needed on variances and to be creative.

Nick Zaras, owner of Danby's Station- Stated he was familiar with popeyes project and that he thinks the advantage here is the simplicity of plan, a smaller space. Popeyes initially wanted to go left hand turn when going east, like the fact building is smaller and simpler concept. The simplicity will make it work quicker, with no left-hand turn.

The plan commission expressed their support for the concept but had concerns regarding potential traffic issues that could be caused by the proposal being on the north side of Roosevelt Road. The Commission

also said that they would like the applicant to have addressed village staff and IDOT concerns for the proposed use as part of their entitlement application.

E. Trustee Liaison's Report

- Strategic Planning Sessions last two weeks, exercises with consultants to envision goals for next 5 to 6 years.
- 189 East Rd, zoning variation approved.
- 167 Forrest Ave. was approved.
- Legacy shops variations was approved.

Cooper- Where do we stand in next stage of Zoning rewrite?

Mr. Harper- We have approved an agreement with a consultant for the zoning code rewrite project. February will be first meeting to layout strategy and big picture plan internally, review zoning code, identify any changes we would like to have, identify public input schedule. The plan is to have public meetings on regularly scheduled Zoning Commission Meeting dates. The project will likely include 1 to 2 general open houses for interested residents. He stated that staff is identifying dates for stake holder meetings that include builders, architects, and other professionals who frequently do business with the village. Target completion date is February of 2027.

F. Chairman's Report- None

G. Staff Report

- Legacy Shops variations approved.
- Maplewood Distillery sign variation approved, issued sign permits this week.
- 499 Anthony St, office with ground floor residential on top was approved.
- Glenwood station is applying for an amendment to the PUD to allow accessibility to the north landscaped area to provide private amenities for north facing ground floor residents.
- 451 Duane- The applicant would like to do office concept, allowed use in C5B- requires pre application.
- State of Illinois approved a law that overrides local code and does not allow the village to enforce parking minimums for development within a half-mile area of the Metra Station.
- Next agenda will have a request for subdivision variations, west side of Park on Ahlstrand, variation from subdivision code.

H. Other Business

I. Adjourn 8:36PM