

MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, February 11, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

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, Commissioners Albrecht, Mees, Schlembach, Smith, and Goranov.

Absent: Commissioner Rahn.

Also in attendance: Jordan Frahm, Associate Planner, Daniel Harper, Manager Planner Trustee Sonia and Adriana Ohl Zamora, Recording Secretary.

B. Approval of the Minutes

Commissioner Schlembach made a motion to approve the draft minutes of the January 14, 2026 meeting. Commissioner Goranov seconded the motion. The motion passed by voice vote.

C. New Business

1. Exterior Appearance- 750 Roosevelt Rd.- Dutch Bros. Drive Thru

Staff Presentation

Mr. Frahm presented to the Commissioners the proposed project which involves the redevelopment of the Danby's Station located at 750 Roosevelt Road in Glen Ellyn, Illinois. The existing building zoned C4, office district 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.

The following were shown and explained to the Commissioners:

Aerial Map, Zoning Map, Proposed Building Elevations, Color Renderings, List of Building Materials and colors, Dutch Bros. Concept Site Plan.

Commissioner Questions

Commissioners were concerned about the following:

- Traffic patterns such as that was an issue with Popeyes, particularly those traveling eastbound as they don't have a direct way to enter.
- Will signage be part of plan?
- Menu boards on passenger sides?
- Number of parking spots.
- Materials being used on building.
- Energy efficiency.

Mr. Harper, the Planning Manager for the Village of Glen Ellyn, explained that the issues centered around Popeyes were the stacking spaces around the site, this site plan will have more stacking spaces, about 25 stacking spaces, not counting spillovers. With regards to traffic patterns, the traffic impact study is pending. He explained that currently, there is a monument sign to the west of Roosevelt which is what the current sign at Danby's is and what Dutch Bros. is planning to do. The Dutch Bros. concept plan includes a landscaped island. The final site plan concept has not been submitted by the applicants but does include seating area outside only, no indoor seating for customers. Walk up window for outdoor patio space and that there would be no solar panels as part of the plan.

Applicant:

Adam Bell, Project developer- explained that for the east bound traffic, they are proposing ground sign and visibility of monument sign, will submit sign variations, 90% of volume thru drive thru and walk-up orders; don't anticipate that many people to walk up and sit. Landscaping plan will be submitted with application. Engineering and landscaping plan will be completed in the next week or so.

With regards to drive thru, "runners" will take your order, you will not be talking to menu order board. Multiple people working at site, order ahead, designed to be as minimal as possible, 17 parking spots is the minimal threshold that they like to see.

Liz (inaudible), Project Architect – explained that the bottom left, smaller of the two towers canopy overhang is all masonry-brick sample is multicolored; 3 layering's of brick, all same brick, variety of colors in pattern but will be same brick. We have suggested different colors, but this is the preferred style/color of Dutch Bros. and those are their primary colors. There will be Fiber cement siding, blue primary color, no solar panels are planned, and the Illinois 2024 energy code is being met for the building which is about 1000 to 1200 square feet, for the remaining energy sources, company decided to go with electric.

The company is a large company, originating in northwest, expanding west towards the Midwest, working on bringing 6 to suburbs.

Motion to approve by Mees, seconded by Albrecht- motion approved unanimously 6-0.

D. Chairman's Report

Nothing to report

E. Trustee Liaison Report

Trustee explained that she has brought up to Board that the Commissioners would like more clarification and involvement with guidelines that are outdated; scope of what is being reviewed and include Roosevelt and guidelines are second piece. Add renovation projects to guidelines

F. Staff Report

Mr. Harper – AAC guidelines do need to be updated, architecture materials have changed and evolved. Input from AAC is needed to review the current guidelines. Members can perhaps review and redline, then hand back to staff.

- Train- 90% engineering coming in; making changes to warming shelters, no major changes from previously approved, funds are still trying to be sorted out.
- ATM project- no update.
- Launching zoning code, rewrite starting.
- Commissioner Goranov entered letter of resignation- staying through March 2026.

I. Adjournment

Member Jacobson made a motion to adjourn the meeting. Member Smith seconded the motion and the motion passed by voice vote at 8:01pm

Respectfully submitted,
Adriana Ohl-Zamora