

AGENDA
Glen Ellyn Plan Commission
Thursday, November 10, 2022 - 7:00 p.m.
Glen Ellyn Civic Center, 535 Duane Street
Galligan Board Room



1. **Call to Order.**
2. **Public Comment (non agenda items).**
3. **Approval of Draft Minutes.**
 - September 22, 2022 Plan Commission Meeting Minutes
 - October 6, 2022 Plan Commission Special Meeting Minutes
4. **New Business.**
 - Public Hearing – 400 N. Main: Special Use Permit to allow European Wax Center to operate a beauty shop in the C5A Central Retail Core Subdistrict.
5. **Trustee's Report.**
6. **Chairman's Report.**
7. **Staff Report.**
8. **Other Business and Adjourn.**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5249.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

cc: Glen Ellyn Plan Commission
Steve Thompson, Village Board Trustee Liaison
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Martin Scott, Community Development Director
Atrian Fard, Senior Planner
Taylor Gendel, Associate Planner
Meredith Hannah, Economic Development Manager
Grant Paplauskas, Communications Coordinator
Brian Baltudis, Facilities Manager
Dave Harris, Glen Ellyn Park District

Emily Tammaru, Community Consolidated School District 89
Seth Champan, Glenbard School District 87
Eric DePorter, Glen Ellyn School District 41
Dawn Bussey, Glen Ellyn Public Library
Barbara Dutton Thomas, Plan Commission Secretary
Penni Cannova, Executive Secretary
Lori Gloude, Executive Assistant



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

Meeting 11/10/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2834)**

DOC ID: 2022-2834

Approval of Minutes from September 22, 2022 Plan Commission Meeting

Statement of the Issue:

Review attached minutes for approval.

Analysis:

Review attached minutes for approval.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Review attached minutes for approval.

Attachments:

1. 9-22-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
September 22, 2022

Call to Order and Roll Call

Chairman Tim Loftus called the meeting to order at 7:00 p.m., and explained the Plan Commission's function and operating procedure as an advisory body. He went over protocol for public comment and introduced Village Board Trustee Liaison Steve Thompson, Community Development Director Marty Scott, Senior Planner Atrian Fard, Associate Planner Taylor Gendel, Planning Intern Brad Iwicki and Recording Secretary Barbara Dutton-Thomas.

Roll was called. Present: Chairperson Loftus, Plan Commissioners Arango, Cooper, Dawson and Wyant; Absent: Commissioners Brown, Saeed and Thakkar.

Public Comment Non-Agenda Items

None.

Approval of Minutes

Commissioner Cooper moved to approve the draft minutes of the August 25, 2022 meeting. Seconded by Commissioner Arango, the motion passed by voice vote.

Public Hearing – 796 Prairie Avenue

Commissioner Cooper moved to open the Public Hearing for 525 S. Park Blvd. Seconded by Commissioner Dawson, the motion passed by voice vote.

Staff Introduction

Sworn in, Taylor Gendel, Associate Planner, 535 Duane, said the Petitioner, William Baine Adams, representing DuPage County Church of Christ, is requesting a Special Use Permit to allow the DuPage County Church of Christ to move its operations to the property known as 796 Prairie Avenue where Church of Christ of Glen Ellyn currently operates, and which is at the southwest corner of Prairie Avenue and Elm Street in the R2 Residential District. While the church is amid single-family residences, it has been there many years, she said, adding that if the Special Use Permit is granted, operation would continue in the same manner.

Ms. Gendel related that the 2022 Draft Comprehensive Plan notes that one objective for the community's appearance and character is to "preserve sites and buildings with local historic and cultural interest and value" According to the Glen Ellyn Historical Society records, she continued, the church building is the oldest in Glen Ellyn. It was built in 1886 by the Free Methodists on the west side of Glenwood Ave. (then Colby Ave.) between Crescent and Pennsylvania, and moved to its present location in 1950 when the building was serving a Baptist congregation, she related. It has served numerous

congregations through the years, she added, saying that the Church of Christ of Glen Ellyn has operated in the building from the 1970s until this past summer. According to the Petitioner's application, stated Ms. Gendel, the DuPage County Church of Christ has been active in Glen Ellyn since the late 1980s and initially worshiped in members' homes. In the 1990s, the group began renting a classroom at the College of DuPage for worship and that is where they continue to meet to this day.

The Village Code does not permit churches in the R2 Residential District without approval of a Special Use Permit. Accordingly, the DuPage County Church of Christ is requesting a Special Use Permit to move their operations to the property located at 796 Prairie Avenue where Church of Christ of Glen Ellyn currently operates. Until now the Church of Christ of Glen Ellyn has been operating without a Special Use Permit, as it was established before the current Zoning Code was in place. Therefore, she stated, the use of the property has been legal nonconforming.

The DuPage County Church of Christ has 15-20 attendees at each Sunday's worship service which is held from 10:00 am to 12:00 pm. The past membership of the Church of Christ of Glen Ellyn was similar in size. The parking requirement for churches in the R2 District is one parking space for each four seats in the main auditorium. The existing parking lot is not striped but appears to accommodate approximately two tandem rows with eight parking stalls per row for a total of 16 parking spaces. Given the number of attendees at any worship service, Staff believes the existing parking lot would satisfy the minimum parking space requirements. The Petitioner adds that in addition to a permanent place for worship, they appreciate the building's historical value to Glen Ellyn, and they plan to maintain and preserve the building and to improve and update the landscape and all needed or neglected maintenance. Ms. Gendel outlined Plan Commission action regarding this petition.

Commissioner Questions

Wondering if the two church bodies are merging, Commissioner Wyant asked, to which Ms. Gendel replied, "No," explaining that the Glen Ellyn Church of Christ will no longer be using this building. In response to a request from Commissioner Cooper for clarification of parking requirements for churches, she said the subject building offers approximately 80 seats, which would require 20 parking spots. Chairperson Loftus asked if religious organizations are exempt from regulations for Special Use. "Not from a special use," replied Ms. Gendel who explained that they are exempt from meeting the Accessibility Code, so there's no need to provide handicap parking, but are not exempt from business registration. Commissioner Wyant wondered why a Special Use Permit is required, to which the Associate Planner explained that it is because as a different entity than the previous occupant, it is considered a "new business." (She noted no permit existed.) Sworn in, Atrian Fard, Senior Planner, 535 Duane, confirmed that religious bodies are exempt from accessibility code requirements.

Petitioner's Presentation

Sworn in, William Adams, 219 N. Main St., Glen Ellyn, stated that the congregation that has been occupying the subject building had dwindled in numbers and so invited his church to purchase the

property. Commissioner Cooper wondered about the prospect for a variance to be in compliance with Code provisions for parking. The Petitioner stated that DuPage County Church of Christ has some 15-20 worshippers and six-seven cars now (though expressed delight at the prospect of 50 people). Chairperson Loftus asked if the Petitioner is purchasing the building, to which Mr. Adams replied affirmatively. The Chairperson asked whether, if the Church did grow, the Petitioner would be open to conditions to stripe the parking lot “to keep order in the neighborhood.” Mr. Adams indicated it would be amenable to a contingency linked to attendance. The Chairperson declared that the proposed Special Use Permit presents a “good reuse” of the property. Mr. Adams professed an appreciation of the historical aspect of the property, as well as an affinity for the Village, saying “We want to be part of it.”

Public comment

Amy Becker, 795 Western Ave., Glen Ellyn, stated that as a neighbor has enjoyed the congregation that has operated in it, and is in favor of keeping the use as a church through granting the Special Use Permit.

Commissioner Arango moved to close the Public Hearing; seconded by Commissioner Wyant, the motion passed by voice vote.

Commissioner Discussion

Commissioner Cooper acknowledged the historic character of the property and its use as a church for more than 100 years, and said the Petitioner seemed to understand the “spirit of the community,” and expressed supportive of the Petitioner request. He added that, while he doesn’t think parking will present a problem, he said, “Transportation is something we need to be cognizant of.” He said he is not opposed to a condition concerning striping the parking lot, but wouldn’t require it. Also expressing support for the Petition, Commissioner Dawson said he, too, would be in favor without conditions. Saying he enthusiastically supports the proposal, Commissioner Wyant spoke positively of regaining church vitality and said that preserving historic buildings enriches the community. He said he would not put conditions on the recommendation, but hope that the Petitioner will exercise good judgement regarding striping the parking lot, should the Church achieve the attendance milestone. Commissioner Arango said that she is “thrilled” to see the building continue as a church, and wishes the Petitioner much success. Chairperson Loftus said that although he’d like to see the parking lot striped, it is not a “show stopper” for him, and therefore can support the motion “as is.”

Commissioner Cooper moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, William Baine Adams, for approval of a Special Use to allow a church to locate and operate at 796 Prairie Avenue in the R2 Residential District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on September 22, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the business be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

Seconded by Commissioner Arango, the motion passed unanimously by roll call vote, as follows: Commissioners Cooper, Arango, Dawson and Wyant, along with Chairperson Loftus, voted, "Yes."

Public Hearing – 501 Hill Avenue

Commissioner Dawson moved to open the Public Hearing for 501 Hill Avenue. Seconded by Commissioner Wyant, the motion passed by voice vote.

Staff Introduction

Sworn in, Bradley Iwicki, Planning Intern, 535 Duane St., stated that the Petitioner, Garrett Avery Black of Axxess Church, in partnership with Hobson Road Community Church of Downer Groves, is requesting approval of a Special Use Permit to allow the use of the facility at 501 Hill Ave. as a space for church gatherings, worship and learning. The subject property, he related, is bounded by Hill Avenue to the north, N. Main Street to the east, Turner Avenue to the south, and Glenwood Avenue to the west, in the R2 Residential District with surrounding land uses all R2 single-family residential. This space will be leased temporarily until the Petitioner finds a more permanent space within the Village in the future, related Mr. Iwicki. The subject property is comprised of eight parcel, he stated, explaining that the six smaller parcels on the eastern half of the site have been owned and operated by the Glen Ellyn Park District since 1983 and contain a building, playground, half of a basketball court, and a small portion of a parking lot. The two larger parcels on the western half of the site include a large portion of the parking lot and the other half of the basketball court and are owned by Glen Ellyn School District 41,said the Intern. In 2001, he related, Glen Ellyn School District entered into an Intergovernmental Agreement with the Glen Ellyn Park District, allowing the Park District to manage, maintain, and fully use the two lots owned by School District.

The building on the site, stated Intern Iwicki, is currently occupied by Main Street Recreation Center that contains a registration office for the Glen Ellyn Park District and hosts programming for youth sports, pre-school and kindergartens, seniors' clubs, and choir rehearsals among others. The subject tenant space is located on the second floor of the recreation center facility with a maximum gathering space in the main auditorium of 221 people, he stated, adding that the proposed space benefits from amenities such as restrooms, safe classrooms for the kids, and an elevator. According to the Petitioner's narrative statement, continued Mr. Iwicki, the Church intends to rent the space for gathering, learning, and worship activities on Sundays from 8 a.m. to 12 p.m. The Petitioner anticipates 1-2 permanent staff members and 10 volunteers to organize and facilitate 50-100 attendees each Sunday during the first year of church operations. The recreation center's parking lot has 74 spaces that will be only used by Axxess Church members on Sunday mornings, stated the Planning Intern, who explained that per Zoning Code, churches in the R2 District are required to provide one parking space for each four seats in the main auditorium.

Given the maximum capacity of the subject gathering space, a minimum of 56 parking spaces will be required. The facility's parking lot well meets the minimum parking requirement and appears to be suitable for church's operations. As part of the Special Use request, no exterior modifications to the property are proposed. Mr. Iwicki outlined Plan Commission action in making a determination about the requested Special Use Permit, which he said is required to locate a church in the R2 District.

Commissioner Questions

Noting the capacity (221) of the space to be rented, Chairperson Loftus wondered whether the parking calculation is based on that room only or the entire facility. Intern Iwicki replied that the 56 parking spaces are based on the capacity of the main gathering space only. Referencing the partnership with the Hobson Road Community Church of Downers Grove, Commissioner Arango asked who is seeking the Special Use Permit. When told by Mr. Iwicki, Axess Church, she asked if it is autonomous. Mr. Iwicki deferred to the Petitioner on this.

Petitioner's Presentation

Sworn in, Garrett Black, Pastor, 2531 Hobson Rd., Downers Grove, Ill., explained that Axess is working in association with the Hobson Road Community Church (where he is Associate Pastor), an Assembly of God congregation. He said that as the parent church of Axess, the Downers Grove church will have direct oversight of the "daughter" church in Glen Ellyn for a period of three years. He stated that the Recreation Center offers ample space for the new church, which he believes needs to be wise with its finances. He complimented the Park District in its interaction with his church, and reported that discussion has begun as to how, pending the Special Use Permit, the congregation can financially contribute to facility upgrades. Mr. Black emphasized that the church is not a building, but a body of people, and said that his church cares deeply for the community, which it wants to be at its best.

Commissioner Wyant inquired about the Hobson church's record relative to church plants. Mr. Black replied that this is the first such. Commissioner Wyant asked what makes Glen Ellyn the choice for this first church plant. The Petitioner indicated that he was led here spiritually, but also that the location is strategic in that there is no Assembly of God congregation already in the area. Chairperson Loftus asked if the congregation has any members from Glen Ellyn, to which the Petitioner replied, "Not yet," adding that the hope is that the Church can "get out into the community" to build interest, but that the parent church is sending 10 members to help "launch" the new church. The Pastor also said that the new church is looking to build its own building at some point. Commissioner Cooper asked if Axess intends to use auxiliary spaces in the Recreation Center, wondering about parking estimates. The Petitioner replied that, in addition to the main meeting space, the church intends to use the restrooms and nursery/Sunday school areas. Sworn in, Atrian Fard, Senior Planner, 535 Duane, opined that these operations don't require extra parking. Chairperson Loftus expressed confidence that the 74-space parking lot was deemed adequate for the "legal population of the building," and that any overcrowding alleviation would fall to the Fire Department.

Commissioner Cooper, however, expressed uncertainty that the use under consideration hadn't been considered, and wondered about the prospect of Axess becoming a "mega" church, and hitting the 380-capacity designation for the aforementioned spaces. Commissioner Arango asked if anything might be planned in that building simultaneously that would occupy additional parking spaces, to which Chairperson Loftus noted that each room has posted the Fire Department's capacity. The Petitioner stated that children disperse after worship in the main space, and said, "If we're anywhere near these numbers, we're not here anymore." Commissioner Wyant asked length of the lease with the Park District, to which the Petitioner responded that the arrangement is "month to month."

Public Comment

Planning Intern Iwicki read into the record the following communication received:

Justin Cafferty, 335 N. Main Street, Glen Ellyn: My home is located across the street from the Main Street Recreation Center located at 501 Hill Avenue.

I would like to object to the proposed Special Use Permit requested by Axess Church. I have no objection to religious institutions or houses of worship in general however Main Street Recreation Center is a taxpayer funded Park District facility. It should remain available to be used by the entire Glen Ellyn community as such at all times.

Why is the Village considering allowing a private institution to occupy a publicly funded and used amenity? Will this space be available to Glen Ellyn residents when religious services are not taking place or will it be permanently occupied by Axess Church?

What are the church activities that will occur under this Permit? How long is the Permit for and how does it get renewed?

Has a traffic study been conducted to understand the impact of the increased traffic generated by these activities to the streets and neighborhoods surrounding Main Street Recreation Center?

The space being proposed for use by the church has an identified capacity of 221 people per the Special Use Permit application available online through the Village website. This could equate to as many as 100 to 221 additional vehicles entering and exiting the Recreation Center's parking lot before and after each church service or organized activity. This is in addition to the Glen Ellyn resident's vehicles already using the parking lot for the indoor and outdoor sports facilities and outdoor playground.

What are the churches' proposed days and times of services?

What other activities do they propose to use this space for?

Has this been coordinated with the Park District to ensure that Park District activities including use of the parking lot are not impacted by church services and activities?

What is the capacity of the existing parking lot and does it meet the anticipated increased load generated by the church during services and other church related activities on top of the currently scheduled Park District activities?

Axess church's website already identifies their address as being at the Main Street Recreation Center. Has this special use permit already been approved by the village or has the church only assumed such?

At the behest of the Commission, Mr. Iwicki recited responses Staff sent to these queries. Commissioner Arango asked if the rooms to be used by church can be used by others when the church isn't holding services. Intern Iwicki said when not in use by the church the rooms at the rental hours specified would be available to other parties.

Commissioner Wyant moved to close the Public Hearing; seconded by Commissioner Cooper, the motion passed by voice vote.

Commissioner Discussion

Chairperson Loftus noted that there are other examples of church renting public and private spaces, such as a church that meets at Glenbard West High School. He said that he is inclined to fall back on parking requirements formulated at permitting, so sees no issue, so long as Axess doesn't exceed room capacity – the same as with any Park District event. Commissioner Wyant likewise said he supports the proposed "as is," saying he sees no risk, given the month-to-month lease. Commissioner Cooper said he is supportive, Commissioner Arango agreed, and Commissioner Dawson moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Garrett Avery Black, for approval of a Special Use to allow a church to locate and operate at 501 Hill Avenue in the R2 Residential District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on September 22, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the business be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

Seconded by Commissioner Arango, the motion carried unanimously by roll call vote, with Commissioners Dawson, Arango, Cooper and Wyant, along with Chairperson Loftus, voting, "Yes."

Public Hearing – 507 Duane Street

Commissioner Dawson moved to open the Public Hearing for 507 Duane Street. Seconded by Commissioner Cooper, the motion passed by voice vote.

Staff Introduction

Sworn in, Bradley Iwicki, Planning Intern, 535 Duane St., stated that the Petitioner, Ashley Herman of Insula Aesthetics, is requesting approval of a Special Use Permit to allow a health spa to be located in the vacant property at 507 Duane Street in the C5A Zoning District, where the Village does not allow health spas without such permit. The subject property is located on the south side of Duane Street between Glenwood Avenue and N. Main Street, he said. Established in 2021, continued Mr. Iwicki, Insula Aesthetics currently operates out of a suite at 577 Pennsylvania Avenue in a 130SF single treatment room with a shared waiting area. The current location lacks sufficient space for medical spa retail activities and the large equipment required for business operations, he stated. The business will offer medical aesthetics and other beauty treatments using technology and medication conducted by trained and licensed medical providers, explained Intern Iwicki. The proposed hours of operation are Monday through Friday from 9 a.m. to 6 p.m., with availability for mobile or private services on weekends, he explained. Once fully staffed, he continued, Insula Aesthetics will employ six to 12 medical professionals and ancillary staff, he said, adding that three to four staff members will be available day-to-day. Among other things, related Mr. Iwicki, services proposed at this location include Botox, dermal fillers, laser skin rejuvenation, and chemical peels. The proposed space is comprised of two treatment rooms with plumbing, one treatment/consultation room, and a lounge area that can be converted into a treatment room, he explained. The Petitioner, he stated, indicates that retail will be an essential component of the proposed medical spa. Hence, the unit will be remodeled to allow for an open retail area at the storefront, noted the Intern. Other alterations include fire safety enhancement, new window signage, and exterior façade improvements contingent upon the Special Use Permit, he reported. According to the Zoning Code, noted Intern Iwicki, accessory off-street parking is not required within the C5A core retail area, to minimize disruptive curb cuts and driveways and encourage the consolidation of parking spaces in appropriate locations. Staff, he stated, believes nearby public parking lots and on-street parking spaces along Duane Street would sufficiently address the business's parking demands. Mr. Iwicki outlined expected Plan Commission action pertinent to this case.

Commissioner Questions

Chairperson Loftus asked if the business used any hazardous chemicals, and which would be subject to Village requirements for storage. Intern Iwicki replied that he isn't aware of any specific chemicals, and Atrian Fard, Senior Planner, 535 Duane, who was sworn in, said she isn't sure she could answer that question, though normally with this use Staff didn't anticipate anything chemically concerning, but deferred the query to the applicant. She added, however, that the Village has not received complaints over similar uses. Commissioner Cooper asked when the space was last used for retail. Mr. Iwicki said it had been an orthodontist office, without a retail component, since the early 1980s. Chairperson Loftus inquired as to whether it had been grandfathered into C5A in the early 2000s without having a Special Use Permit, to which Mr. Iwicki referenced an ordinance that he explained gave permission for businesses that were non-conforming use to apply for administrative approval of a Special Use Permit to stay in their location. (Senior Planner Fard speculated that the orthodontist applied for and received this permit, though she said there's no record of it doing so.)

Petitioner's Presentation

Sworn in, Ashely Herman, 577 Pennsylvania, said she opened the spa in a small space, and the business has quickly grown – in a year, to more than 400 clients. She related that neighboring communities have more than one medical spa – citing three in Wheaton, two in Lombard and 15 in Naperville – and said that one in Glen Ellyn offers convenience for local customers. She stated that the subject business space would continue as a medical use, and that the available Duane storefront offers a “perfect situation,” as it already contains treatment rooms with the necessary plumbing, making for an easy transition. “As far as hazards,” she stated, “There really are none,” mentioning solutions including retinol. She explained that such are applied with gloves, and handwashing is routine, but that there is no special disposal for them and they are FDA approved. The Botox is a powder vial medication containing no hazards, she continued, adding that she contracts with a company for needle disposal.

Commissioner Wyant asked the frequency of client visits, to which Ms. Herman replied that it varies from once a month to once a year. She said she expects to be able to expand business through laser skin rejuvenation services that additional space will afford. Mr. Wyant inquired about the growth progress anticipated. The Petitioner stated that while it is limited by the number people she can see in a day, the additional facilities, she estimates will allow for doubling or tripling business. She said she'd like to adding three employees (“injectors”) to what has been a sole practitioner operation. She said she also envisions hiring receptionist staff to support skin care product sales, and engaging a social media manager and a patient care coordinator. Noting that 25 percent of Insula Aesthetics' space is to be dedicated to retail, Chairperson Loftus inquired about sales tax revenue. Ms. Herman reported that the average medical spa in America at a single-boutique location brings in \$1.6 million a year, and 20 percent to 30 percent attributed to retail. She expects to have 288SF of retail space in the new location, for which, she said, she is self-funded and “ready to go.”

Commissioner Dawson moved to close the Public Hearing; seconded by Commissioner Arango, the motion passed by voice vote.

Commissioner Discussion

Calling local entrepreneurship and investment in the community “exciting,” Commissioner Wyant thanked and congratulated the Petitioner. Recognizing a desire to maximize retail establishments in the Village, Commissioner Cooper expressed support for the Petitioner's request, noting its retail component and business uses in the District. Chairperson Loftus voiced agreement, and said he will enjoy seeing an upgrade to the façade of this building in the Historic District. He added that the business should yield additional tax dollars, and that he would recommend approving the request without conditions. Commissioner Dawson concurred, and Commissioner Arango welcomed the Petitioner and moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Ashely Herman, for approval of a Special Use to allow a health spa to locate and operate at 507 Duane Street in the C5A

Central Retail Core Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on September 22, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the business be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

Seconded by Commissioner Wyant, the motion carried unanimously by roll call vote, as follows: Commissioners Arango, Wyant, Cooper, Dawson, and Chairperson Loftus voted, "Yes."

Trustee's Report

Trustee Thompson said the Park District gave the Board an overview of park concept designs for the US Bank property. He said that on Oct. 6th the Plan Commission is to discuss the Roosevelt Road hotel site.

Chairperson's Report

Chairperson Loftus reiterated that the Commission will review charrette concepts for the hotel property at this Special Meeting, and expressed the importance of making people feel like they've been heard in the public input process.

Trustee Thompson emphasized that Commission input is sought, and explained that the process to discuss use is running in parallel with the property being marketed for sale. Responding to apprehension about the expectations for the Special Meeting, he and Development Director Scott conveyed that guidance will be provided in advance of what was labeled a high-level meeting. Commissioner Cooper expressed the desire for time to ruminate on the ideas presented, and Commissioner Wyant voiced interest in getting perspectives on what the marketplace suggests.

Adjournment

Chairman Loftus adjourned the meeting at 9:01 p.m., following passage by voice vote of a motion by Commissioner Cooper and seconded by Commissioner Dawson.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 11/10/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2835)**

DOC ID: 2022-2835

Approval of Minutes from October 6, 2022 Special Plan Commission Meeting

Statement of the Issue:

Please review attached draft minutes.

Analysis:

Please review attached draft minutes.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

Please review attached draft minutes.

Attachments:

1. 10-6-22 Plan Commission Special Meeting Minutes-DRAFT

DRAFT MINUTES
SPECIAL PLAN COMMISSION MEETING
October 6, 2022

Roll Call and Call to Order

Roll was called, with Plan Commissioners Brown, Cooper, Dawson, Kreuzer, Saeed and Wyant present; and Plan Commissioners Arango and Thakkar and Chairperson Loftus absent. Commissioner Dawson moved to recognize Commissioner Cooper as Acting Chairperson in the absence of Chairperson Loftus. Seconded by Commissioner Saeed, the motion carried unanimously by roll call vote with all Commissioners present voting, “Yes.” At the invitation of the Acting Chairperson, Plan Commissioner Brown moved to allow Chairperson Loftus to participate in the meeting remotely; seconded by Commissioner Dawson, the motion carried unanimously by roll call vote with all Commissioners present voting, “Yes.” Mr. Loftus joined remotely via Zoom. Acting Chairman Cooper called the Special Meeting to order at 7:06 p.m., explaining its purpose within the Commission’s scope and the order of the evening’s Public Meeting. He outlined procedures for public input, including advising commenters not to merely echo predecessor comments. He introduced the following Village representatives present: Board President Mark Senak, Village Manager Mark Franz, Assistant Village Manager Emily Rodman, Attorney Greg Matthews, Community Development Director Martin Scott, Senior Planner Atrian Fard, Economic Development Coordinator Meredith Hannah, and Recording Secretary Barbara Dutton-Thomas.

Design Concepts for Roosevelt Road Taft Avenue Redevelopment Site

Before giving an overview of the five design concepts that had emerged from the charrette to consider as prospective directions for site redevelopment, Kon Savoy of Kon Savoy Consulting Group presented details of the commercially zoned 2.2-acre Roosevelt Road-Taft Avenue property, a “catalyst” site in a TIF district. He said the site has limited Roosevelt Road frontage, with the predominant area along Taft. He related that discussion yielded a majority view that Exmoor Avenue – under which a sewer line down the center has been identified – should remain open. Mr. Savoy said the site features a modest grade change, and is proximate to Panfish Park (which, he understands, could accommodate drainage from the site), offices, the Police Department and residential neighborhoods. He introduced associate Valerie Kretchmer to give a market economics recap. She said research showed that the site would likely garner interest in retail, such as a restaurant. She called the office market “more troubling,” citing a high vacancy rate along the East-West Tollway, and explaining that Glen Ellyn is not a regional office location. She said the residential rental market is “quite robust” in all different types of price points, and discerned a need for more affordable senior apartments. Mr. Savoy introduced the design concepts to be considered by describing them as “general development scenarios” generated by the charrette process and developed with Staff direction. He recommended that the options – which he indicated reflect “likely development” that *could* occur – be examined with a focus on configuration and use, and proceeded to describe each option conceived for review:

Option 1: This option looks at commercial-service uses along Taft, presenting opportunity for a drive-thru restaurant, and all parking responsive to current Village Code. A two-story building could house a yoga or music studio, a dentist office, or other businesses that don't need direct frontage on Roosevelt.

Option 2: This option delineates housing along Taft: duplex and "quadplex" dwelling units, as well as a three-story apartment building of 27 dwelling units.

Option 3: Similar to the previous one described, this option presents a four-story mixed-use building, with underground parking, ground-floor service/commercial use, and three residential stories.

Option 4: Called "responsive to a number of things that the community had vocalized," this option seeks to be a destination location overlooking Panfish Park, and features an upscale restaurant and a beer garden.

Option 5: Presenting a larger service/commercial building, this option was described as being "somewhat akin" to an existing office area. It outlines a mixed-use complex accommodating small retail.

Commissioner Questions

Chairperson Loftus asked what the Code would require for animal hospital parking if the building were built today. Assistant Village Manager Rodman said she could check, but guesses that the space to be sold combined with the hospital's current space exceeds the requirement. Commissioner Wyant asked whether the hospital is contemplating a building expansion, to which Ms. Rodman said the practice was initially looking for additional parking, but did mention a potential interest in expanding. Commissioner Kreuzer asked if space delineated in four of the options indicates what the hospital has expressed interest. Ms. Rodman replied affirmatively, pegging the space as slightly over a half an acre, and saying that no further discussion has occurred. Commissioner Dawson asked if, in lieu of apartments, whether the concept of condos has been explored. Ms. Kretchmer replied that the economics of building suburban apartments are better for developers, as condo profits hinge on unit sales. Mr. Dawson asked why a concept for open space was dismissed; Mr. Savoy said the idea didn't draw consensus, but acknowledged it could be on the table. Commissioner Saeed asked about impervious surfaces associated with the respective options. Mr. Savoy said the assumption is that it will be less than is currently, but even if it was more the amount would not be significant, and he is confident that it could be handled by Panfish Park. Ms. Rodman interjected that it is understood that the area is considered essentially all impervious for calculation purposes and that, according to DuPage County, no onsite detention would be required, though Best Management Practices (e.g., bio-swales) would be in order. She confirmed that some water could flow to the Park. Ms. Rodman noted that the animal hospital was built in 1998 and has 15 parking stalls. Since current Code specifies 26-33, the hospital is "under parked," she said, adding that if the half-acre parcel is acquired the hospital would have the capacity to be deemed "over parked."

Regarding Taft traffic, Acting Chairperson Cooper asked if there's one of the options that is more affected or less affected, and about the prospect for a traffic signal. Ms. Rodman said only Option 5 provides access on to Taft, and that the idea of putting a signal at Taft would need to be evaluated.

Commissioner Kreuzer asked if removing the north part of Exmoor had been considered, and whether a traffic signal at Exmoor is an option. Ms. Rodman said that portion needs to be maintained for access to existing businesses, not a lot of interest in closing Exmoor was expressed, and the decision to install a signal would have to be explored. Commissioner Dawson asked if Exmoor is a “no left turn” road onto Roosevelt. Ms. Rodman replied that it is “full access,” but this would be examined. Acting Chairperson Cooper asked if the first floor of the mixed-use commercial component depicted in Option 3 would be retail or services. Mr. Savoy said it would be determined by the market. In addition to wondering about Taft retail currently, Mr. Cooper asked if starting to offer retail on Taft would create issues. Community Development Director Scott responded that there is no direct access from this avenue, and that they would be accessed off Exmoor.

Saying he is cognizant of the lack of public use space south of Roosevelt Road, Acting Chairperson Cooper asked if consideration might be given for a library or park district annex. Ms. Rodman said the Village would have to look at the zoning implications and impacts. Acting Chairperson Cooper asked if Option 1 would accommodate pre-school or childcare space consideration. Ms. Rodman said this would be a special use in the C3 Zoning category, and impacts would have to be looked at by the Plan Commission. Chairperson Loftus asked if any interest had been expressed in a public use such as suggested by Acting Chairperson Cooper. Ms. Rodman said she is not aware of any interest from the Library or Park District. Mr. Loftus asked where the stormwater sewer pipe that runs down Exmoor would be placed if it was to be relocated. Ms. Rodman said this would have to be explored with the Village Engineer, and the pipe would have to be relocated to Village property unless an easement is purchased. She said it seems unlikely that moving the storm sewer 200 ft. east would bring a lot of value. With redevelopment, she said, the Village anticipates that, if Exmoor remains, it would be redone to meet current standards.

Public comment

It was noted that a copy of a written submission from Cheron Corbett on behalf of the DuPage Housing Authority would be attached to the meeting minutes.

Kenneth Kloss, 350 Ridgewood, Glen Ellyn, presented a concept drawing of an alternative plan for the subject site, on which he envisioned a banquet hall, a “super-duper” restaurant with a view of the Chicago skyline, and a venue for enjoying music and dancing at night.

Brian Milnamow, 729 Brentwood Ct., Glen Ellyn, said survey outcome was clear: Option 4, calling for full commercial use with a beer garden, is preferred. He reasoned that this choice would not impact crowded schools but would optimize tax revenues, alleviating the burden on residents. He stated that south Glen Ellyn doesn’t lack affordable housing, and voiced a desire for “a place to congregate.”

David Firchau, 108 S. Ellyn, Glen Ellyn, said he would like to see open space, perhaps hosting tennis courts or a skating rink. He lamented the demolition of Wagner School, and advocated for “anything but a [residential] development,” saying he believes a medical group would be attracted by the space. He, too, maintained that a gathering place is needed, and observed that older residents struggle financially.

Patrick Van Tiem, 86 S. Parkside, Glen Ellyn, said that while nothing is wrong with a public use, the taxes on the Village's south side are high and the municipality needs commercial tax revenue. He said the subject site is not the space for non-revenue-generating affordable/supportive housing, which he suggested is being pushed for the south side. He voiced preference for Option 4, with tie-in to the park.

Clara Hughes, 310 Hawthorn Blvd., Glen Ellyn, on behalf of DuPage United pitched "Full Circle Communities," which she described as a not-for-profit developer of below-market -rate, accessible, supportive housing. Lobbying for such housing on the site, she suggested the outfit would be a good partner to the Village, pointing to what she called its "excellent track record" in obtaining Federal funds.

Norris Eber, 701 Kingsbrook, Glen Ellyn, introduced himself as a member of the Ad Hoc Committee, the Kingsbrook Homeowners Association and the Roosevelt Road TIF Review Board. A semi-retired commercial developer, he emphasized the need for animal hospital parking, called for no additional curb cuts on Taft, and contended that Glen Ellyn residents would get no preference in access to supportive housing described. He pronounced the subject site commercial by history, by zoning and by Master Plan.

Kevin McCrane, 701 Amber Ridge, Glen Ellyn, said it is clear what Glen Ellyn is proud of, and maintained that the south portion of town has been slighted. He said he hoped the Village would listen to the majority in the area, who, he said, support commercial-only development for the site. He cited taxes and overcrowded schools as community concerns, and said that with the Links and the College taking up taxable area, residents are "feeling the pain." He argued that, while the Village should not overlook housing needs of mentally challenged citizens, the occupants of the subject site shouldn't be subsidized.

Renie Atchison, 66 Forest Ave., said the established veterinary clinic should be allowed additional parking. Offering a realtor perspective, she related that residential rental demand is high, and said she personally advocates for more group homes – such as the type that the aforementioned Full Circle organization develops and staffs – in the community's neighborhoods.

Commissioner Discussion

Option 1: Remarking that parking is frequently a "bugaboo," Acting Commissioner Cooper noted this option doesn't require a parking variance. Chairperson Loftus asked who owns the service drive behind Wingstop and Dunkin' Donuts. Ms. Rodman said it's a public right-of-way that could be evaluated, but said the Village likes properties to have two points of ingress and egress. (Mr. Loftus cited as precedent locations on the eastern part of the site that have only one way in or out.) Labeling the egress into Starbuck's a "disaster" and saying he'd be reluctant to create another situation that creates a similar hazard, Mr. Cooper said he sees any small drive-thrus in this area to be "problematic." Ms. Rodman said that because a drive-thru requires Special Use approval, there is opportunity to evaluate configuration. Commissioner Kreuzer asked if there's anything that would prohibit another access point for the proposed drive-thru onto Exmoor, to which Ms. Rodman replied that such would be subject to Village approval. Mr. Kreuzer suggested that the building footprint could perhaps be changed to avoid a drive-thru exit on to Exmoor.

While conceding a need for animal hospital parking, Acting Chairperson Cooper expressed reluctance to give up a “substantial portion” of the parcel for that purpose, and asked about lease vs. own standards. Explaining that ownership carries the liability and tax obligations, Ms. Rodman noted that a shared parking arrangement might be an option. Observing that Panfish Park has street parking, Commissioner Brown asked if there are plans for a parking lot for anticipated higher park use. Ms. Rodman replied that lot parking is available, but that using a portion of the Taft site could be explored. Calling the scenarios presented “uninspiring,” Commissioner Wyant advocated for a “hip” mixed-use scheme. Chairperson Loftus asked if street parking might be made available on the north side of Taft, to which Ms. Rodman said this could be evaluated once an actual proposal is brought forward. Mr. Cooper asked if there was any concern among Commission members about lack of direct access from Taft. Chairperson Loftus said he would have no problem having access to Taft west of Exmore, so to leave room for fire trucks. Mr. Cooper said he is comfortable not creating new access to Taft. Mr. Kreuzer voiced a similar view. Mr. Cooper observed that building placement is closer to the street than Code requires, to which Mr. Wyant urged reserving judgment in the interest of flexibility. Commissioner Brown, who favored sidewalks, as well as curb cuts to accommodate fire trucks, said the setbacks shown are fine, while Chairperson Loftus said he’d prefer them reduced, and that keeping ingress and egress farther from Taft would benefit fire department maneuverability. Mr. Kreuzer urged making sure traffic from Exmoor to Taft can see clearly.

Option 2: Acting Chairperson Cooper asked the Village’s history in converting commercial uses to residential. Some examples (e.g., The Legacy) were listed, with Ms. Rodman noting that the Apex and the McChesney properties are still considered commercial from a zoning perspective. Mr. Cooper asked if Commission members would be comfortable permitting the property to be used for residential. (Ms. Rodman said the property would have to be rezoned for this use.) Commissioner Wyant said the group has to be open-minded. In upholding of the Commission’s responsibility to make sure it is thinking of all residents and keeping taxes as affordable as possible, Commissioner Brown said she would not be keen on changing the zoning east of Exmoor. Commissioner Kreuzer said the decision should be what is best for the entire Village. Commissioner Dawson said he is open to the idea, while Commissioner Saeed said he could endorse housing, provided dwellings were shifted away from Taft. Chairperson Loftus said he’d rather see the east side of Exmoor commercial, as he has “big concerns” about housing here, seeing dangerous traffic patterns on Taft. He said he could accept low-density housing west of Exmoor. Mr. Cooper said he is open to considering multi-family housing, though has concerns about safety.

Option 3: Acting Chairperson Cooper expressed reluctance toward increasing retail traffic along a delineated portion of Taft. Ms. Rodman said it’s unlikely here, due to lack of visibility from Roosevelt and inadequate traffic along Taft. Chairman Loftus said he doesn’t want to see any market-rate apartments, as the Village already has enough and Village doesn’t have a good track record on rentals. Commissioner Kreuzer asked if row house condos have market viability. Ms. Kretchmer responded that there would be a market for these and, while they might not fetch the prices other locations command, they would offer a plus in their proximity to the park and to shopping.

Option 4: Chairman Loftus said, despite concerns about ingress and egress, he likes this concept (and beer garden), though wondered if parking would be adequate for this potential “go-to” spot. He spoke positively of the easterly retail block, and said he’d be open to low-density affordable housing west of Exmoor if commercial/retail isn’t feasible. Skeptical of dictating commercial use (to which Chairman Loftus floated the idea of marketing the parcel as one package), Acting Chairperson Cooper said he could be open to a beer garden, though sees alcohol-focused establishments in heavily trafficked areas as a concern. Commissioner Dawson expressed concern about commercial space in this context, noting that retail spaces are changing. Mr. Kreuzer, who indicated he’s upbeat about beer gardens, said he’s not averse to retail, but pointed to area vacancies. Ms. Rodman said circumstances – some intentional – surround these. Ms. Brown observed that people want the site “activated” and want to be outside.

Option 5: Acting Chairperson Cooper noted this option is the only one with curb-cut access to Taft. Discussion of various scenarios relative to animal hospital parking ensued.

Acting Chairperson Cooper invited general thoughts about the process /property. Commissioner Saeed voiced favor for mixed-use. Commissioner Brown advocated consideration of the animal hospital, and open communication concerning Taft-Roosevelt redevelopment and Panfish Park renovation projects, the former of which she sees as fitting for a “District”-type gathering space. She suggested the Duane and Lorraine catalyst site as a potential location for a group home for people with disabilities. Chairperson Loftus said he “definitely” wants retail/commercial/food service on the east side of Exmoor, but is skeptical of housing in this area, citing busy traffic. He expressed hope that the Village would help the animal hospital, and declared, “The south side needs a gathering spot,” seeing the park as ripe for such. Also promoting subject site-park synergy, Commissioner Wyant said there’s “a long way to go with these plans,” reiterating that none are compelling or “transformative.” Declaring that the market will make the decision on development, Commissioner Kreuzer held that, since office use is a non-starter, retail and housing are the only viable uses, adding that the animal hospital deserves opportunity. Commissioner Dawson averred for a mixed-use with residential and gathering space, with a percentage of the former set aside for disabled people, and expressed confidence in the Village’s ability to alter Roosevelt and foster affordable housing. Concluding that the Commission is hesitant to say much “until the market speaks,” Mr. Cooper urged not waiting for the perfect plan, but moving ahead with dispatch.

Staff Report

Senior Planner Fard announced that the Oct. 13th Plan Commission Meeting is cancelled.

Adjournment

Acting Chairperson Cooper adjourned the meeting at 10:36 p.m., following passage by voice vote of a motion by Commissioner Brown and seconded by Commissioner Wyant.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 11/10/2022 7:00 PM
Department: Community Development
Department Head: Marty Scott
Category: Public Hearing
Prepared By: Taylor Gendel, Atrin Fard

**AGENDA ITEM (ID
2022-2833)**

DOC ID: 2022-2833

Public Hearing – 400 N Main: Special Use Permit to allow European Wax Center to operate a beauty shop in the C5A Central Retail Core Subdistrict.

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

N/A

Contribution to Strategic Plan (if applicable)

Action Requested:

See attached Staff Report.

Attachments:

1. PC Staff Report European Wax Center
2. 1. Zoning Map
3. 2. Land Title Survey with Proposed Location
4. 3. Excerpt from the 2001 Comprehensive Plan
5. 4. Page 20 of the 2022 Draft Comprehensive Plan
6. 5. Excerpt from the Downtown Strategic Plan
7. 6. Petitioner's Application Packet Submitted September 21, 2022
8. 7. Petitioner's Narrative Statement
9. 8. Floor Plans
10. 9. Draft Findings of Fact European Wax Center
11. 10. Draft Motion to Approve EWC

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Atrian Fard – Senior Planner
Taylor Gendel – Associate Planner

DATE: November 1, 2022

FOR: November 10, 2022 Plan Commission Meeting

SUBJECT: Public Hearing – 400 N Main Street – Special Use Permit request for a beauty shop to be located in the C5A Zoning District

PETITIONER: The petitioner is Illinois Wax Ventures IV, LLC DBA European Wax Center.

REQUEST: The petitioner is requesting a Special Use Permit to allow a beauty shop to be located on the property known as 400 Main Street in the C5A Zoning District.

**LOCATION/
ZONING:**

The subject property is located on the west side of Main Street, north of Hillside Avenue and south of Duane Street in the C5A Central Retail Core. The surrounding land uses are as follows:

	<u>Land Use</u>	<u>Zoning</u>
North: District	Commercial/Mixed Use	C5A Central Business
South:	Single-Family Residential	R2 Residential District
West: District	Commercial/Mixed Use	C5A Central Business
East: District	Commercial/Mixed Use	C5B Central Business

COMP PLANS: The 2001 Comprehensive Plan recommends the site have a pedestrian oriented use. This location is listed as an opportunity site in the Downtown improvement guidelines section of the Comprehensive Plan. It states that in general “retail and pedestrian-oriented service uses should be located along the Main Street and Duane Street frontages.” These and additional recommendations relating to the site can be found on pages 48 and 52 of the 2001 Comprehensive Plan (attached).

The 2022 Draft Comprehensive Plan mentions mixed-use developments in the Downtown and notes that “ground floor uses that add to activity at the street level such as retail, restaurants, and entertainment, should continue to be prioritized.” It also notes that “an emphasis should be placed on

maintaining existing character while facilitating more intensive development that increases the number of people living, working, shopping, and dining in the Downtown” (pg 20, attached).

**DOWNTOWN
STRATEGIC
PLAN:**

The Downtown Strategic Plan indicates that downtown establishments are becoming more service-oriented, and a strategy listed includes increasing Downtown service spaces. It says that “infusing additional...service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well” (pgs. 7.2 of 12 and 8.6 of 8, attached).

BACKGROUND:

The petitioners are requesting a Special Use Permit to allow a beauty shop at the Apex 400 mixed-use building in the C5A District. Michael and Karen Previti own Illinois Wax Ventures V, LLC, and own and operate six European Wax Center locations in the area, including Naperville, Elmhurst, Bloomingdale, Bolingbrook, and South Elgin, with two more in development in Oswego and Aurora. Currently, 38 European Wax Centers are operating in the Chicago metro area, with ten more in the development phase.

European Wax Center was founded in 2004 and is headquartered in Plano, TX and currently has over 850 locations in the U.S. and over 200 in development, owned and operated by separate franchisees, with over \$800 million in total network sales. The petitioners estimate that European Wax Center to be approximately 13 times larger by system-wide sales than the closest waxing-focused competitor.

The retail storefront that the petitioners seek to operate within the Apex 400 building has been vacant since the building’s opening, and if granted a Special Use, European Wax Center would be the first to occupy the space. The only retail space in the building occupied at this time is ZzaBaby Pizza, a restaurant on the corner of Main Street and Hillside Avenue.

**PROJECT
SUMMARY:**

According to the petitioners’ application, European Wax Center is a personal care franchise brand that offers waxing services administered by licensed and trained estheticians. They also provide an automated appointment scheduling system, which allows for remote check-in, and a pre-paid package program for frequent guests.

The business will be open seven days a week with proposed hours listed as 9:00 am-9:00 pm Monday through Friday, 9:00 am-4:00 pm Saturdays, and 10:00 am-4:00 pm Sundays. The petitioners indicate that they have the flexibility to change these hours an hour earlier or later on both opening and

closing times.

The petitioners plan to have up to 15 employees total, with no more than eight mostly part-time employees working per shift. This includes licensed estheticians/wax specialists, guest service associates, and a center manager. The store will also offer retail products typically representing up to 20 percent of their business model.

According to the petitioner, European Wax Center's guests generally reside within a 2-mile radius of their locations, and approximately 70 percent of their guests return on a regular basis every 3-5 weeks.

According to the Zoning Code, for the purpose of minimizing disruptive curb cuts and driveways, and to encourage the consolidation of parking spaces in appropriate locations, accessory off-street parking is not required within the C5A core retail area. The Apex 400 building has an attached garage with 136 public parking spaces. Further parking spaces are available along Main Street in front of the retail space. The Civic Center parking garage is also within walking distance.

The petitioners both grew up in Glen Ellyn and have spent the past 27 years in the western suburbs and desire to own a successful business in downtown Glen Ellyn. They hope to positively impact the local economy with new jobs, create additional visibility to the area, and ultimately make downtown a more vibrant destination to spend time.

According to the Zoning Code, the C5 Central Business District is comprised of two distinct subdistricts, including the C5A Central Retail Core and the C5B Central Service Subdistrict. A principal purpose of the C5 District is to maintain and protect the primary retail core of the "downtown", generally bounded by Pennsylvania, Forest, Hillside and Glenwood (C5A subdistrict). The Zoning Code states that this compact area should be intensely developed and oriented to pedestrian shopping.

While the remaining retail spaces in the Apex 400 building have yet to be rented (except for ZzaBaby Pizza), the block of Main Street between Hillside Avenue and Duane Street is home to several restaurants, a nail salon, a stationary store, a barber shop, a wine shop, and an optometrist.

In addition to the nail salon at 413 Main Street, a lower-level beauty salon operates out of 430 Main Street, and a med spa that was recently granted a Special Use Permit will operate at 507 Duane Street, around the corner.

In Apex 400's Redevelopment Agreement, the following uses are listed as prohibited on the subject property: drycleaners, interior decorating establishments, printing establishments, shoe repair establishments, tobacco shops/vape stores, day care facilities, and adult day care facilities. It notes that any use that requires approval of a special use permit shall be responsible

for obtaining approval of such special use in accordance with the Zoning Code.

Currently, the Village Code does not permit service uses in the C5A Central Retail Core Subdistrict by right, and therefore the petitioner is requesting approval of the Special Use Permit to open and operate a wax center (beauty shop) at this location.

**PLAN
COMMISSION
ACTION:**

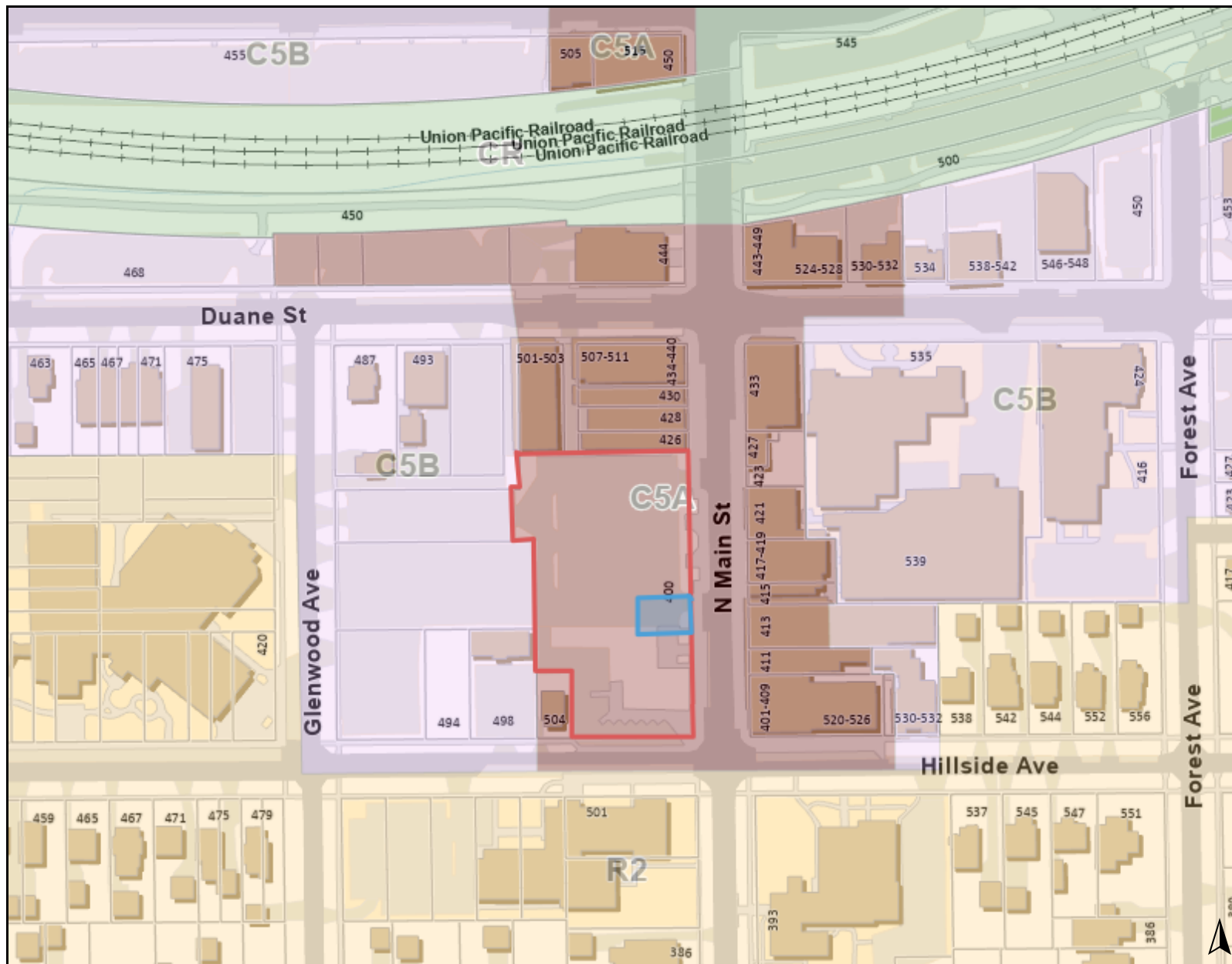
The Plan Commission is requested to conduct a public hearing on the request for a Special Use Permit for European Wax Center to locate and operate a beauty salon in the C5A Central Retail Core and make a recommendation to approve, approve with conditions, or deny the request. Staff has attached Section 10-10-14 of the Zoning Code for the Commission's use in determining if the criteria for granting a Special Use Permit are met. Staff has prepared draft findings of fact for a recommendation of approval of the Special Use (attached). Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of the request and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commission's review and use.

ATTACHMENTS:

1. Zoning Map
2. Land Title Survey with Proposed Location of Storefront
3. Excerpt from the 2001 Comprehensive Plan
4. Page 30 of the 2022 Draft Comprehensive Plan
5. Excerpt from the Downtown Strategic Plan
6. Petitioner's Application Packet Submitted September 21, 2022
7. Petitioner's Narrative Statement
8. Floor Plans
9. Draft Findings of Fact
10. Draft Motion to Approve

CC: Michael and Karen Previti, Petitioners, Illinois Wax Ventures V, LLC

GIS Consortium | 400 N Main : Zoning Map



Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 300 600
ft

Print Date: 10/21/2022

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.

TITLE NOTES

CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. C000000000 WITH AN EFFECTIVE DATE OF JUNE 8, 2018 AND PRINTED DATE OF JUNE 25, 2018 HAS BEEN REVIEWED IN CONNECTION WITH THE PREPARATION OF THIS SURVEY. THIS SURVEY MAY NOT REFLECT MATTERS OF TITLE THAT MAY BESETTLE OR BURDEN THE PROPERTY UNLESS THEY ARE EVIDENT FROM THE FIELD SURVEY OF THE TITLE AND COME WITHIN THE ADEQUATE TITLE COMMITMENT.

1. NO PARKING WITHIN CASSETTAGE.
2. CASSETTAGE CAN BE CONSTRUCTED OVER THE CASSETTAGE AS LONG AS IT IS NOT LESS THAN 8 FEET TALL.
3. CASSETTAGE MUST BE CONSTRUCTED WITHIN 10 FEET OF THE CURB.
4. THE CASSETTAGE MAY BE RELOCATED.

INDEX TO SCHEDULE B

DESCRIPTION	DESCRIPTIVE NUMBER	DESCRIPTION	NOTATION	UNRECORDED PROPERTY AFFECTED
1	N/A	RIGHTS OR CLAIMS NOT SHOWN BY PUBLIC RECORDS	NOT ADDRESSED BY SURVEY	UNKNOWN
2	N/A	IMPROVEMENTS SHOWN HEREON	IMPROVEMENTS SHOWN HEREON	YES
3	N/A	IMPROVEMENTS NOT SHOWN BY PUBLIC RECORDS	NOT ADDRESSED BY SURVEY	UNKNOWN
4	N/A	IMPROVEMENTS NOT SHOWN BY PUBLIC RECORDS	NOT ADDRESSED BY SURVEY	UNKNOWN
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SURVEYOR'S NOTES

1. DISTANCES ARE MARKED IN FEET AND DECIMAL PLACES THEREOF. NO DIMENSIONS SHALL BE ASSUMED BY SCALE MEASUREMENT HEREON. DISTANCES AND/OR BEARINGS SHOWN IN PARCELS (AS SHOWN) ARE RECORD OR DEED VALUES, NOT FIELD MEASUREMENTS.
2. COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY MONUMENTS BEFORE BUILDING; AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
3. THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED ON THE LEGAL DESCRIPTION CONTAINED IN THE TITLE COMMITMENT AND SHOWN HEREON. THIS INFORMATION HAS BEEN FURNISHED BY THE CLIENT AND COMPARED TO RECORD DEEDS TO CHECK FOR GAPS AND/OR OVERLAPS. HOWEVER, THIS SURVEY MAY NOT REFLECT HISTORICAL MATTERS OF TITLE AND OWNERSHIP THAT HAVE NOT BEEN DISCLOSED BY THE TITLE COMMITMENT.
4. UNLESS OTHERWISE NOTED, ONLY THE IMPROVEMENTS WHICH WERE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY AND THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE ARE SHOWN ON THE FACE OF THIS PLAT. LAWN SPRINKLER SYSTEMS IF ANY, ARE NOT SHOWN ON THIS SURVEY.
5. MANHOLES, INLETS AND OTHER UTILITY PITS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH, AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE.
6. SURFACE INDICATIONS OF UTILITIES ON THE SURVEYED PARCEL HAVE BEEN SHOWN. UNDERGROUND AND OFFSITE OBSERVATIONS HAVE NOT BEEN MADE TO DETERMINE THE EXTENT OF UTILITIES SERVING OR LAYING ON THE PROPERTY. PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
7. THIS SURVEY MAY NOT REFLECT ALL UTILITIES, OR IMPROVEMENTS, IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING, OR ARE COVERED BY SUCH ITEMS AS BUSHES OR TREES, OR WHEN THE SITE HAS BEEN COVERED WITH SNOW. AT THE TIME OF SURVEY, THE SITE WAS NOT COVERED BY SNOW. OVERHEAD WIRES AND POLES (IF ANY) HAVE BEEN SHOWN, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
8. OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE OR UTILITY LINE CONTROLLING UNDERGROUND EXPLORATORY EFFORT TOGETHER WITH "X" MARKERS. IT IS RECOMMENDED TO DETERMINE THE FULL EXTENT OF UNDERGROUND SERVICE AND UTILITY LINES CONTACT JULIE AT 1-800-892-0123.
9. THE SURVEYED PROPERTY MAY HAVE A DRAINAGE SYSTEM, WHICH HAS NOT BEEN SURVEYED OR SHOWN HEREON IN ORDER TO DETERMINE IF A DRAINAGE SYSTEM EXISTS EXACTLY ON THE SUBJECT PROPERTY, AND TO WHAT EXTENT. A DETAILED DRAINAGE STUDY MUST BE COMPLETED BY THE APPROPRIATE PROFESSIONAL.
10. RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHT AND BULK RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION PLAT OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN.

ALTA/NSPS LAND TITLE SURVEY

LEGAL DESCRIPTION

PARCEL 1: LOT 1 OF BLOCK 13 OF THE ASSASSINMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT HEREOF RECORDED JANUARY 1, 1905, AS DOCUMENT 88005, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 2 OF SAID SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSASSINMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAID'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46550, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: LOT 3 OF SAID SUBDIVISION OF LOT 1 OF BLOCK 13 OF THE ASSASSINMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAID'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 46550, IN DU PAGE COUNTY, ILLINOIS.

P.I.N.

PARCEL 1: 05-11-327-008
PARCEL 2: 05-11-327-009
PARCEL 3: 05-11-327-010

PROPERTY AREA

48,824 SQUARE FEET (1.121 ACRES)

PROPERTY ADDRESS

424 NORTH MAIN STREET, GLEN ELLYN



LOCATION MAP

NOT TO SCALE

SHEET INDEX

SHEET 1 OF 3	LEGAL, SCHEDULE B, NOTES AND SURVEYOR'S CERTIFICATE
SHEET 2 OF 3	BOUNDARY AND EASEMENT INFORMATION
SHEET 3 OF 3	IMPROVEMENTS AND TIES

BASIS OF BEARINGS

COORDINATES AND BEARINGS WERE BASED UPON THE NAD83 STATE PLANE COORDINATE SYSTEM, ZONE 16N (NAD 83), ADJUSTED TO GROUND VALUES AS ESTABLISHED BY A REAL-TIME KINEMATIC (RTK) SURVEY. NAVIGATION SATELLITE SYSTEM (GNSS) USING THE TRIMBLE VESSEL NAVIGATION.

SURVEY PREPARED FOR

OSP DEVELOPMENT
55 EAST WILSON STREET, SUITE 3250
CHICAGO, ILLINOIS 60605

FLOOD HAZARD NOTE:

THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) COMMUNITY PANEL NUMBER 1700000000 WITH AN EFFECTIVE DATE OF DECEMBER 15, 2004 INDICATES THAT THE ABOVE DESCRIBED PROPERTY LIES WITHIN AREAS DESIGNATED AS ZONE A (UNDESIGNED). ZONE A (UNDESIGNED) IS DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 1% ANNUAL FLOOD FLOODPLAIN FOR THE FLOOD INSURANCE RATE MAPS. THIS MAP DOES NOT NECESSARILY SHOW ALL AREAS SUBJECT TO FLOODING IN THE COMMUNITY OF GLEN ELLYN, ILLINOIS. OUTSIDE SPECIAL FLOOD HAZARD AREAS THIS DOES NOT GUARANTEE THAT THE SURVEYED PROPERTY WILL BE WITHIN FLOOD-PRONE AREAS OF FLOOD ZONES HAVE BEEN SHOWN HEREON BASED ON THE CURRENT FLOOD INSURANCE RATE MAPS.

SURVEYOR CERTIFICATE:

STATE OF ILLINOIS }
COUNTY OF LAKE } 55
CERTIFIED TO CHICAGO TITLE INSURANCE COMPANY
AND OSP DEVELOPMENT, LLC
AND VILLAGE OF GLEN ELLYN, AN ILLINOIS MUNICIPAL CORPORATION
THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2018 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 7(a), 8, 9 AND 14 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON MAY 27, 2018.

DATED MAY 29TH DAY OF JUNE, A.D. 2018

Eric M. Vesely
ERIC M. VESLEY
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 3850
EMAIL ADDRESS: EVESLEY@MANHARD.COM
LICENSE EXPIRES NOVEMBER 30, 2018
DESIGN FIRM PROFESSIONAL LICENSE NO. 16495330
LICENSE EXPIRES APRIL 30, 2019



424 N. MAIN ST

GLEN ELLYN, ILLINOIS

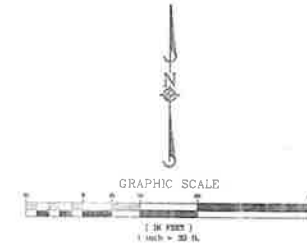
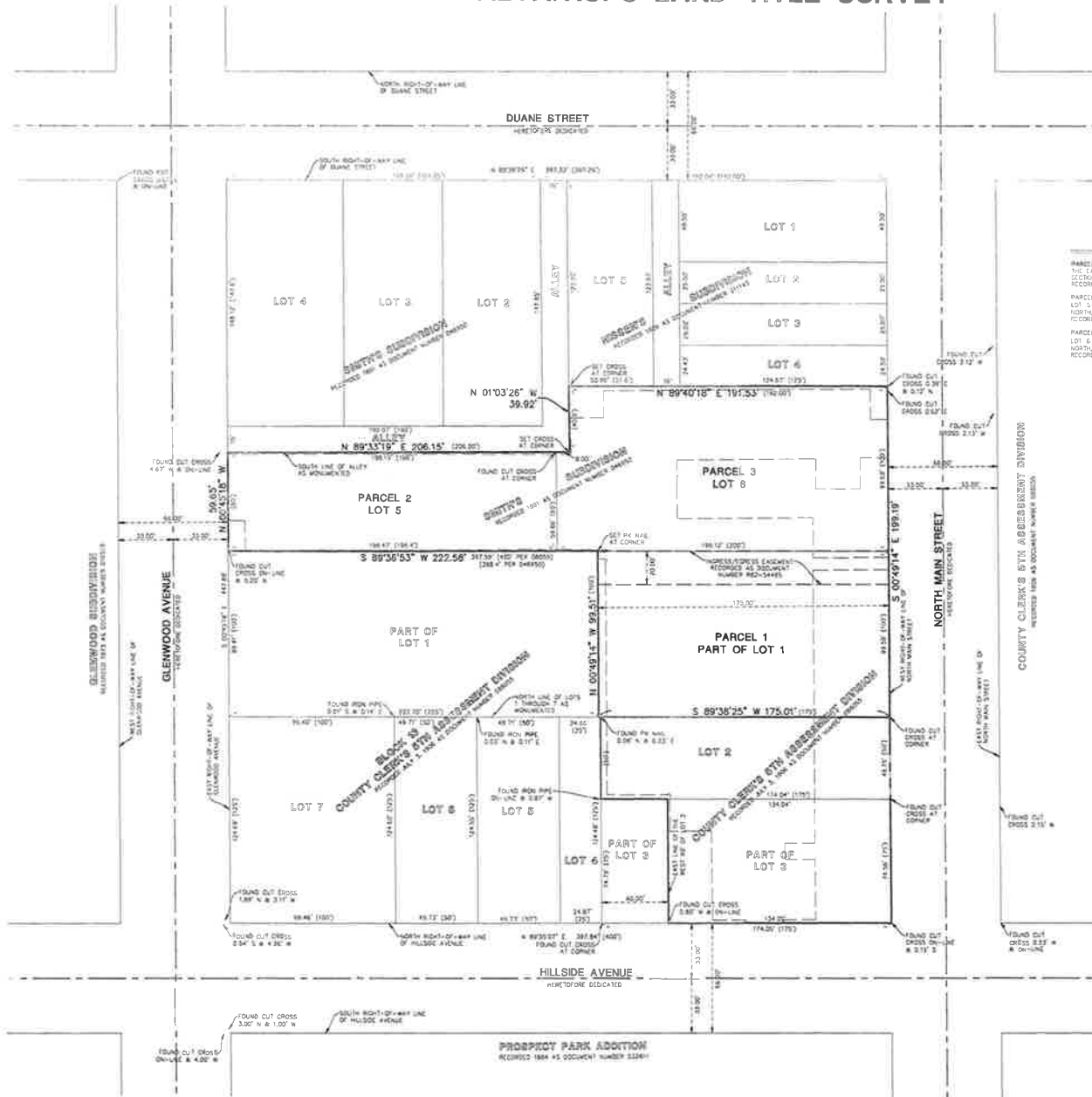
ALTA/NSPS LAND TITLE SURVEY

SHEET

1 OF 3

WWW.CDTI.IL

ALTA/NSPS LAND TITLE SURVEY



LEGAL DESCRIPTION

PARCEL 1
THE EAST 175 FEET OF LOT 1 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION IN THE SOUTH WEST 1/4 OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1898 AS DOCUMENT 40950, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2
LOT 5 OF SAID'S SUBDIVISION OF LOT 1 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAID'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 40950, IN DU PAGE COUNTY, ILLINOIS.

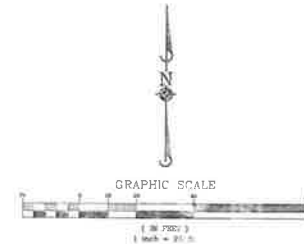
PARCEL 3
LOT 6 OF SAID'S SUBDIVISION OF LOT 1 OF BLOCK 12 OF THE ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 33 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID SAID'S SUBDIVISION RECORDED NOVEMBER 6, 1891 AS DOCUMENT 40950, IN DU PAGE COUNTY, ILLINOIS.

Manhard CONSULTING
Civil Engineers & Surveyors
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www.manhardconsulting.com
Professional Engineer License # 000000000
Professional Surveyor License # 000000000

424 N. MAIN ST
GLEN ELLYN, ILLINOIS
ALTA/NSPS LAND TITLE SURVEY

SHEET
2 OF 3
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ALTA/NSPS LAND TITLE SURVEY



PARKING SUMMARY

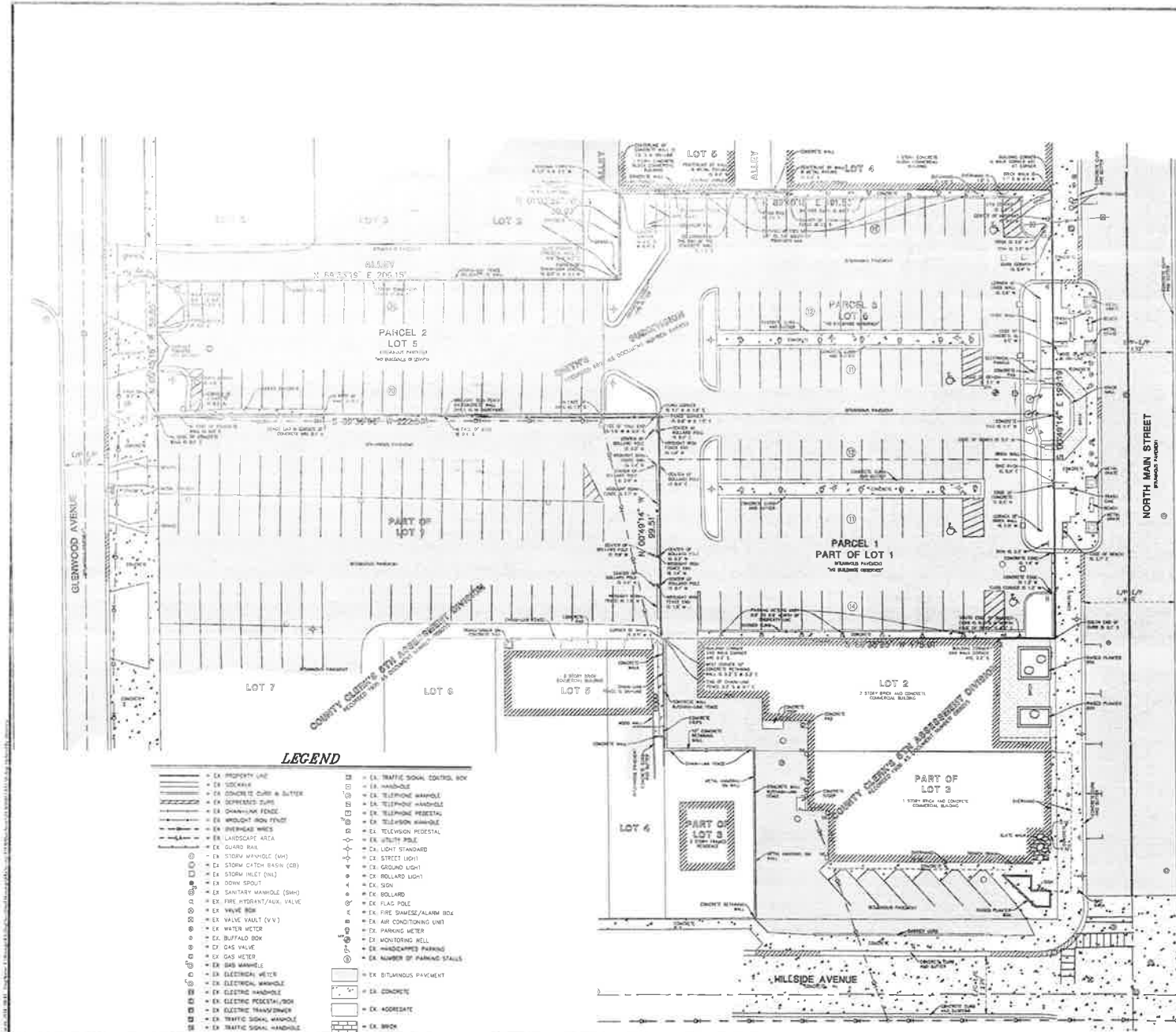
REGULAR SPACES = 117
HANDICAPPED SPACES = 04
TOTAL SPACES = 121

LEGEND

E/P = EDGE OF PAVEMENT
E/C = EDGE OF CONCRETE

LEGEND

- | | |
|----------------------------|-------------------------------|
| EX PROPERTY LINE | EX TRAFFIC SIGNAL CONTROL BOX |
| EX SIDEWALK | EX HANDHOLE |
| EX CONCRETE CURB & GUTTER | EX TELEPHONE HANDHOLE |
| EX DEPRESSIONED CURB | EX TELEPHONE RECEPTACLE |
| EX CHAINLINK FENCE | EX TELEPHONE HANDHOLE |
| EX WOODPOST RAIL FENCE | EX TELEVISION POCKET |
| EX OVERHEAD WIRES | EX UTILITY POLE |
| EX LANDSCAPE AREA | EX LIGHT STANDARD |
| EX GUARD RAIL | EX STREET LIGHT |
| EX STORM MANHOLE (NM) | EX GROUND LIGHT |
| EX STORM CATCH BASIN (CB) | EX ROLLER LIGHT |
| EX STORM INLET (NI) | EX SIGN |
| EX DOWN SPOUT | EX ROLLER |
| EX SANITARY MANHOLE (SM) | EX FLAG POLE |
| EX FIRE HYDRANT/VALVE | EX FIRE DAMPER/ALARM BOX |
| EX VALVE BOX | EX AIR CONDITIONING UNIT |
| EX VALVE VAULT (VV) | EX PARKING METER |
| EX WATER METER | EX MONITORING WELL |
| EX BUFFALO BOX | EX HANDICAPPED PARKING |
| EX GAS VALVE | EX NUMBER OF PARKING SPACES |
| EX GAS METER | EX BITUMINOUS PAVEMENT |
| EX GAS MANHOLE | EX CONCRETE |
| EX ELECTRICAL METER | EX ASPHALT |
| EX ELECTRICAL MANHOLE | EX BRICK |
| EX ELECTRICAL HANDHOLE | |
| EX ELECTRICAL POCKET/BOX | |
| EX ELECTRICAL TRANSFORMER | |
| EX TRAFFIC SIGNAL HANDHOLE | |



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ALTA/NSPS LAND TITLE SURVEY

DATE: 08/20/24
SHEET: 3 OF 3
WWW.MCLOI

John Kosich

From: Taylor Gendel <tgendel@glenellyn.org>
Sent: Tuesday, October 11, 2022 4:53 PM
To: michael previti; John Kosich
Subject: RE: Question on Plat/Legal Description

Hi John,

What I'd like to know here is which portion of this survey will be occupied by European Wax Center:

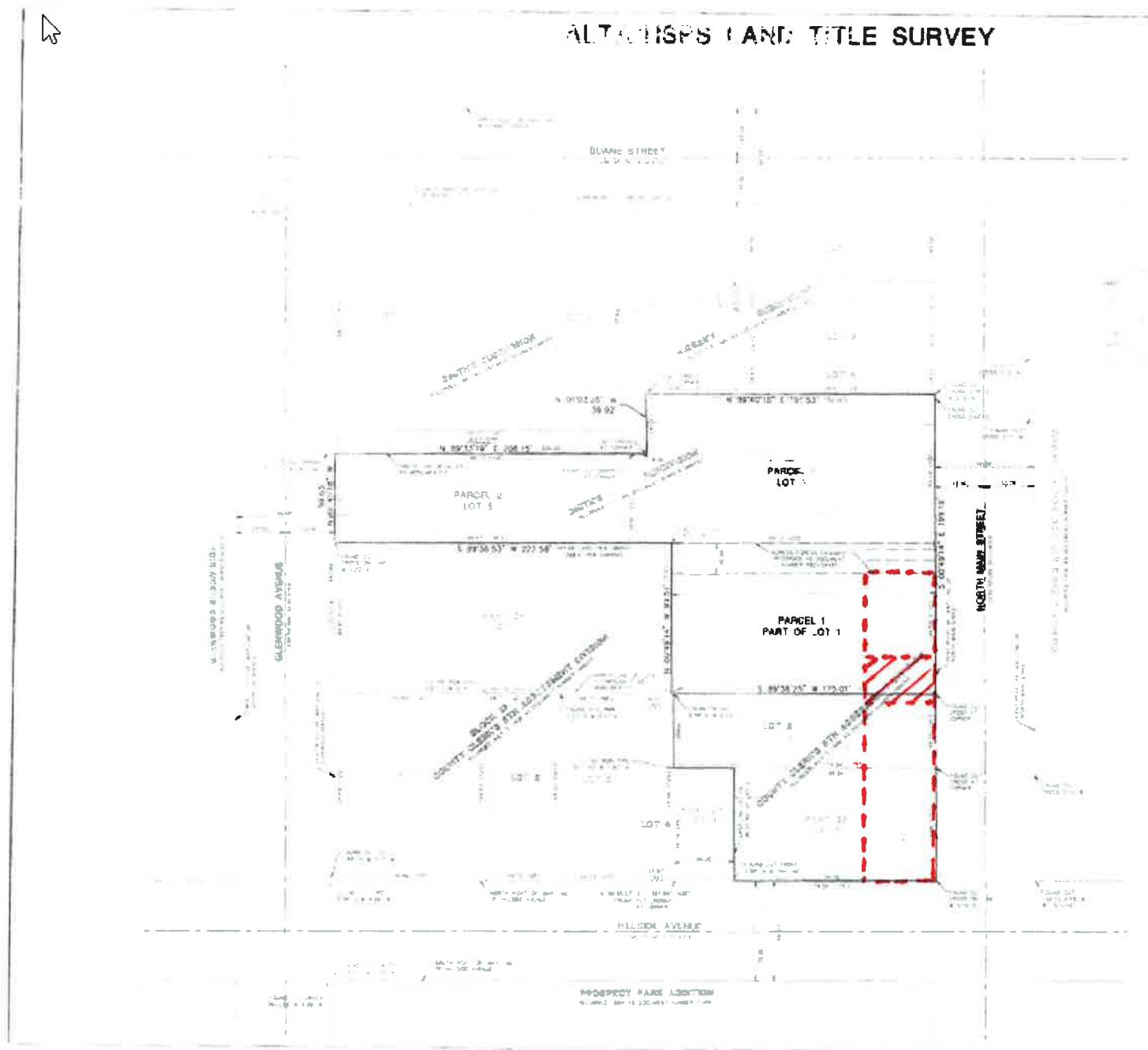
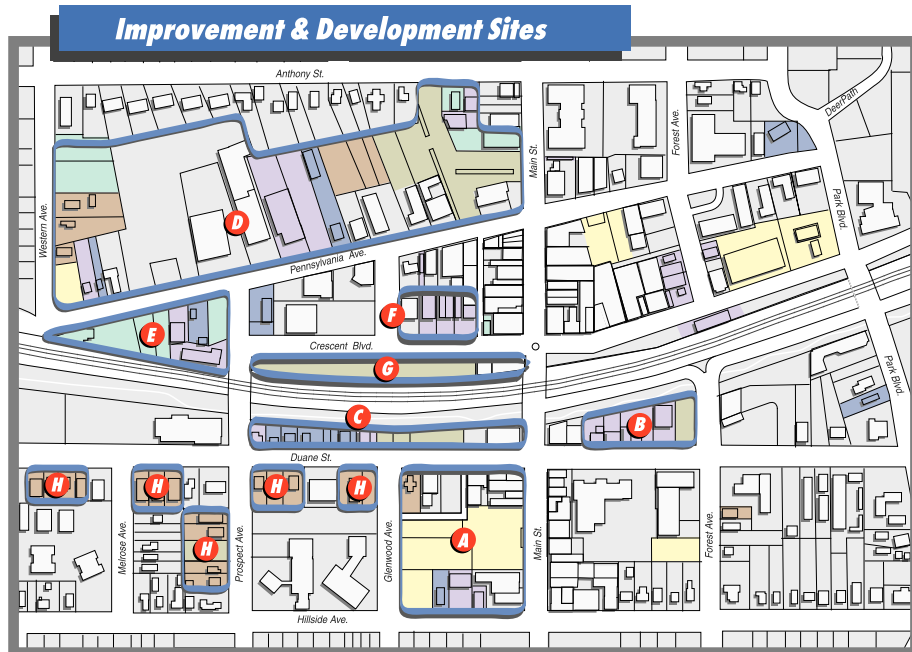
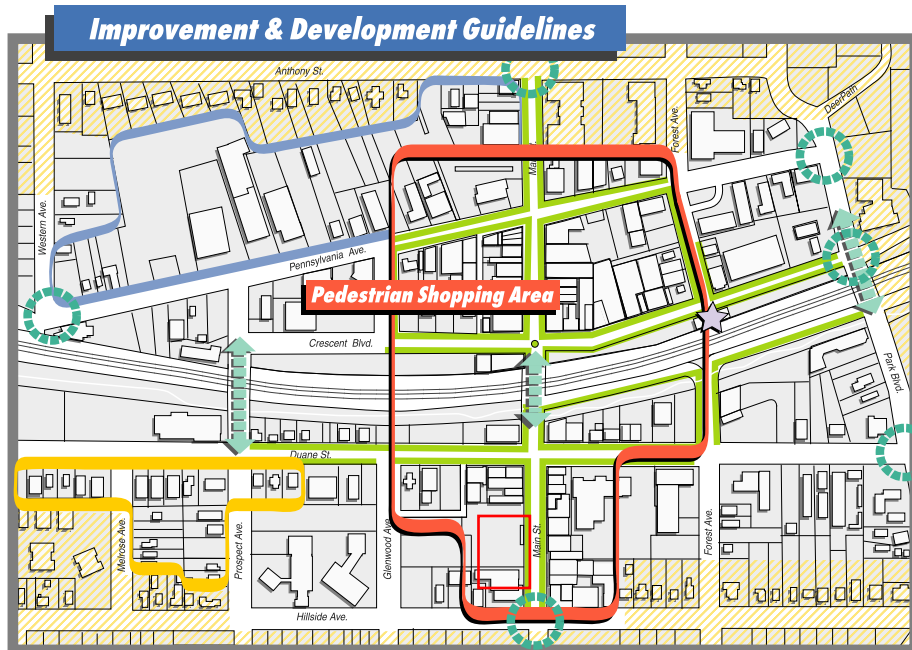


Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.

Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.

Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.

Provide "gateway" design features that denote entry into the Downtown and delineate its boundaries.

Work with Metra to replace the existing commuter station with a new Downtown facility.

Improve pedestrian connections between the north and south sides of Downtown.

Promote replacement of older structures with high-quality townhomes and similar multi-family developments.

Maintain, preserve and protect surrounding neighborhoods.

(See text for additional improvement and development guidelines)

Improvement & Development Sites:

Projects either underway or being discussed (see accompanying text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be reused and upgraded or replaced with new development.

Residential properties that may be subject to redevelopment.

Surface parking lots along the frontage of primary shopping streets should be considered for new development.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development (see text).

Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

OPPORTUNITY SITES:

Figure 13 highlights several clusters of properties within Downtown that may represent opportunities for new retail, service, office, and residential or mixed-use development during the 10-year “horizon” of the new *Comprehensive Plan*. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.

- **Site A** includes the block bounded by Main Street, Hillside Avenue, Glenwood Avenue and Duane Street. It currently contains public and private parking, Giesche Shoes, and several other small commercial and residential properties. This site is already being considered for new development, although no formal proposals have been submitted to the Village.

Site A would be an ideal location for a new mixed-use retail, residential and/or parking project to anchor the south end of Downtown. As much of the block as possible should be combined to accommodate planned new development, including church parking, municipal parking, and the retail and commercial properties along Main, Duane and Hillside.

While the entire block should be combined for planning purposes, some of the existing structures might be retained and upgraded, particularly the buildings with historic interest at the corner of Main and Duane. In addition, several existing uses in this block could become tenants in the new facility.

In general, retail and pedestrian-oriented service uses should be located along the Main Street and Duane Street frontages. Residential uses might be located along the Hillside frontage, of a scale and character compatible with the existing neighborhood to the south. A small plaza or open space might be considered along Glenwood, across from the entrance to St. Petronille Church.

This project could also include structured parking located in the interior of the block and on the upper levels. Parking should be adequate to serve adjacent churches and new tenants, as well as provide parking support to the surrounding commercial area.

Even though this project could include multiple uses, it should be designed to be in scale and character with existing buildings along Main Street in this portion of Downtown.

Site A is considered to be a key block in Downtown. Redevelopment at this location could become a true “signature” project for Glen Ellyn in the future. It is recommended that the Village approach this project with vision and creativity and not be satisfied with limited or piece-meal redevelopment.

- **Site B** includes the north side of Duane Street, across from the Civic Center. It currently contains several small commercial uses and a municipal parking lot at Forest Avenue.

Site B would be an ideal location for a new retail and pedestrian-oriented service development, perhaps with residential

units or offices on the second floor. As much of this block as possible could be combined to accommodate new development, except for the corner buildings at Main Street, which have historic interest. Several of the existing uses could become tenants in the new facility.

In general, retail and pedestrian-oriented service uses should be located along the Duane Street frontage, with parking to the rear and at the east end of the block. A small plaza or open space might be provided across from the Civic Center, perhaps framed by stores, shops and cafes. A pedestrian linkage should be provided between Duane Street and the Prairie Path, perhaps via an arcade through the new development.

New construction in this location should be designed and scaled to maintain the visual prominence of the Civic Center.

- **Site C** includes the north side of Duane Street, between Main Street and Prospect Avenue. It currently contains Citibank, underutilized parking, and a number of small residential structures, a couple of which have been converted to commercial use.

The limited depth of lots along Duane Street will be a major constraint to redevelopment. Therefore, as many properties as possible might be combined to help create a more useable site for new development.

Site C would be a suitable location for small offices, service establishments, townhouses, and/or surface parking. The small existing residential structures might conceivably be converted

Downtown Glen Ellyn

Vision for Downtown

Downtown is the heart of Glen Ellyn and is established as the Village’s central business district. The area is home to dozens of businesses from retailers and service providers, to restaurants and professional offices, as well as several multi-family properties. An emphasis should be placed on maintaining existing character while facilitating more intensive development that increases the number of people living and working in the Downtown.

While the area has numerous one-story commercial buildings, three- to six-story mixed use redevelopment that includes ground floor commercial uses complemented by residential or office on the upper floors should be encouraged. Ground floor uses that add to activity at the street level such as retail, restaurants, and entertainment, should continue to be prioritized. The Village and its partners should also continue to implement streetscaping and other public realm improvements that enhance the Downtown’s overall curb appeal while ensuring that new development contributes positively to the pedestrian experience. In addition, the existing Tax Increment Financing (TIF) District should be leveraged to its fullest extent until its current expiration in 2035.

Downtown is the heart of Glen Ellyn and an emphasis should be placed on maintaining existing character while facilitating more intensive development that increases the number of people living, working, shopping, and dining in the Downtown.



Hallmarks of a Great Downtown

Whether they serve a community of 10,000 or 100,000, great downtowns share several common characteristics that can be used as a barometer for success.

- **Pedestrian-oriented environment (safe, attractive, easy).** Successful downtowns provide a comfortable atmosphere where strolling between businesses, wandering between local attractions, or walking to work is a safe, enjoyable, and convenient experience. The Downtown and surrounding area fall within a “pedestrian shed,” a quarter-mile radius in which people can walk five minutes to numerous shops and activities for daily living rather than drive a car. A pedestrian-oriented environment helps a downtown function as a complete unit. Simply put, the less you have to park or drive once you arrive in a downtown, the more likely you are to stay there and spend time and money at multiple destinations.
- **Mix of uses in close proximity.** A mix of retail and office spaces, restaurants, service providers, and residential development contribute to activity in a downtown throughout the day and evening. Vibrant downtowns benefit from a steady flow of commuters coming and going during rush hour, employees keeping an area active during the workday and lunch hours, and visitors and residents keeping things active during the evenings and weekends. Compact development that includes easy-to-walk blocks and a collection of uses within a small area further concentrates the sense of activity within the downtown and creates an atmosphere that is attractive to visitors and new investors alike.
- **Available, easy to access parking that doesn’t dominate the visual landscape.** The best downtowns have parking that you know is there as a driver, but don’t notice as a pedestrian. They reserve their main streets for buildings and people, and place off-street parking to the rear or interior of the block or off of side streets. Clear signage directs visitors to parking and landscaping is used to soften parking edges and breakup paved areas. Parking areas that can be shared by multiple users (residents, employees, visitors) are key to providing a “park once” downtown that supports streetlife.
- **Increased residential densities.** Downtown residents play a key role in reaching a critical mass of potential patrons for local retailers and restaurants. Higher density residential development complements retail and office uses, providing a 24-hour customer base to support downtown amenities.
- **Multi-story buildings.** The mix of uses and increased density that successful downtowns require is not possible without multi-story buildings. Multiple floors are needed to provide for vertical integration of uses and allow for more development in a more compact, more vibrant environment. The streetwall of taller buildings that forms along popular main streets also interacts with the pedestrian environment, providing a sense of enclosure, comfort, and visual interest.

- **Convenient access to transit (if transit is available).** While not a universal requirement, many great downtowns are built upon a solid transit network. In suburban downtowns, regional transit provides potential to generate commuter traffic that bolsters downtown business. The key to capturing this potential lies in providing local access points to commuter parking facilities and a compact street grid in the surrounding area, functioning like capillaries between the regional traffic and local businesses.

While Glen Ellyn has an attractive downtown that checks many of these best planning boxes, there is still room for growth and improvement. Downtown Glen Ellyn has not witnessed new development and reinvestment on par with surrounding peer communities and efforts should be made to improve the downtown environment as it relates to successful downtown planning attributes.

side of Wheaton. Some existing restaurateurs and specialty merchants attract customers beyond Glen Ellyn including Wheaton, Lombard, Oak Brook, and Downtown Chicago.

The primary market area for Downtown retail uses is estimated to extend two to three miles from the Downtown, generally bound by North Avenue to the north, Butterfield Road to the south, Naperville Road/Main Street – Wheaton to the west, and I-355 to the east.

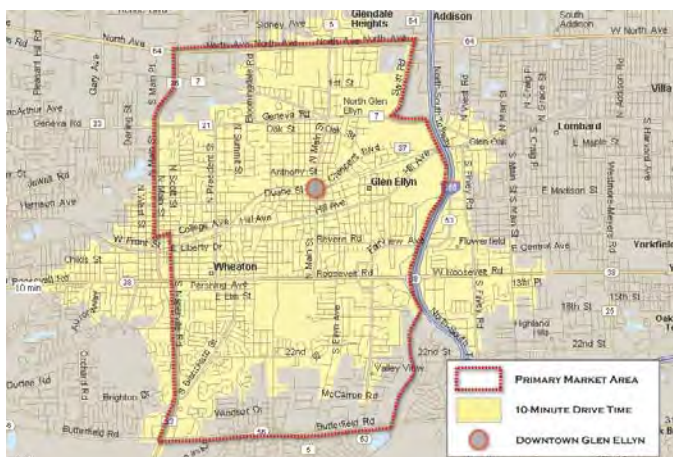


Figure 21: Primary Market Area

Source: Gruen Gruen + Associates

Youths, seniors, and stay-at-home-moms are primary consumers in the Downtown. Requests made for goods and services during the planning process included shops with basic necessities at affordable prices (including children's clothing), men's stores, and after school activities and events for children (especially when they have half-days off).

Trends and Issues

In 2008, the largest global, national, and local economic downturn occurred since the Great Depression (which commenced in 1929). Although one could argue that the decline of Downtown Glen Ellyn began back in the mid-1960s, a noticeable change began in 2005. The Downtown retail vacancy rate increased from 2-3% in 2002-05 to 15% by the end of 2008, and the Downtown's share of Village-wide sales dropped from 21% in 2004 to 19% in 2005.

Downtown Glen Ellyn's successes and struggles are consistent with the current national trends:

- Downtown establishments are becoming more service-oriented.
- Transit ridership is on the rise.¹ Metra ridership increased five percent (5%) in the first half of 2008, compared with the same period in 2007. Eight of Metra's "Top 10" ridership months have occurred since July 2007. Metra's weekend ticket sales were up 20% in the first half of 2008.

In addition to reflecting on national trends, there are some notable characteristics for the primary market area of Downtown Glen Ellyn:

- The estimated retail supply in the Downtown's primary market area is double the estimated retail demand.
- The Downtown does not provide significant advantages for major office space users.
- There are not enough potential consumers living in the Downtown.

¹ "Record ridership strains CTA, Metra, Pace – and it's likely to get worse. Lack of capital improvement catches up to transit agencies." Chicago Tribune, September 2, 2008.

Maintain and Build New Downtown Mixed-Use Buildings

Increase the overall density and activity in the Downtown. Retail and restaurant uses should be reserved for first floor space throughout the core of the Downtown, and be contained in mixed-use buildings with residential uses above. The additional residential density will increase the consumer population of the Downtown to fuel the economic engine to support the existing and future retail. Mixed-use redevelopment is a key means for accomplishing this objective. Ensure that any new developments in the core shopping district accommodate residential dwelling units (preferred) or office above first floor retail; that any new developments in the periphery of the core shopping district accommodate residential dwelling units above first floor office; that existing buildings are remodeled and/or renovated; that new infill development and renovations are historically-sensitive; that new commercial space is designed to meet the needs of modern retailers; and that there is a no net loss of retail space in the Downtown.

Increase Downtown Office and Service Space

Infusing additional professional and medical offices and service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well. The location of these businesses must be strategically positioned so as not to interrupt critical retail street corridors. An appropriate location is above or below first floor retail in a mixed-use setting or a site that is on the periphery of the Downtown core.

Increase the Number of Downtown Residential Units

Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don't need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home. In addition, allow the construction of accessory dwelling units¹ on single family properties in and near the Downtown study area. These units can be located above detached garages, or as an addition to – or a remodel of – the single family home.

Civic and Institutional

Preserve and enhance the visibility of the elegant Downtown civic and institutional buildings. New civic and institutional uses should also be considered and be accompanied with the strictest standards of architectural excellence.

Circulation and Access

Maintain and Improve Infrastructure

Corridors

Install streetscape improvements that will make the Downtown a vibrant experience, and build upon the existing features to make the Downtown a destination. Improve the safety of dangerous intersections. Create plaza streets² in the Downtown core. Choose a bike rack design that coordinates with the street furniture design for the Downtown, and install them along Main Street and at the Glen Ellyn Train Station

¹ Accessory Dwelling Unit (ADU). A small efficiency apartment that typically includes a kitchenette, a bathroom, a combination living/dining/sleeping space, and is approximately 650 square feet in size. It is usually located above a two-car detached garage; however, it could be a part of the single family home – such as in an attic or a basement – as long as the proper building codes are adhered to.

² “Plaza Streets” are public streets that have special, decorative pavement, and have the potential to be closed for pedestrian-only use on special occasions.

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: September 21, 2022 Application No: _____

Name of Applicant: Illinois Wax Ventures IV, LLC DBA European Wax Center

Address of Applicant: 2 Crenshaw Ct. Bolingbrook IL 60490

Business Phone: 630 306-6529 Fax: _____

Home Phone: _____ Mobile Phone: 630 215-8694

Email: Karen.previti@waxcenter.com

Property Interest of Applicant: 400 N. Main St. Glen Ellyn IL 60137

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Apex 400, LLC

Address of Owner: 1111 E. Touhy Ave, Suite 230 Des Plaines IL 60018

Business Phone: 847 699-2160 Fax: 847 699-2493

Home Phone: _____ Mobile Phone: 312 953-2493

Email: ldebb@gspdevelopment.com

Address: 400 N. Main St. Glen Ellyn, IL 60137

Legal Description of Property: See attached (included within Lease)

05-11-327-026

05-11-327-016

05-11-327-023

Permanent Index No. (PIN): 05-11-327-005 Zoning: _____

Lot Dimensions: _____ Lot Area: 67,483 SF

Present Use: Vacant Retail Space

Requested Use/Construction: Approximately 1,400 SF for the use of a European Wax Center
Business - see attached letter.

Estimated Date to Begin New Use/Construction: January, 2023

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

Torch Architect - Attn: Rob Costello

27 W. Jefferson Suite 200 Naperville, IL 60540

630 420-1900

Architect representing Illinois Wax Ventures IV (European Wax Center)

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

See attached

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:
European Wax Center will in no way be contrary, harmful or detrimental to any of the objectives as specified in the Zoning Code and we support the code as written.
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:
See attached business write-up.
3. Will not be hazardous or disturbing to existing or future neighborhood uses:
In no way does the business create a hazardous or disturbance to existing or future business or the neighborhood.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:
We are in agreement on all points.
-
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5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:
We are in agreement on all points.
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6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:
We are in agreement on all points.
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7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:
We are in agreement on all points.
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8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
We are in agreement on all points.
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9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
We are in agreement on all points.
-
-
-

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

<u>9/21/2022</u> Date	<u>Karen Previti</u> Print Name	<u></u> Signature of Applicant
<u>9/21/2022</u> Date	<u>Michael Previti</u> Print Name	<u></u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

September 21, 2022

NARRATIVE STATEMENT

Planning & Zoning Commission & Village Board of Trustees
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

As the owners of Illinois Wax Ventures V, LLC, please accept our application for a “Special Use Permit” to open a **European Wax Center** at 400 North Main Street, in the heart of the Downtown Glen Ellyn corridor. The European Wax Center Brand will bring the unique small business look and feel that has made Downtown Glen Ellyn the established location that it has been for over 100 years.

My husband and I grew up in Glen Ellyn where both of us attended kindergarten through high school in districts 89 and 87 respectively. We both attended Eastern Illinois University and have made our home in Bolingbrook, Illinois for the past 27 years while marrying 29 years ago. Having lived our entire lives in the western suburbs of Chicago, we consider it a privilege and a blessing to have the opportunity to own a successful business in downtown Glen Ellyn. European Wax Center provides best-in-class service and an outstanding product line, all while positively impacting the local economy with new jobs, creating additional visibility to the area, and ultimately making downtown an even more vibrant place to spend time.

European Wax Center (EWC) (www.waxcenter.com) is a leading personal care franchise brand whose mission is to ensure that every guest who walks through our doors leaves feeling unapologetically confident. A 15-minute reservation at one of our centers can transform someone’s mood, someone’s day—even their perception of themselves. Founded in 2004, and headquartered in Plano, TX, EWC currently operates over 850 open locations throughout the US Market with 200+ in development today all owned and operated by separate Franchisees.

The EWC brand is trusted, efficacious and accessible. Our culture is obsessed with our guest experience, and we deliver a superior experience relative to smaller chains and independent salons. We offer guests high-quality, hygienic waxing services administered by our licensed, EWC-trained estheticians, at our accessible and welcoming locations. Our technology-enabled guest interface simplifies and streamlines the guest experience with automated appointment scheduling and remote check-in capabilities, ensuring guest visits are convenient, hassle-free, and consistent across our network of centers. Our well-known, pre-paid Wax Pass program makes payment easy and convenient, fostering loyalty and return visits. Guests view us as a non-discretionary part of their personal-care and beauty regimens.

The total addressable market for “out-of-home-waxing services” is approximately \$18 billion and includes approximately 69 million U.S. adults who are currently waxing or are interested in waxing. Although EWC currently represents only 4% of the addressable market, it is estimated EWC is approximately seven times larger than the closest waxing-focused competitor by individual location count and approximately 13 times larger by system-wide sales. The market remains highly fragmented, with more than 10,000 independent waxing-focused operators that lack scale and almost 100,000 beauty salons that only provide waxing as a small part of their broader service offering. For many beauty salons and other similar operators, waxing is not their core competency, with services frequently provided in “backrooms” and without significant investment in the overall experience. This

fragmentation results in a marketplace characterized by inconsistent quality, lack of technological accessibility and scheduling, and one-time transactional services that fail to instill customer trust and engagement.

As experienced business owners, we specifically own and operate six locations throughout Naperville, Elmhurst, Bloomingdale, Bolingbrook, and South Elgin, with two in development in Oswego and Aurora, and 15 in development in the greater Milwaukee metropolitan area. The Chicago metro area currently has 38 locations operating throughout the downtown Chicago and Suburban markets with over 10 in development. The proven model has grown from ONE center in Hallandale Florida in 2004 to a network of locations generating over \$800 Million in total network sales

DETAILED DESCRIPTIONS AND SUPPORTING INFORMATION

1. BUSINESS OPERATIONS

- a. Hours listed below could change to hour earlier or later on both opening and closing times
 - i. Monday through Friday 9:00am to 9:00pm
 - ii. Saturday 9:00am to 4:00pm
 - iii. Sunday 10:00am to 4:00pm
- b. Employees: Not more than eight employees per shift – mostly part time 6 to 7 hours per shift. Includes licensed Estheticians (Wax Specialists) and Guest Service Associates (GSA's) and a Center Manager
- c. Center will function with up to 15 employees working over 2 shifts and single weekend shifts.
- d. Center Layout – See attached Architectural plan of the layout.
- e. Offer Waxing related Services and our exclusive line of products designed for waxed skin create a perfect wax experience. ***Retail Products represents up to 20% of our gross sales.***
- f. Our guests generally reside within a 2-mile radius of our location and ultimately become loyal repeat guests. Approximately 70% of our guests return on a regular basis – usually every 3-5 weeks.

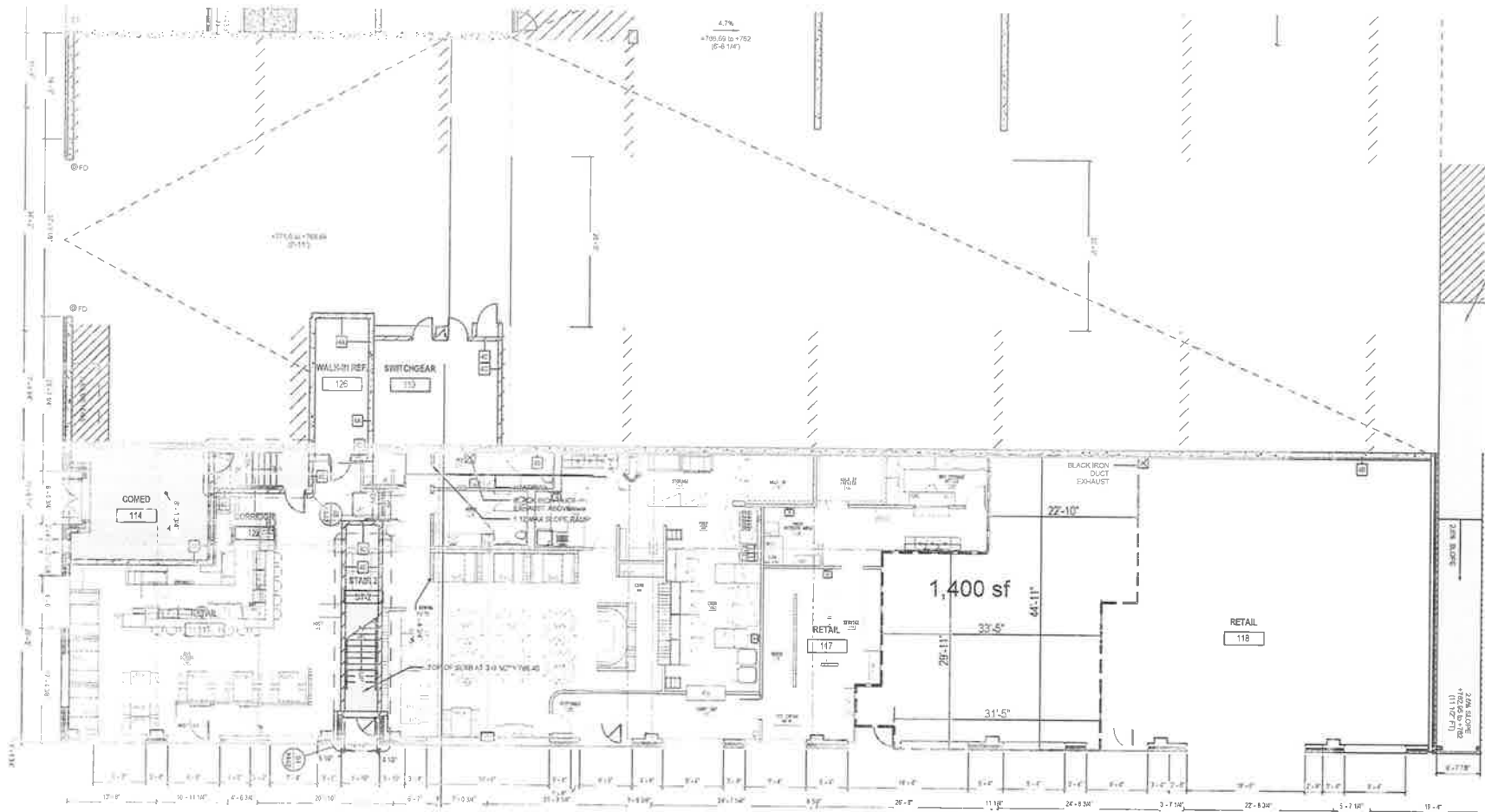
2. FACILITY REQUIREMENTS

- a. Construction of rooms will be installed in accordance with the building and construction codes of the village, state of Illinois accessibility code and federal ADA regulations.
- b. All Waxing tables and cabinetry have surfaces which may be readily disinfected.
- c. Adequate dressing facilities are provided for the patrons to be serviced at any given time. Dressing/undressing occurs in the Wax Suite. Only one patron is allowed in the suite at a time, so men and women would not be together.
- d. The premises will have adequate equipment for disinfecting and sterilizing non-disposable instruments and materials used in the administering services. Such non-disposable instruments and materials will be disinfected after use on each patron in accordance with State of Illinois guidelines.
- e. Closed cabinets will be provided and used for the storage of clean materials used in connection with administering services. All soiled materials will be kept in properly covered containers or cabinets which containers or cabinets will be kept separate from clean storage areas.

- f. Restroom/toilet facilities shall be provided in convenient locations. Restroom/toilet facilities shall be designated as unisex and accommodated therein and shall be located along an accessible route
- g. Lavatories or washbasins are provided with both hot and cold running water and will be installed in the restroom/toilet room. Lavatories or washbasins shall be provided with soap and dispenser and with a hand blower and/or sanitary disposable towels.
- h. The premises will be equipped with a Hinkley Springs Water Dispenser, providing accessibility to those who use wheelchairs and to those having difficulty bending. The drinking fountain will be located along an accessible route.
- i. The premises will be equipped with a service/mop sink for custodial services.
- j. The premises will be equipped with a stationary, professional waxing table with appropriate headrest.

We sincerely thank you for the opportunity!

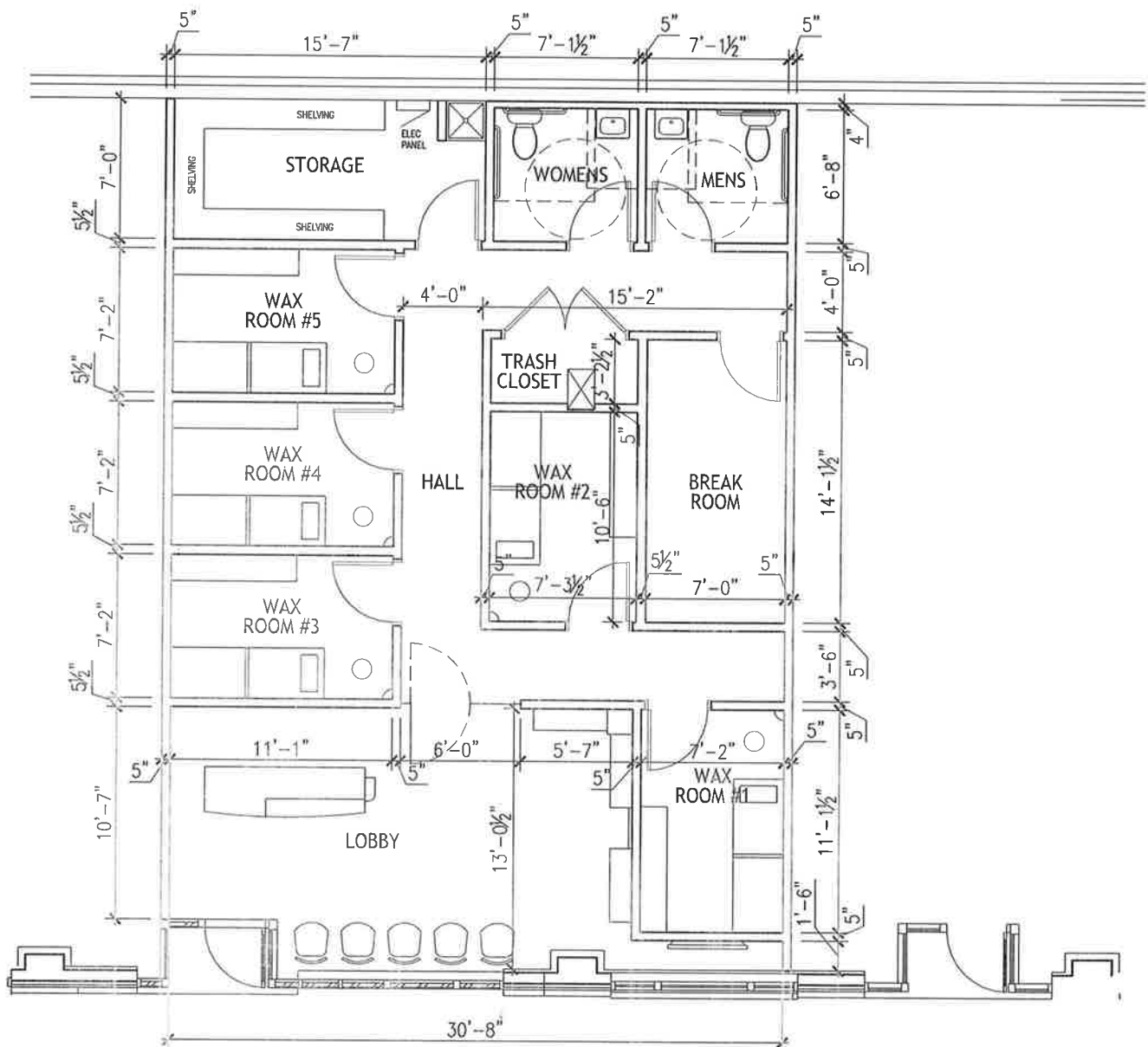
Michael & Karen Previti



FitzGerald

Apex 400 Retail Demising Sketch

Debb Kosich Management, LLC
The Missner Group
June 6, 2018



FLOOR PLAN

1/8" = 1'-0"

0' 1' 2' 4' 8' 12'

EUROPEAN WAX CENTER
SPACE PLANNING
400 N MAIN ST
GLEN ELLYN, IL 60137
DECEMBER 20, 2021

PROJECT NUMBER | 921147

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A BEAUTY SHOP TO
OPERATE AT 400 N. MAIN STREET**

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because no changes have been proposed to the current exterior to the building or property. The Comprehensive Plan and the Downtown Strategic Plan suggest that Downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, such as this proposed service use with 20 percent of retail component. Existing nearby uses include several restaurants, a nail salon, a stationary store, a barber shop, a wine shop and an optometrist.
2. The proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because beyond exterior signage, there will not be any adjustments made to the exterior.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the beauty shop activities occur indoors and there will not be any disturbances from the business or patrons.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the project will not increase demand on public facilities and will operate under the current public facilities and services.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the site will not require additional requirements at public cost to operate and the use will be a destination increasing downtown foot traffic.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the use is low-impact and will not significantly create traffic, noise, or similar issues. Customers will be encouraged to park in the nearby parking garages which will limit traffic in front of the building.

7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the site layout is not changing because of the special use permit and its current design is functional.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the property is not at flood risk and there are no changes proposed to the building or the site.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are no major changes proposed to the building or the site that would cause any damage to the character, environment, or community resources.

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO
ALLOW A BEAUTY SHOP AT 400 N. MAIN STREET**

After conducting a public hearing and deliberating on the request of the petitioner, Illinois Wax Ventures IV, LLC dba European Wax Center, for approval of a Special Use to allow a beauty shop to locate and operate at 400 N. Main Street in the C5A Central Retail Core Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on November 10, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the business be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

Motion by: _____ Seconded by: _____