



Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, April 15, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Room

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda in the meeting room or online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

- A. Call to Order**
- B. Pledge of Allegiance**
- C. Roll Call**
- D. Audience Participation**

- 1) Open:

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

- E. Hen Ellyn Proposal (Planning Manager Harper)**
 - 1) Proposed Text Amendments Regarding Keeping of Chickens
- F. 473 N. Main - The Learning Studio (Economic Development Coordinator Hannah)**
 - 1) Review of Approved Special Use Permit
- G. Glen Ellyn Metra Station and Multimodal Access Improvements Project (Professional Engineer Daubert)**
 - 1) Crescent Boulevard On-Street Parking Configuration
- H. Reminders**
 - 1) Village Board Meeting Monday, April 22, 2024 at 7 pm
- I. Adjourn**



**Glen Ellyn Village
Board**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/15/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Emily Rodman

**AGENDA ITEM (ID
2024-211)**

DOC ID: 2024-211

Proposed Text Amendments Regarding Keeping of Chickens

Statement of the Issue:

Hen Ellyn, a group of local residents advocating for the keeping of hens in Glen Ellyn, is requesting the Village Board direct Village staff to proceed with preparing text amendments to the Zoning Code to allow for the keeping of hens within the Village's municipal limits.

Analysis:

Hen Ellyn, a group of local residents advocating for the keeping of hens in Glen Ellyn, approached a Village Trustee in December 2022 requesting the Village consider amending its regulations to allow for the keeping of hens within the Village. Hen Ellyn attended the January 31, 2023 Environmental Commission meeting and provided a presentation on the benefits of the keeping of hens. Hen Ellyn then attended the February 13, 2023 Village Board Meeting and made a similar presentation to the Village Board.

Following the Village Board Meeting, staff was of the impression the Village Board desired staff to continue working with Hen Ellyn to bring forth amendments to the Zoning Code. On March 9, 2023, the Plan Commission considered proposed amendments to various sections of the Zoning Code to allow the keeping of hens. (To view Plan Commission Packet, click [here](#).) The Plan Commission expressed a variety of concerns at that meeting and requested staff conduct additional research. A revised draft of the amendments was considered by the Plan Commission on May 25, 2023. (To view the Plan Commission Packet, click [here](#).) The Commission continued to express concerns and again requested changes to the proposed amendments. Consideration of the amendments was tabled to the June 22, 2023 Plan Commission Meeting. Due to staffing constraints, the amendments were not brought forward to the Plan Commission on June 22, 2023 as originally anticipated, and were subsequently put on hold indefinitely.

Since June 2023, Hen Ellyn has regularly reached out to staff regarding the timeline for moving the proposed text amendments forward. At the March 6, 2024 Village Board Workshop, the Village Board directed staff to halt any further research regarding the keeping of hens in the Village pending the outcome of the April 15, 2024 Village Board Workshop.

For ease of review, staff has included the timeline of how the discussions and proposed text amendments have proceeded to date.

Timeline Summary

- January 31, 2023 - Hen Ellyn presents to the Environmental Commission
- February 13, 2023 - Hen Ellyn presents to the Village Board
- March 9, 2023 - Plan Commission considers 1st draft of text amendments (requests additional information)
- May 25, 2023 - Plan Commission considers 2nd draft of text amendments (requests additional information)
- June 22, 2023 - Plan Commission was scheduled to consider amendments (item tabled due to staffing constraints)
- August 29, 2023 - Hen Ellyn contacts Village Trustee and staff requesting we proceed with processing the proposed text amendments (staff places the request on hold due to staffing constraints)
- January 3, 2024 - Hen Ellyn contacts staff requesting we proceed with processing the proposed text amendments (due to pending new hires, staff places the request on hold until new staff is onboarded and proposes readdressing in March 2024)
- February 20, 2024 - Hen Ellyn contacts staff requesting to schedule a meeting to discuss how to proceed with processing the amendments (staff responds we will set up a meeting within two weeks)
- February 22, 2024 - Hen Ellyn attends Plan Commission Meeting and speaks during public comment
- March 6, 2024 - Village Board directs staff not to proceed with text amendments, pending the outcome of the April 15, 2024 Village Board Workshop

Budget Impact:

None

Contribution to Strategic Plan

N/A.

Action Requested:

Village staff is seeking direction from the Village Board. The Village Board may direct staff in one of the following manners:

- a. Do not proceed with researching and drafting zoning text amendments at this time regarding the keeping of hens within the Village.
- b. Proceed immediately with researching and drafting zoning text amendments with regard to the keeping of hens for reconsideration by the Plan Commission.
- c. Explore the keeping of hens as part of the comprehensive Zoning Code update anticipated to begin in Q4 of this year.

Attachments:

1. March 9, 2023 Plan Commission Minutes
2. May 25, 2023 Plan Commission Minutes
3. Hen Ellyn 2024 Workshop Submission

MINUTES
REGULAR PLAN COMMISSION MEETING
March 9, 2023

Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:05 p.m. and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol including for public comment and announced that comments would be recorded. Mr. Loftus introduced Trustee Liaison Steve Thompson, Community Development Director Marty Scott, Senior Planner Atrian Fard, Recording Secretary Barbara Dutton-Thomas and new student member Emma Smith. Roll was called. Chairperson Loftus, Plan Commissioners Arango, Brown, Dawson, Kreuzer, Saeed, Thakkar and Wyant; Commissioner Cooper was absent.

Approval of Minutes

Commissioner Dawson moved to approve the draft minutes of the December 8, 2022, Plan Commission meeting; seconded by Commissioner Saeed, the motion passed by voice vote.

Public Comment Non-Agenda Items

Village President Mark Senak, on behalf of the Village Board and the residents of the community, thanked the Plan Commission members for their input and their effort to serve the community.

Public Hearing – 1102 Hill Avenue

Commissioner Arango moved to open the Public Hearing to consider approval of a special use permit to allow an addition of DISH Wireless 5G antennas and support equipment to an existing cellular tower. Seconded by Commissioner Brown, the motion passed by voice vote.

Staff Introduction

Sworn in, Atrian Fard, Sr. Planner, 535 Duane, reported receiving an email from the attorney of the Petitioner requesting that the hearing be continued to the next regular meeting date. Commissioner Kreuzer, seconded by Commissioner Wyant, moved to continue the Public Hearing until April 27, 2023. The motion passed by voice vote, with all voting, "Yes," except Commissioner Dawson, who voted, "No."

Public Hearing – Proposed Text Amendments

Commissioner Saeed moved to open the Public Hearing to consider text amendments to the Zoning Code. Seconded by Commissioner Brown, the motion passed by voice vote. Chair Loftus noted that each proposed amendment could be discussed separately to provide direction to staff and possible recommendations to the Village Board

KEEPING HENS

Staff Introduction

Sworn in, Marty Scott, Director of Community Development, 535 Duane, Glen Ellyn, gave an overview of the process for updating zoning text, and introduced the topic of keeping of hens in the Village. He explained that a local community group named Hen Ellyn that has been part of the process, and that peer community research had been performed, as well. Mr. Scott said the proposed focuses on type and number of birds and said that a coop would be treated like other structure put in a yard – like a shed or a deck – and has to be compatible with the home, and that a fenced yard would be required. He related his experience in regulating hen-keeping, mentioning that complaints are rare, and cited benefits of the practice, including environmental and educational.

Commissioner Questions

Chairperson Loftus remarked that he didn't see any proposed concerning licensing, as well as observed that a range of setbacks mentioned in regulations and wondered if zoning districts need to be defined for hen-keeping purposes. Development Director Scott stated that most communities haven't delineated zones, as coops are looked at as similar to accessory structures, such as playhouses. Wondering if a distinction needs to be made between hen shelter and associated outdoor area, and perceiving a conflict relative to building permitting, Mr. Loftus suggested additional language to clarify the requirements. Mr. Scott noted that a large space isn't needed for eight hens, but saw no problem in defining a size specifically for the coop. In response to a query from Commissioner Arango, Mr. Scott said a permit would be required to verify all aspects of a proposed set-up. Ms. Arango asked about aesthetics, to which Mr. Scott said that people spend [considerable] money on coops and speculated that the worst-case scenario would be a cedar or natural application.

Commissioner Wyant asked why some communities don't allow keeping hens. Director Scott responded that concerns in one town arose about yards not being big enough as well as a fear of cleanliness issues. Mr. Wyant suggested talking to some communities that rejected the idea and cited a University of Minnesota study that yielded concerns over disease, noise, odor, pests and waste management. Mr. Scott related that noise, if any, is minimal, and that in his observation, cleanliness was not a factor. Commissioner Wyant expressed concern over coops, given the trend toward outdoor living and the incidence of coyotes. Commissioner Saeed asked if hens had any environmental impacts, to which Mr. Scott replied that he is not aware of any, adding that chicken droppings are used as fertilizer. Relating that she has seen neighbors with hens, Ms. Brown asked how this is currently regulated. Mr. Scott replied that responses to such situations are complaint-driven. Commissioner Kreuzer asked how waste is addressed in other communities. Mr. Scott said that it is typically bagged, separately, for garbage pick-up. Mr. Kreuzer asked if the Village's waste hauler would allow this waste; Mr. Scott said this is a good question. Mr. Kreuzer asked about the proposal for keeping ducks and about fence type required, to which Mr. Scott deferred the duck question to Hen Ellyn, and said the fencing he's observed is typically at least 4-ft. high. In response to a query from Mr. Kreuzer about commercial sales of eggs, Director Scott said he believes it would be prohibited from homes. To a question about lot-size requirements, he said this is a consideration of the Commission, but there's "no real science to it."

Commissioner Dawson asked if any restrictions might be placed on paint colors for coops. Calling this the “weakest link” in the proposed ordinance, Mr. Scott said Staff would take on the risk of monitoring this, though guidelines could be drawn up. Mr. Dawson argued for a minimum lot size requirement and asked if periodic inspections would be performed. Mr. Scott replied that there were no complaints in three years of experience he had with a hen-keeping ordinance, and that hen owners tend to be responsible, though said there’s a possibility of performing inspections. Mr. Dawson asked if proportional aspects of setback calculations for non-conforming lots would prohibit hen space. Sworn in, Ms. Fard, Sr. Planner, 535 Duane, explained that this regulation, unlike setbacks for a house, specifies 10 ft. from the rear and side, a flat rate, she said, that, if there is an objection to it, could be adjusted to reflect lot width. Commissioner Wyant said he’s not sure how the community feels about having chickens near their homes, so would like some quantifiable data from communities that have disallowed hens, as well as opinions of realtors as to the effect of hens on home valuations. Chairperson Loftus asked if power would be needed to maintain a habitable temperature. Mr. Scott said he can’t speak to this, but that it would probably be covered by the initial permit. Ms. Brown suggested tabling the discussion, pending further information.

Public comment

The following individuals, sworn in, made respective comments:

Emily Henkels, 779 Harding Ave., representing Hen Ellyn, a group promoting hen-keeping in the community, said she doesn’t intend to keep hens herself, but would like to have neighbors who do. She invited questions to the group.

Jenna Lindman, 365 S. Kenilworth, said she’s always wanted to keep chickens, and having lived near people who kept them on narrow lots, observed that the practice had never been a nuisance. She said hens were a joy to see and that they typically only take up a small space.

Matthew Guadette, 409 Hill, who stated that he had kept four hens on a 5,600SF lot in Oak Park, said waste was put into the trash but it could also be composted. He added that hen-keeping is educational for children, and gives them a sense of how food ends up on a plate.

William Weicher, 241 Traver, asked the Commission to take some time in its decision and to draw on available resources for more information. He said having hens gives children a reason to get outside and interact with nature and to learn where food comes from. He maintained that a hen’s cluck is not as loud as a dog’s bark.

Billy Joe Mills, 611 Maiden Lane, who introduced himself as a co-organizer of Hen Ellyn, said the community is already surrounded by hens, pointing to nearby towns including Lombard and Lisle. He urged Glen Ellyn to be a leader in encouraging development of a local food supply and fostering resilience.

Margaret Kamm, 230 Crest Road, said she almost didn’t move to Glen Ellyn because it didn’t allow chickens, but real estate choices narrowed for her as properties in towns with a hen-keeping ordinance

were snapped up quickly. She added that chickens teach sustainability, particularly in this age of high egg prices.

Patrick Lopardo, 365 S. Kenilworth Ave., said he'd assumed Glen Ellyn already allowed chickens, and upon learning it didn't, got involved in the hen-keeping movement, and has come to the meeting to express support for the practice.

Angel Oakley, 641 Prairie, said she didn't come to the meeting over the hen question, but applauds the thoughtful commentary of the evening. She said she's familiar with hen-keeping through family members who kept chickens on small lots in an expensive area of California. She favored a 3-ft. setback.

Stephanie Giancarli, 84 N. Parkside, expressed concerns over the safety of 5G wireless, but was told by the Chairperson that the Public Hearing on the proposed cell tower had been continued to April 27, 2023.

A motion was made by Commissioner Dawson to close the Public Hearing; seconded by Commissioner Saeed, the motion passed by voice vote.

Commissioner Discussion

Commissioners Saeed and Thakkar agreed that any ordinance should cover hens only. Commissioner Brown said she is not well enough informed to make a determination about hens in the Village based on the information provided and the language within the proposed text amendment. Director Scott said he could come back with a report addressing a wide variety of topics. Commissioner Wyant said run-size guidance is needed. While voicing support for hens in the Village, Commissioner Dawson said he can't vote on the ordinance as written, wishing to see the maximum number of chickens reduced to four, setback deficiencies addressed, and a minimum lot size set. Mr. Kreuzer requested definitions of coop/run dimensions and shed height. Ms. Fard noted that relevant regulations for accessory structure placement already exist in the Code, and recommended against broadening restrictions, thereby creating a less inclusive environment. Chairperson Loftus favored tabling the discussion to allow opportunity to enhance ordinance language for review. Commissioner Thakkar moved to table the topic concerning an updated amendment for keeping hens until the April 27, 2023 Commission meeting. Seconded by Commissioner Brown, the motion passed by roll call vote, with all Commissioners present voting, "Yes."

OUTDOOR DINING AND PLATFORMS; FOOD TRUCKS; AND TOBACCO, VAPE AND SMOKE SHOPS

A motion to open the Public Hearing to consider amendments to text of the Zoning Code governing outdoor dining and platforms, food trucks, and tobacco, vape and smoke shops was made by Commissioner Thakkar; seconded by Commissioner Wyant, the motion carried by voice vote. Sworn in, Marty Scott, Director of Community Development, 535 Duane, Glen Ellyn, stated that these ordinances are already in place, but the Village is working to enhance them. He said that some of the outdoor dining perhaps enjoyed in the past year or two were pilot programs, for which more specifics are desired to help Staff manage application. Hence, he explained, proposed is new language, which also addresses outdoor dining platforms such as those constructed at A Toda Madre. New regulations, continued Mr.

Scott, apply to public and private spaces, whether on right-of-ways (ROW) or into a side yard. The focus, he indicated, is on permission, allowable dates, safety and so forth. Platforms, he added, present some challenges, specifically location, structural integrity, pedestrian traffic safety, maintenance and upkeep, lighting compliance, proper site management.

Chairperson Loftus asked for a description of wind blocks, to which Mr. Scott explained that they are add-ons (e.g., fencing, lattice) for stability, but that “igloos” wouldn’t be allowed to infringe. Commissioner Wyant noted date exceptions (for flexibility). The Chairperson asked if platform size is limited by Code, to which Mr. Scott replied, “No,” but said they are reviewed for ADA and pedestrian/vehicle safety by Staff and Public Works, respectively. Emphasizing the value of restaurateur feedback, Commissioner Wyant asked if Glen Ellyn is considering closing Main Street in summer months, as Wheaton does, to accommodate street dining. Mr. Scott said he hasn’t heard of any such conversations. Commissioner Arango asked if the process to extend for good weather is seamless (i.e., not a lot of red tape) for restaurants, to which Mr. Scott replied affirmatively. To respond to a query by Commissioner Kreuzer about lighting near residential space above restaurants, Atrian Fard, Sr. Planner, 535 Duane St., was sworn in. She explained that when apartments are above dining establishments, though the mixed-use building is considered commercial, a ½ foot candle restriction applies. Observing that the Code was written before LED technology was invented, Commissioner Kreuzer said that nothing in the ordinances addresses it (e.g., color and temperature). Ms. Fard said LED considerations can be addressed in the final Zoning Code cleanup. He then asked how noise is measured. Mr. Scott responded that loud noise (i.e., diner) or disturbing amplified music is likely complaint-driven and addressed by the Police Department. Commissioner Kreuzer asked if restaurants will be asked to turn off their outdoor dining lights when they close, to which Ms. Fard explained that outdoor dining is subject to regular restaurant operation rules, which stipulate lights be turned off at closing. Commissioner Brown moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, the Village of Glen Ellyn, for approval of proposed amendments to Chapter 2 and Chapter 5 of the Zoning Code as well as Chapter 1 (Streets and Sidewalks) of the Public Ways and Property of the Glen Ellyn Village Code, the Plan Commission hereby recommends:

1. Approval as discussed or amended at the Plan Commission public hearing on March 9, 2023, which are hereby incorporated into the Motions 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, of proposed amendments to Chapter 2 (Definitions) and Chapter 5 (Supplementary Regulations) of the Zoning Code as well as Chapter 1 (Streets and Sidewalks) of the Public Ways and Property of the Glen Ellyn Village Code, all relating to outdoor dining and outdoor platform regulations.

Seconded by Commissioner Arango, the motion passed on a roll call vote with Commission members Brown, Arango, Dawson, Kreuzer, Saeed, Thakkar and Wyant and Chairperson Loftus voting, “Yes.”

Director Scott introduced the next set of proposed text amendments by saying that food truck activity also stems from a pilot program. He indicated that to respond to this commercial endeavor via code requirements, best practices from other communities, namely St. Charles, were examined. Staff, he continued, focused on location, products sold, compliance with Health Department, site management, sales tax procedure, and number of days and hours of operation. He said he anticipates food trucks would be allowed on private property to supplement existing businesses and at special events if invited by local taxing bodies and not-for-profits but prohibited from street operation on random days.

In response to a query from Chairperson Loftus about parking on public ROWs, Director Scott said ROW parking would only be allowed at a public event, such as one sponsored by the Park District or the College of DuPage. The Chairperson then asked whether a truck could be on a street if the Village-sponsored an event. Mr. Scott replied that it would only be permitted on the site unless a Board waiver is granted. Chairperson Loftus asked for a definition of accessibility in a food truck context. Mr. Scott said accessibility refers to placement of the truck to allow disabled individuals access to it. Mr. Loftus asked if a food truck is permitted to be on a sidewalk; on a private one, replied Mr. Scott. Sworn in, audience member Dawn Smith, 147 Kenilworth, related that trucks are on the road leading to the Boathouse and sit on brick pavers on Lenox along Lake Ellyn Park, as well as park in back of municipal lots during the French Market. Mr. Scott special events would be looked at on a case-by-case basis. Chairperson Loftus asked about a power source. Noting that generators are loud and circuit overload is a concern, Director Scott said requirements could be reviewed to see if any flexibility is needed. Mr. Loftus asked if private lot parking is curtailed by food trucks, in violation of Code; Mr. Scott noted that situations are temporary. Chairperson Loftus asked if a three-day limit would be more appropriate than a two-day limit. Ms. Smith related that the carnival lasts one week, "The Taste" runs four days, and everything else is a one-day event. Mr. Scott said language could perhaps be added pertinent to extended limits for special events. Ms. Smith suggested language be included to prevent grease being dumped into sewers. Mr. Scott said it's not a bad idea to call this out. In response to a question from the Chairperson about hour restrictions, Mr. Scott said he doesn't think a truck would operate beyond eight hours, while Commissioner Kreuzer observed that trucks usually run out of food after two to three hours. Commissioner Wyant wondered whether restaurants look at food trucks as cutting into their business, expressing a wish for feedback on this, while Commissioner Arango stressed a need to be specific about proximity to restaurants. Sworn in, Trustee Steve Thompson, 535 Duane St., Glen Ellyn, observed that local restaurants typically don't want to participate in "Taste," and don't view food trucks as competition, seeing them as temporary, while Mr. Kreuzer noted that restaurants benefit from takeout by Beer Cellar patrons. The distinction between food trucks and vendor carts, and the desire for flexibility in regulating temporary signage were discussed. Commissioner Dawson moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, the Village of Glen Ellyn, for approval of proposed amendments to Chapter 5 (Supplementary Regulations) of the Glen Ellyn Zoning Code, the Plan Commission hereby recommends:

1. Approval as discussed or amended at the Plan Commission public hearing on March 9, 2023, which are hereby incorporated into the Motions 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, of proposed amendments to Chapter 5 (Supplementary Regulations) of the Zoning Code, relating to food truck regulations.
2. No dumping of grease in the Village storm or sanitary sewer.
3. For food truck hours and duration, Staff to provide final language to address Plan Commission concerns.
4. To item 12 add “unless expressly approved by the Village” to the end of the sentence.
5. Strike final sentence from item #10.

Seconded by Commissioner Arango, the motion carried on a roll call vote with Commission members Dawson, Arango, Brown, Kreuzer, Saeed, Thakkar and Wyant and Chairperson Loftus voting, “Yes.”

Director Scott related that tobacco shops and vape stores are currently permitted uses in the C3 District, which is entirely along Roosevelt Road, and that it is proposed to reclassify them as special uses. While saying these are fine businesses that serve a need, Director Scott said they have a connotation to them that goes along with garish signs, names and lighting, and that complaints received are being addressed.

Mr. Saeed asked if verbiage “and other places of worship” be added to references to churches and temples. Commissioner Wyant asked where dispensaries fit in, to which Director Scott replied they aren’t permitted. Trustee Thompson interjected that medical use is permitted, but not recreational. Commissioner Dawson moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, the Village of Glen Ellyn, for approval of proposed amendments to Chapter 4 (District Regulations) of the Glen Ellyn Zoning Code, the Plan Commission hereby recommends:

1. Approval as discussed or amended at the Plan Commission public hearing on March 9, 2023, which are hereby incorporated into the Motions 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, of proposed amendments to Chapter 4 (District Regulations) of the Zoning Code, relating to tobacco, vape, and smoke shop regulations.
2. Add to item 10-4-15 (B5) “or other places of worship.”
3. Add to item 10-4-15 (E1) “or other places of worship.”

Seconded by Commissioner Saeed, the motion passed on a roll call vote with Commission members Dawson, Saeed, Arango, Brown, Kreuzer, Thakkar and Wyant and Chairperson Loftus voting, “Yes.”

A motion to close the Public Hearing was made by Commissioner Saeed; seconded by Commissioner Wyant, the motion passed by voice vote.

Official Zoning Map

Sr. Planner Fard explained that the Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. This update, she explicated, typically includes annexations, zoning map amendments, and the correction of any platting errors. Staff, she said, requests the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2023 to the Village Board. She proceeded to describe the changes to the map adopted by the Village Board in 2022:

Harding Glen Townhomes: This is a zoning map amendment and a re-subdivision for a 23-unit residential townhome development to be known as Harding Townhomes. The property was rezoned from R2 Residential to R4 Multi-family Development District.

413 N. Main Street: The ordinance rezoned an area of the building from the C5A to C5B to accommodate the redevelopment of the back half of the existing building on the property to accommodate 12 loft-style apartments. (C5A, she noted, doesn't allow apartment use on the first floor.)

Glen Estates Subdivision: P.J. Murphy sub-divided a big lot into eight lots, seven of which will include single-family homes, a process underway.

Arboretum Estates East: This change encompasses the annexation of 28 properties, which were added to the map.

She outlined Plan Commission action on the Official Zoning Map for 2023. Chairperson Loftus declared that the recommendation is, "Let's go with it."

Trustee's Report

Trustee Thompson said the Board is engaged in multiple Village initiatives, listing the Streetscape, the train station, the US Bank property, the hotel site, the Comprehensive Plan and the McKee House, Glenwood Station, Apex garage, and the Katy's site. He invited questions.

Staff Report

Sr. Planner Fard said there are several cases under review, but nothing scheduled for the March meeting. Commissioner Dawson expressed that he'd rather attend an additional meeting than have to endure an exceptionally long one.

Adjournment

Chairperson Loftus adjourned the meeting at 10:40 p.m., following passage by voice vote of a motion by Commissioner Thakkar and seconded by Commissioner Saeed.

Respectfully submitted,

Barbara Dutton-Thomas, Recording Secretary

MINUTES
Glen Ellyn Plan Commission
Thursday, May 25, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

In the absence of Chairperson Loftus, Martin Scott, Community Development Director for the Village of Glen Ellyn, called the meeting to order at 7:04 PM.

Commissioner Wyant made a motion for Commissioner Dawson to serve as Acting Chairperson for the meeting. Commissioner Arango seconded the motion. The motion passed by voice vote.

Commissioner Dawson made introductions and explained the Plan Commission's function and operating procedure as an advisory body. He described the protocol for public comment and announced that comments would be recorded.

Roll was called.

PRESENT: Commissioners Arango, Dawson, Kreuzer, Saeed, Thakkar, and Wyant; Student Commissioner Smith.

ABSENT: Chairperson Loftus, Commissioner Brown, Commissioner Cooper.

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Commissioner Dawson presented the following corrections and amendments to the draft minutes for May 4, 2023:

- Replace the draft text "Mr. Wilson said he'd like to see the new Johnson Center and noted that he went to pre-K in the area" as follows: "Zak Wilson stated he would like to see the existing building remain and that he went to pre-K in the building."
- Replace the draft text "Commissioner Dawson said that a final stormwater plan would be required" as follows: "Commissioner Dawson stated that the motion prepared by the Village contains a condition that if approved requires review and approval by the Village Stormwater Engineer."

- Following the draft text “Mr. Saeed also questioned whether there were asbestos and mold issues,” add the following: “Commissioner Dawson added that he on review of Park District meetings would note that the Park District recognizes there is some asbestos present and that it will be abated in the correct manner.”

Commissioner Dawson presented the following corrections and amendments to the draft minutes for April 27, 2023:

- Replace the draft text “He supports both towers, saying that United Kingdom, Canada, and others support the FCC rules” as follows: “He supports both towers, saying that the United Kingdom, Canada, Sweden, and others support the FCC rules.”
- Following the draft text “He added that he would not want to live in a town without 5G,” add the following: “Commissioner Dawson opined that in a view contrary to the implied negative property value discussed that he could see that 5G infrastructure could have a positive effect on property values.”

Commissioner Kreuzer made a motion to approve the May 4, 2023 and the April 27, 2023 minutes, as amended. Commissioner Wyant seconded the motion. The motion passed by voice vote.

D. New Business

1.) 1102 Hill Avenue and 415 Taft Avenue; Combined review of special use permits to allow new 5G antennas

Acting Chairperson Dawson invited the staff to make a presentation.

Staff Introduction

Martin Scott, Community Development Director for the Village of Glen Ellyn, reminded the Commission that the public hearings for 1102 Hill Avenue and 415 Taft Avenue were closed at the prior meeting on April 27, 2023, and that the Commission’s discussion was continued to this meeting. Mr. Scott said that it would be at the Commission’s discretion whether to allow additional public comment following his presentation.

Mr. Scott described the location, history, and project summary for each of the subject sites, as detailed in the Staff Reports dated May 19, 2023 and included in the agenda packet. He reviewed prior public meetings dating back to December 2022, and noted the extensive public comment received, as well as informal and formal legal opinions. Mr. Scott said that the Village attorney and the Petitioners were in attendance.

Commissioner Questions

There were no questions for Mr. Scott.

Petitioner Presentation

Karl Camillucci, Attorney at Taft Stettinius & Hollister LLP, was invited to speak. He said that it was the third time the subject property had appeared before the Commission and he did not wish to re-present the entire matter. Mr. Camillucci said the requests were eligible facilities requests under federal law, the Spectrum Act, which specifically allows existing towers to have new transmission equipment installed in the proposed manner. He said that following the April 27, 2023 Plan Commission meeting, the Petitioners provided additional information to respond to Commissioner questions about the Village's legal authority, and that he would be happy to address any questions. Mr. Camillucci asked that the presentation and testimony provided during the prior public hearing be incorporated into this record as well.

Commissioner Questions

Commissioners thanked the Petitioner for the additional materials. Commissioner Wyant asked for Gregory Mathews, Village Attorney, to clarify whether the Plan Commission had any basis for objection, given the Spectrum Act.

Attorney Mathews described the Village's legal authority to regulate, noting that Village doesn't have authority to regulate particularly in relation to the existence of a 5G frequency, as that is the purview of the federal government. Attorney Mathews said that the question asked at last hearing was to render opinion on whether Commission could consider implications on property values. He said he provided this information directly to the Commission in a confidential memorandum.

Commissioner Wyant discussed the Commission's limitations with regard to the Spectrum Act and objections to the request based on the theory that radio frequency transmissions were harmful. A discussion ensued regarding Commission the impacts of the Spectrum Act.

Public Comment

Acting Chairperson Dawson reminded attendees that this was a continuation meeting, and that the public's opportunity for speaking had passed. He said he would exercise leniency and allow additional public comments, limited to three minutes, with the expectation that comments would provide new information.

Public Comment:

Mr. Scott was invited to read public comments submitted in advance of the meeting. He read aloud three written submissions, all expressing opposition to the Petitioners requests.

Acting Chairperson Dawson invited public comment. Three individuals — Nancy Perlman, Ellen Snelling, and Angel Oakley — presented testimony in opposition to the Petitioners requests. They submitted written copies of their remarks.

Commissioner Discussion

Acting Chairperson Dawson invited Commissioners to deliberate.

Commissioner Wyant referred to the public comment from Ms. Oakley regarding FCC active litigation concerning 5G safety. He asked Attorney Mathews whether the litigation was a reason for the Commission to delay a decision, or whether the litigation was outside the purview of the Commission. Attorney Mathews responded that consideration of pending litigation is outside the purview of the Village and the Plan Commission.

Commissioner Saeed remarked that there were so many objections from the people, and questioned how to address objections, including those related to property values and children's health.

Acting Chair Dawson said the Commission's role is to deliberate and decide upon the matter. He reminded attendees that the Commission is advisory in nature only, and that the Commission's recommendation would go to the Village Board, and the Village Board would make the final determination.

Commissioner Thakkar said he appreciated all the public comments at both meetings, and he discussed the purview of the Plan Commission, including boundaries with respect to the Spectrum Act. He discussed public opposition to 5G and that it cannot be the basis for denying the petition; he discussed opposition based on property values, noting that there has been no determination that property values are a reasonable stance for denying the request; and he discussed pending FCC litigation, noting that it isn't something the Commission can take into account. He concluded that there wasn't much of an option for the Commission other than recommending approval of the petition.

Commissioner Kreuzer added that the Commissioners are not the ones that ultimately make the decision about whether there should or shouldn't be 5G on cell towers. He discussed the Commission's process for advising the Village Board and the Village Board's process, including consent agenda items. Commissioner Kreuzer suggested making a decision based on what the Commissioners perceive to be right, and allowing the Village Board to make the final decision on what should be done pursuant to law. He said the Village Board should have the opportunity to hear the public comment, noting that he was not suggesting he agreed with the comments, but that the Board should have the opportunity to hear from the Village and from the Village Attorney.

Acting Chairperson Dawson added that the Village Board will certainly extend the opportunity for public comment and that any Trustee may request an item be taken off of the consent agenda.

He provided additional high-level comments including the differentiation between large, or tall, cell and small cell, noting that this application is not about small cell, nor would it necessarily lead to a proliferation of small cells. He said that Glen Ellyn is already surrounded by 5G. He referred to merger activity and actions to prevent monopolistic events, noting that the market has opened up and the petitioner is a new player in the arena. He said he is supportive of this request.

Acting Chairperson Dawson noted that there were no further Commissioner deliberations. He said that while the requests were combined for the meeting, there were two separate motions to consider. He invited a motion for 1102 Hill Avenue.

Commissioner Kreuzer made a motion to consider:

MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW AN ADDITION OF DISH WIRELESS ANTENNAS 5G CAPABLE AND SUPPORT EQUIPMENT TO THE EXISTING CELLULAR TOWER AT 1102 HILL AVE.

After conducting a public hearing and deliberating on the request of the petitioner, Tony Phillips of Fullerton Engineers Consultants LLC, on behalf of Crown Castle USA Inc. and DISH Wireless LLC, for approval of a Special Use Permit to allow an addition of DISH Wireless antennas 5G capable and support equipment to the existing cellular tower at 1102 Hill Avenue in the I1 Light Industrial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission meeting held on May 25, 2023, 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 new DISH Wireless antenna with 5G technology added to the existing cellular tower be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.**

Commissioner Thakkar seconded the motion. Acting Chairperson Dawson asked for a roll call vote. Roll call vote: Two Commissioners present voting “Yes”: Acting Chairperson Dawson and Commissioner Thakkar; Four Commissioners present voting “No”: Commissioners Arango, Kreuzer, Saeed, Wyant. The motion failed.

When voting, Commissioner Kreuzer said that his vote to deny the petition was made without any suggestion about what is right or wrong, and any suggestion about any of the comments heard today or any of the comments made in any of the written submissions.

When voting, Commissioner Arango said that based on the information provided and in light of the Spectrum Act and everything else that was presented she felt this was a task that the Commission wasn't necessarily qualified for, nor should have been asked to do.

Acting Chairperson Dawson invited a motion for 415 Taft Avenue.

Commissioner Kreuzer made a motion to consider:

MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW AN ADDITION OF DISH WIRELESS ANTENNAS 5G CAPABLE AND SUPPORT EQUIPMENT TO THE EXISTING CELLULAR TOWER AT 415 TAFT AVE.

After conducting a public hearing and deliberating on the request of the petitioner, Tony Phillips of Fullerton Engineers Consultants LLC, on behalf of Crown Castle USA Inc. and DISH Wireless LLC, for approval of a Special Use Permit to allow an addition of DISH Wireless antennas 5G capable and support equipment to the existing cellular tower at 415 Taft Avenue in the C4 Office District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission meeting held on May 25, 2023, 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 new DISH Wireless antenna with 5G technology added to the existing cellular tower be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.**

Commissioner Arango seconded the motion. Acting Chairperson Dawson asked for a roll call vote. Roll call vote: Two Commissioners present voting “Yes”: Acting Chairperson Dawson and Commissioner Thakkar; Four Commissioners present voting “No”: Commissioners Arango, Kreuzer, Saeed, and Wyant. The motion failed.

3.) Discussion & Recommendation — Proposed Zoning Text Amendment

Acting Chairperson Dawson introduced the next item on the agenda, proposed text amendments to the Glen Ellyn Zoning Code with regard to the keeping of hens. He invited Mr. Scott to present.

Staff Introduction

Martin Scott, Community Development Director for the Village of Glen Ellyn, provided a brief summary of the history of the proposed text amendment, as detailed in the Staff Report dated May 19, 2023 and included in the agenda packet. He said the Plan Commission initially reviewed draft regulations on March 9, 2023 and posed a series of questions. He said staff provided answers and a revised draft of the text amendment for consideration. He said that representatives of the group Hen Ellyn were in attendance and requested to speak.

Commissioner Questions

Commissioner Wyant said he had a number of comments and questions, including: If we were to approve the keeping of hens, what other farm animals should we be prepared to allow? Mr. Scott replied that the only thing the staff would anticipate possibly coming forward would be requests for beekeeping. Commissioner Wyant described other types of farm animals evolving to domesticated animals, including proponents of ducks, goats, potbelly pigs, and pigeons. He and Mr. Scott discussed whether the proposed text amendment might open the door for further requests.

Commissioner Arango asked about the issue of liability, including if someone is hurt or diseases are spread, and whether Village staff had discussed this. Mr. Scott said that the staff did not discuss liability specifically and that to his knowledge, this was not an issue in other communities.

Commissioner Wyant said made additional comments for his fellow Commissioners, saying that the Commissioners need to be very careful to not grant the wishes of the impassioned few, but to be carefully cognizant of the well-being of 28,000 residents. He discussed increasing density and vehicular traffic in the community, and the risk to quiet enjoyment. He discussed his personal experience with hens and their noise. He expressed disagreement with the materials provided by the hen advocates, specifically regarding their relation to predatory animals. He agreed that liability is an issue, including keeping small pets safe. He discussed the importance of the character and charm of Glen Ellyn in comparison to other communities.

Commissioner Kreuzer asked whether the Village received any public comment opposing the proposed amendment. Mr. Scott said there was none. Commissioner Kreuzer asked whether any attendees were present in opposition. There were none. Commissioner Kreuzer said he questioned whether the Village would have liability. He asked if there was still opportunity to make changes to the proposed text amendment. Mr. Scott said it was a draft and Commissioners could make suggested modifications as they saw fit.

Commissioner Wyant asked about feedback from local realtors regarding the proposal. Mr. Scott reported that the feedback was minimal and neutral. Commissioner Wyant described his personal discussion with a local realtor.

Commissioner Thakkar referenced agenda packet materials, including additional information regarding consent forms and the potential to cap the level of permits. He asked whether this was recommended. Mr. Scott shared that the majority of communities that have approved hens do not require consent.

Acting Chairperson Dawson invited public comment.

Public Comment

Mr. Scott was invited to read public comments submitted in advance of the meeting. He read aloud three written submissions, all expressing support for the proposed amendments to the Zoning Code.

Acting Chairperson Dawson invited public comment. Six individuals presented testimony in support of amendments to the Zoning Code to allow hen keeping, including Billy Joe Mills, Mary Eileen Gaudette, Emily Henkels, William Weicher, Grace Chan, and Heidi Anderson.

Billy Joe Mills' public comments included opposition to neighbor consent requirement for hen keeping; information about public support received through social media; the lack of public opposition informally and at public hearings; compromises and modifications made to the original proposed text.

Commissioner Wyant remarked that it seemed arrogant to introduce farm animals to the backyard, to change the ecosystem of the backyard without giving adjoining neighbors a say.

Mary Eileen Gaudette's public comments included details about her personal experience owning flocks of chickens in her former community; the minimal impact of hen keeping to the area; the and the lack of public opposition.

Commissioner Wyant questioned what recourse neighbors would have and whether the Village would need to monitor and police hen keeping activity.

Commissioner Kreuzer asked several detailed questions about hen keeping, including the appropriate number of hens, their presence in homes or garages, their enclosures, their level of activity during the day and at night, their noise levels, the coop structure, and waste.

Commissioner Kreuzer also asked about the potential for a sunset period, after which hen keeping could be re-evaluated. Ms. Gaudette responded in detail based on her personal experiences.

Emily Henkel's public comments included information about the level of community support Hen Ellyn has received; acknowledgement for the work of the Village staff regarding research and best practices from neighboring communities; and the desire to live in a community that allows for hen keeping.

William Weicher's public comments included addressing the distinction between chickens and other farm animals; the reasonable revisions to the initial draft amendment; opposition to neighbor consent; the comparison of hens and dogs; and the issue of predators.

Grace Chan's public comments included her surprise that hens weren't allowed in Glen Ellyn, given the Village's support for nature; the educational benefits of hen keeping for children; and the serene and calming effects of neighbors who keep hens in other communities.

Heidi Anderson's public comments included personal experience living near farm animals and predatory wildlife; the desire to live in a community that allows for hen keeping; the practice of growing and exchanging food with neighbors; and the positive community aspects to hen keeping.

Commissioner Discussion:

Acting Chairperson Dawson invited Commissioners to deliberate.

Commissioner Wyant requested clarification on the specific vote before the Commission. Mr. Scott reviewed the options, including to recommend approval, recommend approval with revisions, or deny the proposed amendment.

Commissioner Thakkar described how his initial views on hen keeping have changed based on the hearings and research, specifically with regard to the sound pollution issue. He discussed his preference to proceed in a more restricted, permitted way. He mentioned limiting the number of permits and the height of the coop structure. He suggested that with potential restrictions he is more open to the amendment than initially.

Commissioner Kreuzer described his position, saying that he is not opposed. He shared his personal experience with hens and described some of his concerns, including sanitary conditions, setback requirements, lot size, the height of coops. He noted that he isn't concerned about noise. He voiced agreement with limiting the number of permits annually and suggested a two-year sunset. He said he'd like to see amendments to the proposed text and for the Village to have a two-year opportunity to pilot hen keeping.

Acting Chairperson Dawson discussed his position, saying that he said he is generally in favor. He referenced fellow Commissioner Brown's research regarding neighbor consent, and said that he concurs with many of the comments made by fellow Commissioners.

Commissioners and Mr. Scott discussed how the Commission should proceed with regard to amendments. Commissioner Wyant reminded Commissioners of their options to reject the proposed draft, approve the proposed draft as-is, or modify the draft. Acting Chairperson

Dawson noted that another option was to table the discussion, given that there would be multiple amendments. Mr. Scott suggested polling Commissioners to identify amendments for consensus.

Commissioner Wyant detailed 10 proposed amendments, which he said he would submit in writing, including amendments related to reporting on predatory animals, licensing, neighbor consent, revocation of licenses, liability, lot and structural restrictions, and veterinary requirements. He said there are unintended consequences and that the Commission has to do its best to protect taxpayers and neighbors.

Acting Chairperson Dawson conducted a straw poll to determine Commissioners' positions on the proposed amendment as currently presented, concluding that a vote on the proposed amendment as-is would fail. Commissioners and Mr. Scott discussed next steps, including opportunities for Village staff to resubmit proposed Zoning Code amendments with changes reflecting the Commissioners discussion. Commissioners discussed whether to formally vote on the proposed text amendment as-is, or to table the discussion for a future meeting.

Commissioners and Mr. Scott discussed whether there was consensus on amendments and the role of the Village staff versus Commissioners in revising the proposed text. Mr. Scott requested that Commissioners table the discussion to a future meeting.

Commissioner Kreuzer remarked that he had not heard any public opposition to the proposal, and that attendees were interested in having the issue addressed completely. He suggested he was prepared to work toward consensus to advance something to the Village Board for the final decision.

Commissioner Wyant remarked that the Commission seemed inclined to find a path forward with some restrictions and that tabling the discussion made sense. Commissioner Dawson suggested tabling the item and requested a motion.

Commissioner Thakkar made a motion to table the discussion regarding the proposed Zoning Text amendments relating to the keeping of hens to the meeting scheduled for June 22, 2023. The motion was seconded by Commissioner Saeed and approved unanimously on a roll call vote, with: Six Commissioners present voting "Yes": Commissioners Arango, Dawson, Kreuzer, Saeed, Thakkar, and Wyant.

E. Trustee Liaison's Report

There was no Trustee Liaison report.

F. Chair Report

Acting Chairperson Dawson said he very much looked forward to Chairperson Loftus' return for the next meeting.

G. Staff Report

Mr. Scott said that the sole agenda item for the next meeting scheduled for June 8, 2023, would be a hearing for an updated application for the Frank Johnson Center request.

H. Adjournment

Acting Chairperson Dawson requested a motion to adjourn the meeting. Commissioner Wyant made a motion to adjourn the meeting at 9:25 PM. Commissioner Kreuzer seconded the motion, and the motion passed by voice vote.

Respectfully submitted,

Audrey Savikas
Recording Secretary

Proposal to Allow Henkeeping in Glen Ellyn

- I. About Hen Ellyn
- II. Henkeeping Advances the Glen Ellyn Comprehensive Plan
- III. Benefits of Henkeeping
- IV. Food Waste Facts
- V. Hen Ellyn's Responses to Top Concerns and FAQs
- VI. Hen Ordinance Impact Report
- VII. Draft Zoning Code Text Amendments

I. About Hen Ellyn

Hen Ellyn is a group of Glen Ellyn community members working to protect henkeeping within the Village by reforming the Village Code. Under 6-3-8 of the Village Code, residents are prohibited from keeping chickens on their own property. Our goal is to demonstrate the benefits of henkeeping to the Board of Trustees and Village President and advance the passage of a residential henkeeping ordinance in Glen Ellyn.

The benefits of henkeeping are numerous and appeal to a broad and diverse array of people. The local and national trend is toward legalizing residential henkeeping:

- Lisle and Lombard passed henkeeping protections in 2021.
- Naperville, Darien, Downers Grove, Batavia, Burr Ridge, St. Charles, Westmont, Bensenville, Wayne, Warrenville, Villa Park, and Bartlett all allow henkeeping in varying forms.
- DuPage County recently legalized henkeeping in unincorporated areas.

For more information about this issue and our efforts, please see our [petition](#), which has gained 582 signatures and counting, and this recent [article](#) for Go Green Glen Ellyn, written by one of our members, or please feel free to contact Billy Joe Mills (billyjoemills@gmail.com) or William Weicher (wweicher1@gmail.com).

We thank you for your time and attention to this issue.

Hen Ellyn

Ellen Nabeti - Brandon Ave.
Kathy & Tim Osgood - Hillside Ave.
Emily Henkels & Mark Neahring - Harding Ave.
Matthew & Mary Eileen Gaudette - Hill Ave.
Maggie & Nathan Kimm - Crest Rd.

Billy Joe Mills & Samantha Kyrkostas - Maiden Ln.
William & Margaret Weicher - Traver Ave.
Hilary & Mike Harvanek - Forest Ave.
Rutger & Laurie Stache - Glenbard Rd.

II. Henkeeping Advances the Glen Ellyn Comprehensive Plan

Allowing for the keeping of hens in Glen Ellyn is a tangible, actionable way to directly support the goals of the 2023 Glen Ellyn Comprehensive Plan (adopted August 2023).

The Comprehensive Plan envisions Glen Ellyn as “*a healthy, resilient, and sustainable community where the Village leads by example, prioritizing our commitments to preserve, protect, and enhance Glen Ellyn’s natural resources for current and future generations through stewardship and thoughtful development.*” (Goals and Objectives: Sustainable Resource Stewardship, Page 9).

Specific relevant objectives include:

- **Objective 3:** Encourage the reduction of the volume of waste sent to landfills, including recycling of reusable resources and reduction of pollutants through diverting organic or hazardous materials.

Allowing for the keeping of hens will allow Glen Ellyn residents to significantly reduce household waste and divert landfill material. Hens gladly eat most landfill-found food waste, turning what would otherwise be trash into rich compost to beautify our yards and gardens. See “III: Food Waste Facts” in this packet for more detail on the positive environmental impact of hens.

- **Objective 4:** Inspire community engagement in environmental stewardship.

The keeping of hens will inspire even our youngest community members to positively engage in environmental stewardship. The benefits are many: Hens teach our children about where our food comes from and encourage an ethical mindset regarding animal treatment in agriculture. Hens are a positive, community-building component of a holistic approach to the sustainability of our suburban environment for future generations.

III. Benefits of Henkeeping

Henkeeping benefits the environment - Every calorie of food and protein that we can produce on our own land saves pollution expended in the transportation of eggs to our plates.

Henkeeping can also **substantially reduce the amount of food scraps ending up in landfills**. See Page 3 of these materials for more facts on this issue.

Fresh eggs - Foodies and practical suburban homesteaders alike can unite around the idea of receiving a steady supply of fresh eggs. There is nothing quite like the taste of an egg from your own hens, with fresh eggs being rich in flavor, nutrients, appearance, and texture.

Property rights - Henkeeping and growing food are essential property rights. The most fundamental use of land is to produce food for human consumption and survival.

Health benefits of henkeeping - Gardening and henkeeping go hand-in-hand. The [Blue Zones study](#) of communities with a high number of residents who reach [100 years old](#) shows that gardening is one of the best ways for people to improve their health and prolong their lives.

Health benefits of organic, free range eggs - Henkeeping allows a person to know exactly how a hen was treated and what it consumed on its path to producing the eggs on our plates. A [Rutgers University study](#) showed that “free range eggs are higher in vitamins, minerals, and lower in cholesterol.”

Animal welfare - There is a documented trend of abuses on factory farms that produce most eggs in the country. Raising hens in your backyard ensures the welfare of the animals.

Hens are teachers - Hens can teach adults and children alike about where our food comes from. Henkeeping can reunite us with an essential source of protein in the American diet.

Hens eat ticks and other bugs - Lyme disease is a growing and serious threat to human health. We live in an area where ticks exist. [Hens are experts at hunting](#) and eating ticks and other bugs, converting them from pests to protein. [Chickens love foraging](#) and will eat grasshoppers, termites, slugs, centipedes, snails, and other bugs. Chickens are a natural pest exterminator, reducing the need to use pesticides.

Food security - The COVID pandemic revealed how fragile our food supply chain is and how many people we rely on to grow, process, deliver, and stock our foods. Henkeeping allows people to maintain an element of food security, if the food supply chain is threatened again by an unexpected event. Also, an estimated 16.4% of children in DuPage County are food insecure and could benefit from the donation of surplus eggs to food pantries.

A natural fertilizer - Chicken manure is packed with nitrogen, which is an excellent fertilizer for helping your plants to grow.

Fun - Lastly, and most importantly, henkeeping is fun. We just wanna have fun. And we want you to have fun, too. Adults and kids alike love hens as their pets. The hens create joy and fun for the whole family. They are a source of entertainment. Hens each have a unique personality that are fun to observe and learn about. Henkeeping allows people to treat their hens with care and respect.

IV. Food Waste Facts

EPA Food Waste Statistics:¹

- ~ **35% percent of food produced in the U.S. is wasted each year** (estimates range from 161 to 335 billion pounds per year), and much of it ends up in landfills, where it emits methane, a potent greenhouse gas.
- Food waste is the single most common material landfilled and incinerated in the United States, **comprising 24 and 22 percent of landfilled and combusted municipal solid waste**, respectively.
- According to the EPA, each year, U.S. food loss and waste represents (i.e., is the product of):
 - 140 million acres of agricultural land – an area the size of California and New York combined;
 - 5.9 trillion gallons of blue water – equal to annual water use of 50 million American homes;
 - 778 million pounds of pesticides;
 - 14 billion pounds of fertilizer – enough to grow all the plant-based foods produced each year in the United States for domestic consumption;
 - 664 billion kWh of energy – enough to power more than 50 million U.S. homes for a year; and
 - 170 million MTCO₂e GHG emissions (excluding landfill emissions) – equal to the annual CO₂ emissions of 42 coal-fired power plants. Globally, food loss and waste represent 8 percent of anthropogenic greenhouse gas emissions (4.4 gigatons CO₂e annually).

Food Waste and Henkeeping Facts:²

- Backyard chickens are omnivorous and can eat most of the same foods that humans eat or discard.³
- A backyard chicken is estimated to be able to consume approximately **1.6 lbs./week** of food scraps, or **~83 lbs./year** (another estimate⁴ exceeds 90 lbs./yr.)
- In *City Chicks*, Patricia Foreman writes about the city of Deist, Belgium, which offered to buy three chickens per household. They had 2,000 households sign up, for some 6,000 chickens, and the city reduced its decomposable waste stream into landfill by 100 tons in the first month.⁵
- The backyard chickens produce eggs and fertilizer that can be used at the household where they reside, completing the cycle from household food scraps to food with no consumption of transportation resources.

It is better to put food scraps in a chicken coop than a landfill.

¹ “From Farm to Kitchen: The Environmental Impacts of U.S. Food Waste”, U.S. Environmental Protection Agency Office of Research and Development, EPA 600-R21 171, November 2021. Link: [chrome-extension://efaidnbmnnnibpcajpcglclefindmkaj/https://www.epa.gov/system/files/documents/2021-11/from-farm-to-kitchen-the-environmental-impacts-of-u-s-food-waste_508-tagged.pdf](https://www.epa.gov/system/files/documents/2021-11/from-farm-to-kitchen-the-environmental-impacts-of-u-s-food-waste_508-tagged.pdf)

² <https://www.biocycle.net/feed-chickens-not-landfills/>;

<https://www.chickenwhisperermagazine.com/the-chicken-movement/whats-the-value-of-chickens-in-reducing-food-waste>

³ <https://www.treehugger.com/the-environmental-impact-of-backyard-chickens-no-impact-is-not-an-option-4856780>

⁴ <https://medium.com/land-and-ladle/zero-waste-and-the-rise-of-the-backyard-chicken-dcd200b221d3>

⁵ Patricia Forman, *City Chicks: Keeping Micro-flocks of Chickens as Garden Helpers, Compost Creators, Biomass Recyclers and Local Food Suppliers*. Good Earth Publications, Inc.; First edition (January 1, 2010).

V. Top Henkeeping Concerns and Responses

1. *Hens are messy and smelly!*

Hens produce much less waste than the average dog. An average dog will produce around a pound of waste in a day, whereas a flock of four hens will only produce less than half that, about 1.5 ounces of waste per hen. Additionally, our proposed ordinance states that *“Every person maintaining a pen, coop, building, yard or enclosure for fowl shall keep such area clean and sanitary at all times. Any dirt or refuse resulting from the fowl shall be disposed of in a clean and sanitary fashion.”*

2. *“Hens are noisy!”*

The truth is that dogs are much louder than hens. A hen’s clucks can reach 60-70 decibels (approximately the same as a human conversation); a dog’s bark in contrast is around 90 decibels. Hens also generally only make noise once a day while laying – early morning crowing is not a concern. Those concerned about rooster noise can feel reassured - Our proposed ordinance states that roosters will be forbidden, with the rare exception for a brief 24-hour period when a single rooster may be brought to the henkeeper’s coop for mating purposes and then promptly removed.

3. *“Hens will attract undesirable wildlife like coyotes.”*

There is no evidence to suggest that the presence of hens increases the population of undesirable wildlife. Bird feeders, koi ponds, fruit-feeders for pollinators/hummingbirds and normal trash/garbage cans already attract wildlife to residential communities. On the contrary, if you do have small rodents in your area, a flock of chickens can actually reduce their number, since some breeds will catch and eat small mice and moles like cats do—chickens will eat small snakes, too. Plus, they eat other pests like ticks, mosquitos, grasshoppers and the like.

Proper predator proofing measures dramatically reduces the risk that a coyote, fox or raccoon would ever interact with chickens. Our proposed ordinance states that *“All fowl shall be kept within a pen, coop, building or other enclosure sufficient in size and strength to confine such fowl to the owner's property.”* That means that hens should be safely confined to an enclosure during predators like coyotes’ peak hours of activity (nights and early mornings). Additionally, our ordinance requires that *“All feed for fowl shall be kept in containers that are animal-proof until put out for consumption by fowl.”* Just as residents are already incentivized to secure their garbage bins from rodents, so hen keepers would be incentivized to keep their animals safe and protected.

4. *“What if the hens are mistreated?”*

All laws against animal cruelty, animal neglect, and animal abuse (including Glen Ellyn Village Code Section 6-3-1) apply to all pets. Chickens are no different from other pets in this regard. That said, our proposed ordinance codifies an ethical code of conduct through its housing/enclosure and sanitary requirements as well as its restrictions.

5. *“Hens will reduce our property values.”*

There is no evidence that hen ordinances reduce property values, period. In contrast, the ability to keep hens in our community may actually be a draw for higher-income and younger families who are interested in keeping hens, including as pets. Increasingly, suburban communities around Chicago are acknowledging this reality by passing their own henkeeping ordinances. In addition to Lisle and Lombard, who passed ordinances in 2021, the surrounding communities of Naperville, Oak Park, Darien, Downers Grove, Batavia, Burr Ridge, St. Charles, Westmont, Bensenville, Wayne, Warrenville, Villa Park, and Bartlett all allow henkeeping in varying forms.

Hen Ellyn – Q&A

The following Q&A was prepared to provide Hen Ellyn's input and additional information to address questions and drafting considerations that have been raised during previous Village government meetings (Environmental Commission in January 2023, Village Board in February 2023, and Planning Commission in March 2023), as well as during the course of staff the consideration and drafting process.

Q: What is Hen Ellyn's position on lot size restrictions?

A: Hen Ellyn respectfully requests that lot size restrictions be rejected as overbroad, and instead any such limitation be based on distances to actual neighbor dwellings (rather than side lot lines). Lot restrictions and side lot line setbacks that are any greater than those which exists for sheds and other accessory structures would unfairly and unnecessarily force coops to be placed right in the center of some lots, when many less restrictive regulations are available, such as measuring from the neighbors dwelling, or a smaller side setback limitation for consenting neighbors.

Q: What is Hen Ellyn's position on permitting and neighbor consent requirements?

A: We view a permitting and consent requirements as unnecessarily burdensome and do not believe they should exceed those for domestic pets. If the Village Board determines that permitting or consent is necessary as it relates to the construction of coops, Hen Ellyn's primary concern would be that: (i) permitting be modest and non-discriminatory, as well as one-time, rather than recurring, as recurring licensing would place an unreasonable burden on both homeowners and village resources; and (ii) that consent requirements be limited to only neighbors to which a coop is going to be placed within a specific proximity (i.e., 50 ft from the dwelling or 10' from the lot line of that dwelling).

Q: Is there a significant risk of hens flying over the owners' fence and into a neighbor's property?

A: No, generally speaking. This risk can be mitigated or nearly eliminated by: (i) Clipping of the hen's wing, which is harmless, easy to do, and commonplace; and (ii) proper husbandry - certain breeds (e.g., bantams) are extremely poor fliers and happen to be among the most recommended breeds as backyard hens.

Q: Are there likely to be any issues associated with availability of veterinary care or the lack thereof?

A: No, we do not believe so. There are vets that will look at chickens in the Chicagoland area, so there is availability at an owner's discretion. It is also the view of most hen owners that hens, while usually viewed as productive animals rather than as pets, are also naturally fragile, making vet care typically not warrantd.

Q: How would the ordinance be enforced?

A: We offer the suggestion that it seems any issue arising from a violation of the ordinance—or otherwise arising from the keeping of hens—could be enforced consistent with existing nuisance provisions in the Village Code, such as Section 7-2-3, and especially the directly applicably Section 7-2-3(E), which already states that *"It shall be a nuisance . . . To keep, or permit to be kept, upon any premises within the Village any chicken coop, chicken house, stable, kennel, pen or other structure for the retention, care and shelter of any fowl or animals in an unclean, unsanitary or filthy condition, so as to produce offensive and noisome odors, to the annoyance and discomfort of others?"*

VI. Hen Ordinance Impact Report

Questions:	Darien	Downers Grove	Lisle	Lombard	Naperville	St. Charles
	2020	2014*	2022	2022	2012	2014
	Jordan Yanke, Planner	Stan Popovic, Director of Community Development	Mike Smetana, Director of Community Development	William Heniff, Director of Community Development	Cheryl Muscato, Senior Code Enforcement	Allen Fennell, Asst. Director of Community Development
Since passing a hen ordinance, has there been a significant number of complaints about compliance?	"Minimal complaints"	There have only been two complaints since 2014.	No	"Nothing significant; an occasional call but nothing that advanced to an open code enforcement case. We had our first chicken related case just this past week in which 2 chickens got out of their pen area. One chicken was found/returned."	Approximately two dozen complaints over the past decade	Per a 2021 village re-evaluation of the hen ordinance "Staff has not found backyard chickens to be the source of significant complaints, having only two formal code enforcement complaints in the past year that were both resolved."
How many complaints per year?	2-3 annually	Virtually none	None	1	See above, 2-3 per year	2-6 per year
How many backyard chicken/hen applications were issued in the past year?	Unknown	11	3	28 since 6/27/2022	Unknown	Not applicable, no permit is required
How many total are currently issued?	Unknown	Unknown	11	See above	Unknown	Not applicable, no permit is required
Have there been any notable issues regarding neighbor complaints about noise or smell?	Initially there was a complaint on this issue and that sparked the code amendment to allow hens and regulate them. After ordinance passage, there has been only one (1) mention of an issue to my knowledge but nothing formal.	No	No	No	"As keeping the coop are clean is required, as well as keeping feed covered, those are typically compliance concerns which are rectified in short order"	No

Data Collected by Hen Ellyn, July 2023

Questions:	Darien	Downers Grove	Lisle	Lombard	Naperville	St. Charles
Has there been an observable increase in predators such as coyotes in the area since passing the hen ordinance in your municipality?	None	"Village does not track animal sightings"	No	No	"We have not compiled such data, however, of note, coyotes typically do not bother with cages and barriers. With rabbits, squirrels and other such "options", being readily available, there would typically not be an issue as long as all is kept secure."	No
Have there been any known instances of disease or infection due to the keeping of hens?	None	"Village does not track animal diseases"	No	No	"Not to our knowledge"	No
Does the hen application process and compliance take up a significant amount of staff time, to the extent that it has posed a problem or challenge?	"No. There has been less than ten (10) applications since passage Staff time for it is similar to many building permit reviews."	"Hen permits fall within our typical permit review deadline, which is ten business days, and staff does not have an issue meeting that deadline. I would not say that reviewing hen permit applications is arduous, especially due to the number we receive."	No	We process them in the same way as all Village building permits; it has not resulted in additional staffing activity beyond what would normally be required of a accessory structure/shed permit or the like.	"Just as much time as any permit application."	"Compliance based on our screening requirement is very time consuming, hard for residents to understand or comply with."
Are there any other hen related issues that have come up since passing the ordinance?	"Only issue that sticks out is the keeping of roosters. The aforementioned complaints included some alleged rooster keeping by residents and that poses a challenge for code enforcement and inspection timing. Roosters are prohibited by ordinance."	"Generally there are no other issues, and staff receives mostly positive feedback for allowing the option for residents to keep hens."	No	No	"Just inquiries regarding keeping roosters, which is NOT allowed."	"Not specifically – general issue is number of chickens and location in yard with adequate screening."

Data Collected by Hen Ellyn, July 2023

Questions:	Darien	Downers Grove	Lisle	Lombard	Naperville	St. Charles
Have there been issues with requesting neighbor consent? (For ordinances that require it)	Not applicable	"Staff has not experienced any issues with requiring neighbor consent. Please note the clause in section 5.303, which requires a signature only for neighbors who share a property line within fifty (50) feet of the proposed hen house."	Not applicable	Not applicable	Not applicable	Not applicable

DRAFT ZONING CODE TEXT AMENDMENTS

April 8, 2024

PROPOSED AMENDMENTS TO CHAPTER 2 (DEFINITIONS), AND CHAPTER 5 (SUPPLEMENTARY REGULATIONS) OF THE ZONING CODE AND OF THE GLEN ELLYN VILLAGE CODE.

1. Amend Section 10-2-2 – Terms Defined: Add “Hen”

Definitions:

Hen: the female of the species Gallus gallus domesticus (chicken).

2. Amend Section 10-5-23 – Add a new section 23 titled “Keeping of Hens”

(A) Regulations:

1. The keeping of hens is permitted on any single-family residentially zoned property, which is improved with a single family residential structure.
2. Hens shall not be permitted to run at large in the Village.
3. No person shall keep or harbor more than eight (8) hens on any residential lot.
4. No person shall keep or harbor any rooster.
5. Hens may be allowed outside in a fenced rear yard or other permanently fenced area or temporarily fenced area while in the presence of their owners or keepers.
6. There shall be no slaughtering of any poultry outdoors on any residential lot.
7. When left unattended, hens shall be kept in a covered outside enclosure, which shall at all times maintain a habitable temperature.
8. Coop Regulations:
 - a. Confinement enclosures are prohibited in all Front, Corner Side and Side Yards areas.
 - b. Coops shall not exceed 100 SQ.FT. in area.
 - c. A coop shall be located only in the rear yard of a lot and no closer than ten feet (10') of either side lot line and no closer than ten feet (10') from any rear lot line.
 - d. The maximum coop ridge height shall not exceed fifteen feet (15').
 - e. Coops are subject to all lot coverage ratio regulations as well as the total number of accessory buildings permitted (10-5-4 (3)).
 - f. Coops shall be designed to be architecturally compatible with the principal residence or any existing accessory structure or the principal residence's rear yard landscape theme and shall be constructed of quality durable building materials.
 - g. Coops shall be constructed in a workmanlike manner and maintained to be weatherproof in order to withstand inclement and extreme weather.
 - h. All coops shall be designed and constructed with adequate ventilation and in a manner that allows them to be easily cleaned.
 - i. The interior area of any coop and the rear yard area shall be maintained in a sanitary condition.

j. All feed shall be maintained in rodent proof containers.

3. Structures: Location Restricted - No structure housing hens shall be erected or maintained within fifty (50) feet of any property line of the property of the owner of such structure unless such property owner obtains a permit pursuant to this Chapter.

(a) An applicant must submit the following to the Community Development Director:

1. A completed application for a permit on forms provided by the Village;
2. Current Plat of Survey accurately depicting the potential location of the proposed structure housing hens on applicant's property;
3. A fully executed consent form, as provided by the Village, acknowledging consent for the placement of the structure from each adjacent property owner and tenant, except property owners that are municipalities or utilities;
 - a. For purposes of this Section, adjacent property shall mean all parcels of property the applicant's property comes into contact with at one (1) or more points.

~~4. The required permit fee as set forth in Administrative Regulation entitled "User-Fee, License and Fine Schedule".~~

(b) Any structure housing Hens shall be located in the rear yard and set back at least seven (7) feet from all property lines of an adjacent property.

(c) A permit shall not be granted unless the applicant has obtained all necessary building permits and can show proof that a structure that complies with all provisions of this Chapter will be erected.

(d) Permits shall be limited to parcels improved with single-family detached homes.

(e) Permits shall not run with the land and shall expire and become invalid five (5) years after the date of issuance. A person who wishes to continue to keep hens shall obtain a new permit on or before the expiration date of the previous permit.

Other Proposed Village Code amendments: Title 6 – Police Regulations: Chapter 3 - Animal Control; Section 8 - Prohibited Animals:

Amend Section 6-3-8 – Prohibited animals. Remove “chickens”.

6-3-8. - Prohibited animals.

It shall be unlawful to stable or house horses, ponies, burros, mules, goats, cattle, swine, sheep, or other similar animals within the Village.



**Glen Ellyn Village
Board**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/15/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Emily Rodman

**AGENDA ITEM (ID
2024-253)**

DOC ID: 2024-253

Review of Approved Special Use Permit

Statement of the Issue:

On March 11, 2024, the Village Board granted approval Ordinance No. 7099, An Ordinance approving a Special Use Permit for a tutoring center, "The Learning Studio", located at 473 North Main based on testimony provided at the meeting and on the Plan Commission's recommendation. Since that time, staff became aware that the business owner, Kate McDevitt, was no longer planning to proceed with the proposed business plan as presented to the Plan Commission and Village Board. Staff is seeking guidance from the Village Board as to whether to issue the business registration and certificate of occupancy to allow The Learning Studio to operate.

Analysis:

Background

The Plan Commission considered the request for a Special Use Permit for a tutoring center on February 22, 2024. At that meeting, the petitioner (The Learning Studio owner Katie McDevitt) presented a plan to partner with Brainy Day Boxes, owned by Megan DeRoo, an established online retailer of sensory boxes and educational toys. The partnership would include the sale of Brainy Day Box items in-store and the operation of regular retail hours, initially anticipated to be 9:00 am-12:00 pm weekdays. Following conclusion of the public hearing and discussion of the request, the Plan Commission made a motion to recommend approval of the request, subject to the conditions listed below, which passed 4 to 1. (Please click [here](#) to review the February 22, 2024 PC packet.)

Conditions of SUP:

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.
2. That the petitioner moves forward with the facts submitted with respect to retail from Brainy Day Boxes, and additional retail that is an appropriate fit for the business.

On March 11, 2024, the Village Board considered the Special Use Permit request. At the meeting, the business owner reiterated her understanding of the importance of including a retail component within the business. Her business partner, Megan DeRoo, was also present. Ms. DeRoo detailed her product offerings and shared samples of the product with the Village Board. The Village Board discussed the request at length and upon conclusion of the discussion, recommended approval Ordinance No. 7099 by a vote 4 to 2, subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted, attached as Exhibit "B", and the testimony presented at the February 22, 2024 Plan Commission public hearing. All accessory structures shall comply with all zoning regulations as recommended by the Plan Commission.
2. There shall be a retail component, as discussed at the February 22, 2024 Plan Commission public hearing.

Current Status

Village staff was informed on April 2, 2024, that the owner of The Learning Studio was no longer going to partner with Brainy Day Boxes as previously portrayed. Staff immediately contacted both the owner of Brainy Day Boxes and The Learning Studio, in order to gain a better understanding of how the business plan had changed. Staff stressed the need to continue to include a retail component, based on the testimony provided to the Plan Commission and Village Board and the conditions of the Special Use Permit approval. Staff requested the business owner provide a letter to the Village detailing her new business plan, which is attached. Per her letter, Ms. McDevitt still intends to include a retail component to her business and now plans to manage retail sales herself.

Budget Impact:

None.

Contribution to Strategic Plan

None.

Action Requested:

Staff is seeking guidance from the Village Board as to whether to issue the business registration and certificate of occupancy to allow The Learning Studio to operate.

1. If the Village Board believes the revised business plan is in compliance with the Special Use Permit as granted, staff will proceed with issuing the required documents.
2. If the Village Board finds the revised business plan is not in compliance, the Village Board may:
 - a. Direct the business owner to revise the business plan to bring it into compliance; or
 - b. Request the business owner submit a new Special Use Permit, with the new business plan, for consideration by the Plan Commission (which may result in the need to amend the existing approved Ordinance); or
 - c. Direct staff to proceed with drafting an ordinance to rescind the prior special use permit approval.

Attachments:

1. Ordinance 7099_Approval SUP of Learning Studio
2. Exhibit A to Ordinance 7099_Plan Commission Minutes 02.22.2024
3. Village Board March 11, 2024 Meeting Minutes
4. The Learning Studio Revised Business Plan Submitted April 10, 2024
5. The Learning Studio - Floor Plan

Annexation?
 Yes ☐ No ☒
 * 2 ORIGINALS*

VILLAGE BOARD MEETING
 ORDINANCE / RESOLUTION WORK FLOW FORM

Department:

Con Dev

Meeting Date:	3-11-24	Agenda No.	6.
Ordinance No.	7099	Resolution No.	
Acid Free Paper	Yes ☒ No ☐	County Recording Required	Yes ☐ No ☒
Document Description	Special Use Permit for Tutoring Ctr, "The Learning Studios" 473 N. Main St.		
CLERK	Approved ☒	Denied ☐	Tabled (specify below) ☐
	4	2	
	Approved with Corrections (specify below) ☐		



Village Of Glen Ellyn

Ordinance No. 7099

**An Ordinance Granting Approval of a Special Use Permit,
for a Tutoring Center "The Learning Studio"
Located at 473 North Main Street,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois**
This 11 Day of March, 2024.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 12th
day of March, 2024.

Ordinance No. 7099
An Ordinance Granting Approval of a Special Use Permit,
for a Tutoring Center “The Learning Studio”
Located at 473 North Main Street,
Glen Ellyn, IL 60137

Whereas, the Katherine McDevitt, proposed tenant and 526 Crescent LLC, Owner of the property, located at 473 North Main Street, have petitioned the Village President and Board of Trustees for approval of the following:

A Special Use Permit in accordance with Section 10-10-14 of the Glen Ellyn Zoning Code to allow a Tutoring Center (The Learning Studio) at 473 North Main Street located in the C5A Central Retail Core Subdistrict.

Whereas, the subject property is a 690 square foot tenant space in a multiple tenant commercial building located on the east side of Main Street, north of Crescent Boulevard, in the C5A Central Retail Core Subdistrict zoning district; and

Whereas, the property is legally described as follows:

BEGINNING AT THE SOUTHWEST CORNER OF LOT 10 IN BLOCK 3 IN COUNTY CLARK'S SECOND ASSESSMENT DIVISION IN VILLAGE OF GLEN ELLYN, IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, THENCE NORTHERLY, ALONG THE EAST LINE OF MAIN STREET, A DISTANCE OF 87.78 FEET; THENCE EASTERLY, PARALLEL WITH THE SOUTH LINE OF SAID LOT 10, A DISTANCE OF 7.01 FEET TO A POINT ON THE NORTHERLY EXTENSION OF THE WESTERLY FACE OF THE EXISTING BUILDING; THENCE SOUTHERLY ALONG SAID WESTERLY FACE AND ITS EXTENSION, A DISTANCE OF 87.78 FEET TO THE SOUTH LINE OF LOT 10; THENCE WESTERLY, ALONG THE SOUTH LINE OF LOT 10, A DISTANCE OF 7.85 FEET TO THE PLACE OF BEGINNING.

PIN: 05-11-317-006

and,

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 350 feet, and following the placement of a placard on the subject property not less than

fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on February 22, 2024, at which hearing the Plan Commission considered the petitioner's request for approval of a Special Use Permit; and

Whereas, at the February 22, 2024, public hearing, the petitioner presented evidence and testimony in support of the request, and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings and recommendations and by a vote of Four (4) "Yes" and One (1) "No", the Plan Commission recommended approval of the request with conditions as set forth in the February 22, 2024, draft minutes of the Plan Commission, a copy of which is attached hereto as Exhibit A; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the February 22, 2024, Plan Commission public hearing and have considered the findings and recommendations of the Plan Commission and hereby make the following findings of fact related to the requests:

A. In regard to the request for approval of a Special Use Permit to accommodate construction of the improvements and in accordance with Section 10-10-14(E) of the Zoning Code, the Village Board finds:

1. The proposed use will be harmonious and in accordance to the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because it would provide a valued service for families and would be a complimentary use the surrounding retail and restaurant uses.
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 no changes are being made to the exterior of the building.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because a tutoring center is an activity which occurs 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 utilize 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 use of the property will not require additional public facilities or services to operate.
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 no construction is proposed at this time.
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 use is low-impact and will not significantly create traffic, noise, or similar issues. The existing public parking lots nearby and on-street parking available along N. Main Street and Crescent Boulevard are adequate for the needs of the business.
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 a flood risk and there are no changes proposed to impact drainage of 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.

Whereas, the President and Board of Trustees have determined that granting the requested Special Use Permit, is consistent with the goals of the Glen Ellyn Zoning Code and in the best interests

of the Village of Glen Ellyn.

Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Plan Commission meeting minutes, dated February 22, 2024, Exhibit "A" attached hereto, and the findings and recommendations set forth therein and in the preambles above are hereby adopted as the findings of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the public hearing of the Plan Commission.

Section Two: Based upon the findings and recommendations of the Plan Commission, as adopted herein, and the findings and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of a Special Use Permit, to allow the use of the 473 North Main Street as a Tutoring Center ("The Learning Studio").

Section Three: This grant of approval of a Special Use Permit, is subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted, attached as Exhibit "B", and the testimony presented at the February 22, 2024, Plan Commission public hearing. All accessory structures shall comply with all zoning regulations as recommended by the Plan Commission.
2. There shall be a retail component, as discussed at the February 22, 2024 Plan Commission public hearing.

Section Four: The Building and Zoning Official is hereby authorized to issue all necessary building permits pursuant to a Special Use Permit approval granted herein provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend

the period during which permit application, construction and completion shall take place and may waive or modify any conditions set forth in this Ordinance without requiring that the matter return for a public hearing.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

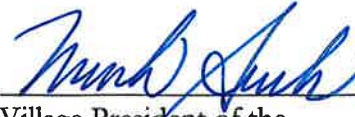
Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Section Seven. The Village Clerk is hereby authorized to record to this Ordinance with the DuPage County Recorder.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 11 day of March, 2024.

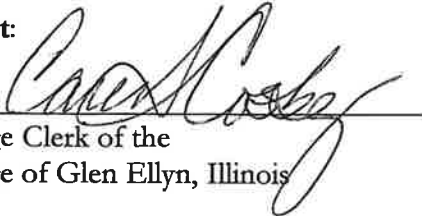
	Ayes		Nays		Absent
Fasules			X		
Gould			X		
Thompson	X				
Kalinich	X				
Simon	X				
Christiansen	X				
Senak					
(in event of a tie)					

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 11 day
of March, 2024.



Village President of the
Village of Glen Ellyn, Illinois

Attest:


Village Clerk of the
Village of Glen Ellyn, Illinois

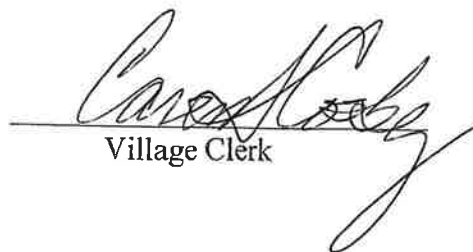
(Published in pamphlet form and posted on the 12th day of March 2024.)

CERTIFICATION

I, Caren Cosby, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 7099, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Village Board Meeting of said Board held on the 11 day of March, 2024, and that the same was signed and approved by the President of said Village on the 11 day of March, 2024.

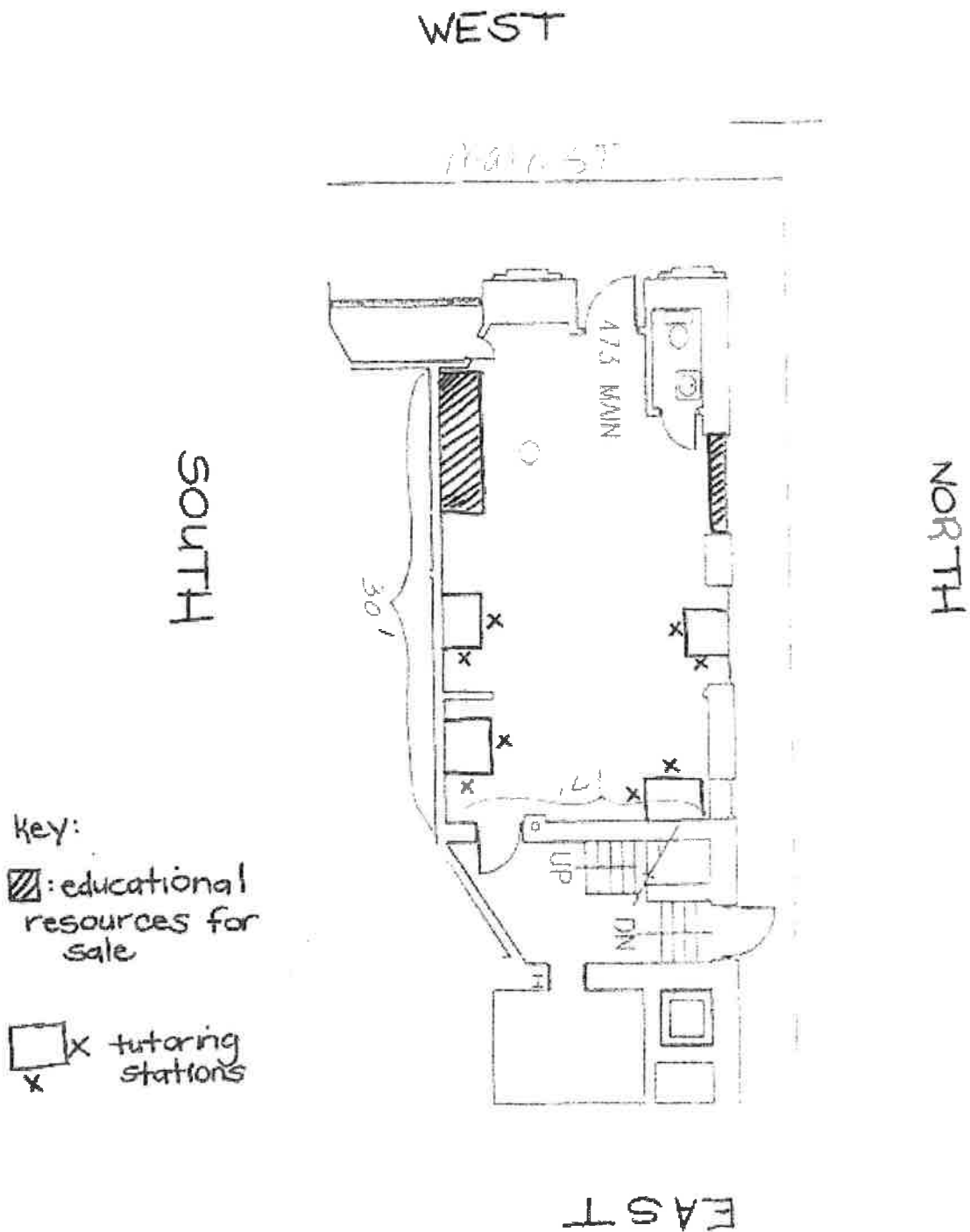
I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 11 day of March 2024,
2024.


Village Clerk

CORPORATE SEAL

EXHIBIT A



**DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, February 22, 2024 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street**

A. Call to Order and Roll Call

Chairperson Loftus called the meeting to order at 7:02 PM. Chairperson Loftus explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol, including public comment, and announced that the meeting would be recorded.

Roll was called.

PRESENT: Chairperson Tim Loftus; Commissioners Laura Brown, Ian Dawson, Adam Kreuzer, and Parag Thakkar; Student Commissioner Emma Smith.

ABSENT: Commissioners Connie Arango, Peter Cooper, Sumita Mukherjee, and Robert Wyant.

Also in attendance: Daniel Harper, Planning Manager; Audrey Savikas, Recording Secretary; Steve Thompson, Village Trustee; and Scott Viger, Planning Consultant.

B. Public Comment (non-agenda items)

Heidi Anderson, of 501 Turner Avenue, spoke on behalf of Hen Ellyn, a community group gathering support for backyard chickens in Glen Ellyn. Ms. Anderson noted that the group looks forward to appearing on an upcoming Plan Commission agenda.

Emily Henkels, of 779 Harding Avenue, also spoke on behalf of Hen Ellyn, noting that she looks forward to working with the new Community Development staff and furthering discussion about allowing hen-keeping in Glen Ellyn in 2024.

Grace Chan, of 188 N. Lambert, also spoke on behalf of Hen Ellyn, noting that it was her second time attending a Plan Commission meeting. She shared that it is spring, surrounding towns are buying chicks, and she looks forward to an opportunity for Glen Ellyn residents to do so next year.

C. Approval of Minutes

**Commissioner Dawson made a motion to approve the November 9, 2023 minutes.
Commissioner Thakkar seconded the motion. The motion passed by voice vote.**

D. New Business

1.) Public Hearing: 473 N. Main Street - Special Use Permit for a tutoring center to be located on the subject property in the C5A Zoning District

Commissioner Thakkar moved to open the Public Hearing. Commissioner Kreuzer seconded the motion, and the motion passed by voice vote.

Staff Introduction

Sworn in, Daniel Harper, Planning Manager for the Village of Glen Ellyn, introduced the request: The petitioner is requesting approval of a Special Use Permit in accordance with Sections 10-4-17-1(B) of the Glen Ellyn Zoning Code to allow a tutoring center to be located on the property known as 473 N. Main Street in the C5A Zoning District.

Mr. Harper presented information as detailed in the Staff Report dated February 16, 2024, included in the agenda packet. He provided a project summary and reviewed the location and surrounding zoning (C5A Central Retail Core Subdistrict), noting that the proposal was interpreted as an office use that required a Special Use Permit. Mr. Harper's presentation also included: relevant excerpts from the Glen Ellyn 2023 Comprehensive Plan and the Downtown Strategic Plan; description of the current building site and the proposed floor plan; and the specific request before the Plan Commission.

Mr. Harper responded to Commissioner questions, including a question related to a nearby business, School of Rock. Mr. Harper agreed to gather information about the status of that business, including whether it provides retail and whether a Special Use Permit was granted.

Petitioner Testimony:

Sworn in, the Petitioner Katherine McDevitt, of 235 Forest Avenue, Glen Ellyn, presented. Ms. McDevitt described her history as a resident of Glen Ellyn, and of managing and owning a local tutoring business. She discussed the community need for educational resources for children. Ms. McDevitt described the proposed business model for The Learning Studio's proposed location, which would include retail at the front of the site, and tutoring services at the back of the site. She described her intent to drive additional business to surrounding retail stores and restaurants, noting that her customers include parents who will be inclined to shop, eat, and drink in the area while they wait for their children to complete tutoring sessions.

Ms. McDevitt responded to Commissioner questions. She confirmed that the property site was suitable for her business model and would not require construction. She discussed the floor plan,

with regard to the retail component of the business; and she commented on projections for retail versus service components of the business. Ms. McDevitt confirmed the hours planned for retail (9:00-12:00) and tutoring services (3:00-9:00). She answered questions about the history of the tutoring business, including its prior location; her reasoning for pursuing the proposed location; and the range of towns her customers reside in. Ms. McDevitt responded to additional questions about customer demographics, customer counts, and tutoring service delivery. She provided anecdotal evidence of parents frequenting Glen Ellyn retail establishments while their children attended tutoring sessions.

Sworn in, Megan DeRoo, of 511 E. Liberty Drive, Wheaton, presented. She distributed samples of the retail product, Brainy Day Boxes, which she described as sensory boxes with STEM and educational components. Ms. DeRoo described her history as an educator and creator of the Brainy Day Box. She discussed her partnership with Ms. McDevitt and her plans to oversee the retail component at The Learning Studio's proposed location.

Ms. DeRoo responded to Commissioner questions. She discussed the proposed retail hours (9:00-12:00). Ms. McDevitt added a willingness to increase retail hours and hire additional staff as needed. Ms. McDevitt and Ms. DeRoo responded to questions about marketing, emphasizing word of mouth and parent networks.

Sworn in Patty Cavanagh, of 745 Crescent Blvd, presented. She discussed marketing and social media opportunities for the proposed location. Ms. DeRoo added to the discussion, sharing potential event opportunities and window display options.

Petitioners responded to additional questions from Commissioners, including: opportunities for retail items in addition to Brainy Day products; differentiation from other local retail and tutoring businesses; signage; after-hours special events; and the scope of tutoring services. Ms. McDevitt and Ms. DeRoo emphasized the community's interest in supporting local women entrepreneurs and custom products and services.

Mr. Harper informed Commissioners that he confirmed that the neighboring business School of Rock had been approved for Special Use.

Public Comment:

Chairperson Loftus invited public participation.

The following individuals, sworn in, made respective comments:

- Julie Spiller, of 925 Newton Avenue, expressed support for the proposal. Ms. Spiller shared that she is a Glen Ellyn resident and business owner, and that her business has benefited from sales to the Petitioner's tutoring clients, several of whom became repeat customers. She noted

that Glen Ellyn's retail businesses are the recipients of customers from its service-oriented businesses.

- Sara Huels, of 576 Turner Avenue, expressed support for the proposal. She discussed her history searching for resources for her own children, including traveling to other communities for educational products and services. She described parents' willingness to travel for educational resources, as well as their interest in supporting local business.
- Renee DiSanto, of 353 Oak Street, expressed support for the proposal. She shared her history as a Glen Ellyn resident and business owner, as well as her experience with the Petitioner's tutoring business. She noted that the Petitioner has a solid customer following.

Chairperson Loftus invited written public comments to be read into the record.

Mr. Harper read a letter from Barb Lemme, President of the Alliance of Downtown Glen Ellyn, included in the agenda packet, which expressed opposition to the granting of Special Use Permits in the C5A Zoning District.

Chairperson Loftus invited a motion to close the public hearing.

**A motion was made by Commissioner Kreuzer to close the Public Hearing;
Commissioner Brown seconded the motion, which passed by voice vote.**

Commissioner Deliberation & Recommendation

Commissioners deliberated. They expressed mixed support for the proposal.

Areas of support included: unique, niche business concept combining retail and services; compelling opportunity to meet a community need and reduce stigma by locating tutoring in a prominent location; success of nearby service-oriented business that received a Special Use Permit; existing clientele; ability to make use of property with significant space limitations; support from local business owners; local business making use of unique specialty space.

Areas of concern included: need for accountability and measures to ensure that retail sales continue; limited retail proposed in a prime retail location; conflicts with Comprehensive Plan; concern about setting precedent.

Commissioner Kreuzer made the motion:

After conducting a public hearing and deliberating on the request of the petitioner, Katherine McDevitt, for approval of a Special Use to allow a tutoring center to locate and operate at 473 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 February 22, 2024, 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.**
- 2. That the petitioner moves forward with the facts submitted with respect to retail from the Brainy Day Box, and additional retail that is an appropriate fit for the business.**

Commissioner Thakkar seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. Four Commissioners present voted “Yes”: Chairperson Loftus and Commissioners Brown, Kreuzer, and Thakkar. One Commissioner present voted “No”: Commissioner Dawson.

E. Trustee Liaison’s Report

Trustee Thompson provided an update on the Roosevelt & Taft Hotel Properties, including the Village Board’s consideration of a Purchase and Sale Agreement at its upcoming meeting. The Plan Commission should anticipate future hearings on the projects.

Trustee Thompson responded to Commissioner questions, including providing information about: offers, negotiations, purchase price and carrying costs, and the community input process for the Roosevelt & Taft Hotel Properties; the status of vacant retail space at the Apex building, as well as garage safety reports; the issue of Construction Necessitated Variations presented to the Zoning Board of Appeals; Community Development projects, including securing new Planning software and conducting a Zoning Code review; and the status of projects previously heard by the Plan Commission.

F. Chair Report

Chairperson Loftus welcomed Mr. Harper as the new Village Planning Manager and invited his Staff Report.

G. Staff Report

Mr. Harper shared some information about his background and welcomed feedback from Commissioners about the information that is most useful to them for their proceedings. Mr. Harper also discussed potential agenda items for upcoming meetings, including a special meeting scheduled for April 11.

H. Other Business

No additional items were discussed.

I. Adjournment

Chairperson Loftus requested a motion to adjourn the meeting.

Commissioner Kreuzer made a motion to adjourn the meeting; Commissioner Brown seconded the motion, and the motion passed by voice vote at 9:06 PM.

Respectfully submitted,

Audrey Savikas
Recording Secretary



Minutes
Village of Glen Ellyn
Regular Village Board Meeting
Monday, March 11, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order – 7:00 P.M.

B. Pledge of Allegiance

Webelo Troop and Cub Scout Pack 158 (Nina Maturo, Pack Leader) led the Pledge of Alliance. One of the members spoke about the Pack's activities.

C. Roll Call

Upon roll call by Clerk Cosby, President Senak and Trustees Christiansen, Fasules, Kalinich, Gould, Simon, and Thompson answered "Present."

Also in attendance: Village Manager Franz, Assistant Village Manager/Community Development Director Rodman, Village Attorney Mathews, Public Works Director Buckley, Finance Director Brankin, Village Engineer Daubert, and Deputy Police Chief Vavra.

D. Audience Participation

There was no off-agenda audience participation.

E. Presentation

The Webelo Troop and Cub Scout Pack 158 presentation was leading the Pledge of Allegiance.

F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen [Items 1 – 6; 10 – 11; 13; 15]
SECONDER:	Trustee Simon
AYES:	Christiansen, Simon, Fasules, Gould, Kalinich, Thompson
NAYS:	

Motion to approve the following items including Payroll and Vouchers totaling \$4,999,019.77. These agenda items have been reviewed by the Management Team and Village Attorney and are consistent with the Village's purchasing policy (Trustee Christiansen).

- 1) Total Expenditures (Payroll and Vouchers) - \$4,999,019.77

- 2) Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of the Suburban Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of one (1) Ford F-450 chassis with a Galion body package from Sutton Ford Commercial Truck Center of Matteson, Illinois, in the amount of \$116,122.57 (Public Works Director Buckley)

Motion pursuant to Section 1-10-7 of the Glen Ellyn Village Code to adopt the competitive bidding procedures of Suburban Purchasing Cooperative in lieu of the provisions of Chapter 10 on Village Contracts and approve the purchase of two (2) Ford E-Transit Vans from Currie Motors Fleet of Frankfort, Illinois, in the Amount of \$105,808 (Public Works Director Buckley)

President Senak asked Public Works Director Buckley about the purchase and mileage tracking. President Senak wanted to know how the mileage is tracked. Public Works Director Buckley replied and agreed to send President Senak more information on the subject. President Senak followed up with a question about the idle time that is tracked. Public Works Director Buckley replied.

President Senak asked about the savings of EV over the life of the vehicle and if an assessment of the savings versus a conventional vehicle had been done. Public Works Director Buckley replied yes and agreed to send the report to President Senak.

- 3) Pursuant to Section 1-10-2 (G) of the Village Code, authorize the Village Manager to execute three-year service agreements for the annual maintenance of the Cottage and Newton Water Towers with Utility Service Co., Inc., of Perry, GA, in a Not-to-Exceed Amount of \$99,700 (Cottage Tower) and \$171,600 (Newton Tower), for a three-year total of \$271,300 to be expensed to the Water & Sewer Fund (Public Works Director Buckley)

President Senak asked if there was an assessment done of the savings for executing a 3-year agreement. Public Works Director Buckley replied. President Senak wanted to know if there was a written document to reflect the savings. Public Works Director Buckle replied yes to which President Senak requested that Public Works Director Buckley to send the document to him for review.

- 4) Motion to approve Ordinance 7095-VC, an Ordinance to amend Village Code 9-1- 2 (B) to assist in prosecution of traffic offenses, specifically as it relates to Driving Under the Influence offenses (Deputy Chief of Police Vavra)
- 5) Motion to authorize the Village President to execute a Memorandum of Agreement among the Federal Highway Administration, Illinois State Historic Preservation Officer, Village of Glen Ellyn, and Illinois Department of Transportation regarding the replacement of the Glen Ellyn Metra Station (Professional Engineer Daubert)
- 6) Motion to approve Resolution 24-06, a Resolution authorizing adoption of the 2024 Official Zoning Map for the Village of Glen Ellyn (Assistant Village Manager/Community Development Director Rodman)

Trustee Kalinich wanted to know if there was any guarantee that GIS consortium has done the work correctly. Assistant Village Manager/Community Development Director Rodman replied and reviewed the process involved in catching all of the changes that were required.

President Senak requested that Items 7 – 9 be pulled from the Consent Agenda for separate discussion and vote.

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Christiansen [Items 7 – 9]
SECONDER:	Trustee Kalinich
AYES:	Christiansen, Kalinich, Simon, Fasules, Gould, Thompson
NAYS:	

President Senak asked why there was a proposed amendment to increase the budget just because the original one came in under budget. Public Works Director Buckley replied with the reasoning behind the increase. Village Engineer Daubert added his thought on the requested contract increase and that it would allow for additional patching work to be done this year. Discussion ensued about budgeting practices and execution of needed patching work.

- 7) Motion to authorize the Village Manager to execute a contract and execute one or more contract change orders for additional work with Schroeder Asphalt Services, Inc. of Huntley, Illinois, for construction of the 2024 Asphalt Roadway Patching Program in the amount of \$200,000 to be expensed to the Capital Projects Fund (Public Works Director Buckley)
 - 8) Motion to authorize the Village Manager to execute a contract with Schroeder & Schroeder, Inc. of Skokie, Illinois, for construction of the 2024 Sidewalk and Concrete Street Repair Program in the amount of \$388,525 to be expensed to the Capital Projects Fund (Public Works Director Buckley)
 - 9) Motion to authorize the Village Manager to reject Denler, Inc.'s non-responsive bid proposal and to execute a contract with SKC Construction, Inc. of Elgin, Illinois, for construction of the 2024 Asphalt Street Crack Sealing Program in the not-to-exceed amount of \$40,000 to be expensed to the Capital Projects Fund (Public Works Director Buckley)
 - 10) Motion to approve Ordinance 7096, An Ordinance approving an amendment to the Intergovernmental Agreement between the Villages of Glen Ellyn and Lombard regarding issuing debt on behalf of Glenbard Wastewater Authority, pending attorney review (Finance Director Brankin)
 - 11) Motion to approve a Central Business District (CBD) Construction Impact Grant to The Joy Bar totaling \$4,500 to be expensed to the Economic Development/Marketing Account (Manager Franz)
 - 12) Motion to approve the Community Relations Commission Diversity, Equity and Inclusion (DEI) Resource Guide (Communications Coordinator Paplauskas)
- Trustees Gould and Kalinich requested this motion be removed from the agenda and rescheduled for discussed in an upcoming workshop.
- 13) Motion to approve Ordinance 7097-VC, an Ordinance to amend Section 4-1-2(e) of

the Village of Glen Ellyn Building Code, to adopt the International Code Council, International Energy Conservation Code 2021 Edition (Assistant Village Manager/Community Development Director Rodman)

President Senak asked about the obligation to apply the code. Assistant Village Manager/Community Development Director Rodman replied.

- 14) Motion to approve Ordinance No. 7098, An Ordinance approving zoning variations to reduce the required side yard to allow the addition of a "Patio and Seating Wall and Impervious Surfaces" to an existing single-family home located at 626 Roger Road (Assistant Village Manager/Community Development Director Rodman)

Trustee Christiansen requested that Item 14 be pulled from the Consent Agenda for separate discussion and vote.

RESULTS:	APPROVED [6 to 0] 1 of 2 sidewalk variances with impervious surface
MOVER:	Trustee Fasules [Item 14]
SECONDER:	Trustee Kalinich
AYES:	Fasules, Kalinich, Christiansen, Simon, Gould, Thompson
NAYS:	

RESULTS:	APPROVED [6 to 0] 2 of 2 sidewalk variances with impervious surface
MOVER:	Trustee Fasules [Item 14]
SECONDER:	Trustee Gould
AYES:	Fasules, Gould, Christiansen, Kalinich Simon, Thompson
NAYS:	

RESULTS:	DENIED [0 to 6] Patio and seating wall variance
MOVER:	Trustee Fasules [Item 14]
SECONDER:	Trustee Christiansen
AYES:	
NAYS:	Fasules, Christiansen, Kalinich, Simon, Gould, Thompson

Trustee Gould asked about the permit from 2022 and the one requested in March, wanting clarification on what the permits were for. Assistant Village Manager/Community Development Director Rodman replied that the patio that was built was not part of the original permit. Assistant Village Manager/Community Development Director Rodman showed a timeline of events.

Trustee Gould asked about the impervious surface that was installed at the lot line. Assistant Village Manager/Community Development Director Rodman reviewed this installation and added that the Village code does not allow this.

Trustee Gould asked if there was any other permit history on this property. Assistant Village Manager/Community Development Director Rodman replied there was not.

Trustee Gould expressed her doubt that there was a unique circumstance or hardship that would necessitate the variance to be allowed if the proper permitting process had been followed.

Trustee Kalinich wanted to look at the timeline again and asked about 3/20/23, when the feedback was provided about drainage, and who was involved in the review. Assistant Village Manager/Community Development Director Rodman replied that feedback was given to the property owner about the stormwater requirements in order to restore it to its condition prior to the patio being installed.

Scott Hootman, the petitioner, spoke in an effort to clear up any confusion. He said that the construction plans clearly showed the executed plan. He then explained the sidewalks had existed when he bought the home, as well as a concrete patio, in its configuration prior to his construction project. He explained that he thought that the plans had been approved, and that the hardship was needing to fix the existing concrete patio issue prior to changing it. Assistant Village Manager/Community Development Director Rodman gave clarification to Mr. Hootman's comments. Mr. Hootman replied.

Trustee Christiansen asked if the drainage issues had been resolved. Assistant Village Manager/Community Development Director Rodman replied they had not and would be addressed if the motion is passed. Mr. Hootman replied and added that there has been no flooding in the past 3 years since the construction.

Trustee Gould asked if the concrete pad is larger now than the one originally under the wood deck.

Trustee Thompson asked, if the petitioner and contractor would have gotten the correct permit prior to construction, would the project been allowed to be built. Assistant Village Manager/Community Development Director Rodman replied no, it would still would have needed a variance. Trustee Fasules asked if replacing what was currently built was a possibility. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Thompson asked what happens if the Board denies the motion. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Gould asked if the setback requirements would be the same no matter the design. Assistant Village Manager/Community Development Director Rodman replied.

President Senak stated that there are 3 variances to be considered and that there should be a separate vote on each.

- 15) Motion to approve a Facade Improvement Award in the amount of \$30,000 and a

Fire Prevention Award in the amount of \$15,000 to Brick & Mortar Glen Ellyn LLC DBA Brick & Mortar at 411 N Main Street, to be expensed to the Central Business District TIF Fund (Manager Franz)

Trustee Gould asked if there were any other specs on what the facade will look like. Assistant Village Manager/Community Development Director Rodman replied that they had submitted revised plans, approved by Community Development in July 2023.

Trustee Gould asked if Assistant Village Manager/Community Development Director Rodman felt the windows would be the correct ones. She responded that if the windows are not, Brick & Mortar will not get approval. She added that inspection would not be done until the installation is complete.

Trustee Thompson wanted to know the philosophy on how GSP escrow projects are reimbursed. Village Manager Franz replied and explained the process. There was discussion about the Walker report and it was agreed that at the end of the project, when the work was satisfactorily completed, the Village should receive a letter of completion.

G. 473 N. Main - Special Use Permit for "The Learning Studio" (Assistant Village Manager/Community Development Director Rodman) (Trustee Thompson)

RESULTS:	APPROVED [4 to 2]
MOVER:	Trustee Thompson
SECONDER:	Trustee Christiansen
AYES:	Thompson, Christiansen, Kalinich, Simon
NAYS:	Fasules, Gould

- 1) Motion to approve Ordinance No. 7099, An Ordinance approving a Special Use Permit for a tutoring center, "The Learning Studio", located at 473 North Main Street

Assistant Village Manager/Community Development Director Rodman gave a presentation about the variance being asked for due to the petitioner's business not being totally retail.

Trustee Thompson asked what the percentage of retail vs. non-retail in this plan. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Gould asked if there were other locations shown to the petitioner that were in a location that did not require a variance. The petitioner had looked at two other spaces in the downtown area.

Trustee Kalinich asked for confirmation that the petitioner was told that the space was zoned for retail and might not be approved. That confirmation was given.

Trustee Christiansen asked what the C5A vacancy rate was. Assistant Village Manager/Community Development Director Rodman replied.

Katie McDevitt, the petitioner, explained why she fell in love with this particular space and how the business evolved from being exclusively a tutoring service to a hybrid service/retail opportunity. She called it a value-added business.

Trustee Kalinich asked the petitioner why she selected this space over the other two spaced she looked at. Ms. McDevitt replied about the challenges with one space and the other space did not have the electricity working at the time she saw it, which left her with negative feelings about the space.

Trustee Thompson wanted to know more about the retail side of the business - Brainy Day Box. At this point, Megan DeRoo of Brainy Day Box passed sample boxes out to the Board and spoke about her professional background and the educational product line she has developed. She explained the uniqueness of her business and how perfectly it pairs with The Learning Studio.

Trustee Thompson asked how many items would be displayed in the retail space. Ms. DeRoo replied about the variety that would be available and how children interact with her products.

Trustee Simon asked what the hours of the business would be. Ms. DeRoo replied that the hours are still being worked out, but it would be open at least 3 hours a day to start.

Trustee Gould asked if the business was operating at a location currently. Ms. DeRoo replied she currently operates out of her home. Ms. McDevitt replied that she is currently working out of the library.

Trustee Kalinich commented that she loves the concept, as well as the partnership. She was concerned about the location within the retail zone, but felt the business was fantastic.

Barb Lemme, representing the Alliance of Downtown Glen Ellyn, was concerned about the special use permits being issued and was worried about setting precedence. She felt that these particular businesses are valuable and needed, but the location is not appropriate and should be in the Village at another location. Ms. Lemme felt the space offers premium retail possibilities and needs to be occupied by a business that meets the current zoning code. She brought up another available location, pointing out that it has a back entrance and hoped it could work for these businesses.

President Senak asked how long the space had been vacant. February 1st was the vacancy date.

President Senak asked if the Alliance was more concerned about tax revenue or that more retail draws more people to shop. Ms. Lemme replied with the concerns of the Alliance.

Patty Cavanagh, resident, gave her perspective about the petitioned location not being the best retail option for an outside retailer. She felt that the real opportunity was in the “family” connection that these two businesses have to other businesses in the downtown area, and that this would result in an increase of patrons for all. She urged the Board to approve the variance.

Christina Samatas, business owner of Park & Oak, stated that her children were all tutored by Ms. McDevitt and that she should be trusted to keep her promises about the business and that Ms. McDevitt would build something beautiful. She also felt the space was challenging for a retail tenant.

Sara Huels, resident, gave her thought on having a tutoring business in the downtown area and how it would encourage parents, from here and other cities, to hang out in the CBD while their children are being tutored.

Trustee Kalinich asked Trustee Thompson if he was at the Planning Commission meeting when this was approved. Trustee Thompson replied yes and felt the special use had been discussed at great length.

Trustee Christiansen said that other special use applicants have said they were going to have retail and then did not. She wanted to know if the special use permit could be approved with conditions for retail. Ms. Samatas said that there is a lot of open retail space in the downtown area and the location should be allowed to fill this particular open space.

Trustee Thompson said he was conflicted on this issue and he explained both sides of his thinking. He felt that small businesses like this should be incubated and encouraged to grow. He supported approval of the special use permit and urged others to vote the same.

Trustee Simon replied to Trustee Thompson that she was also conflicted, being sensitive to the Alliance and the exiting code. She would be in favor of approving with retail expansion conditions. She hoped for a win-win for everyone involved. President Senak asked what the condition would be. Trustee Simon thought it could be a percentage growth for retail over 3 years.

Trustee Kalinich asked Ms. McDevitt about pick up and drop off of children for tutoring and what her plan would be. Ms. McDevitt replied that dropping at the door with an adult would be required.

Trustee Fasules was concerned about the alley being so close to this location and thought that perhaps Economic Development Coordinator Hannah and Alliance representative Lemme could talk to the owner of the other location to see if that location works, as he finds it more appropriate for pick-up and drop-off. He added his concern about granting a special use and taking up retail space. Ms. McDevitt expressed her disinterest in the other location.

Trustee Christiansen asked about condition #2 in the proposal and if a retail percentage requirement was added, would it be adequate to cover the retail aspect. Trustee Gould did not feel this would help this situation. She added that she was excited about both businesses being located in the Village, but the retail zone needs to be kept retail in accordance with the Comprehensive Plan. She also felt that too many special use permits had already been issued during the past 2-3 years.

Ms. McDevitt asked if she would be approved as the retail if her tutoring business was a minor part of the Brainy Day Box retail. Assistant Village Manager/Community Development Director Rodman replied a special use would still be required and explained the reasons. Ms. DeRoo added comments about the evening

hours that she hoped would be realized in the future.

Trustee Thompson commented on the changing face of commerce and that innovation, creativity, and retail would excite people, adding that thinking a little differently about retail might be the approach to take. Trustee Gould agreed that retail is changing but still felt that there is a market for small independent retail shopkeepers.

Trustee Kalinich stated her biggest concern was the pick-up/drop-off issue and how to regulate it without involving the police and other agencies. Ms. McDevitt responded by saying that she is stern with her parents and that she would not allow it to become a problem.

President Senak said that the public safety issue matters but the loss of retail space is a real concern for the downtown area and addressed the special use permit approval trend. He proposed that perhaps services could be taxed to make up the loss of revenue but was not sure the Village could impose such a tax.

H. 641 Lake - Construction Necessitated Variations (Assistant Village Manager/Community Development Director Rodman) (Trustee Gould)

RESULTS:	Approved [6 to 0] VOTE WAS TO DENY THE VARIATION
MOVER:	Trustee Fasules
SECONDER:	Trustee Simon
AYES:	Fasules, Simon, Christiansen, Gould, Kalinich, Thompson
NAYS:	

- 1) Motion to approve Ordinance No. 8000, An Ordinance approving three Construction Necessitated Zoning Variations to Allow a "Deck and Fence" on the Property located at 641 Lake Road

Assistant Village Manager/Community Development Director Rodman presented the issues surrounding the construction at the property. No permit was issued prior to construction and she reviewed and explained the timeline of events, including action taken by the Zoning Board of Appeal, and the reasons for their findings. The ZBA asked if there was a compromise that could be reached. The petitioner's plans were revised to reflect the compromise agreed to by the involved parties.

Attorney Mathews pointed out that the compromise plans were a new request and should be treated differently than the original variance submitted.

Trustee Thompson wanted to know why it didn't go back to the ZBA once the compromise plans were agreed upon by the involved parties. Assistant Village Manager/Community Development Director Rodman replied that the Board needed to vote to send it back to the ZBA, if desired.

Monica Ferrer, the petitioner, acknowledgement making a mistake by starting construction without a permit and that she was earnestly trying to follow the rules now and wanted to find a way to finish the construction at her home. She explained

the uniqueness of the property and gave some history in dealing with the ZBA as far as creating a compromise between all property owners. She then reviewed the compromise plan that has been submitted for approval.

Trustee Kalinich asked if there was any landscaping planned for around the deck. Ms. Ferrer replied that the compromise plan allows for landscaping and explained details of the planting.

Trustee Kalinich asked if there were any regulations for landscaping and fencing. Assistant Village Manager/Community Development Director Rodman replied that there are no requirements.

Trustee Simon asked what the difference between the original patio was compared to the modified plan. Assistant Village Manager/Community Development Director Rodman responded.

Trustee Fasules asked about building a deck in an area on the property that did not require a variance. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Thompson asked to see the partial construction that was stopped when the original permit was actually requested. Discussion ensued about the tree on the property line.

Trustee Simon wanted clarification regarding a fence on the property in the photo.

Attorney Mathews reiterated that the deck in the photos is the original plan and that it will be torn down no matter what is decided.

Trustee Gould asked if ZBA found a hardship or unique circumstance. Assistant Village Manager/Community Development Director Rodman replied there was not any found.

Trustee Kalinich asked about any storm water issues. Assistant Village Manager/Community Development Director Rodman replied that would be addressed at a later date, when the current issues were resolved.

Trustee Kalinich asked about the compromise plan and if a whole new variance application would need to go to the ZBA. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Fasules suggested that the petitioner work with staff to build a deck within the Village Code.

President Senak asked about the contractor and what they had said about needing a permit. The petitioner replied that the contractor did not inform her that a permit was needed.

Eric Oesterle, adjacent neighbor at 645 Lake, gave his thoughts on the state of the project and required permitting. His desire is to resolve this and get the construction finished.

Trustee Simon asked if the compromise was ideal for Mr. Oesterle. He replied that a compromise is never ideal but he wanted the construction to be finished.

Trustee Kalinich asked Mr. Oesterle about his driveway. He replied that it is not standard and that at the tree it is probably about 30 feet wide.

Trustee Kalinich wanted to know why the petitioner was not considering a deck in the part of her yard that would not require a variance. Ms. Ferrer replied. Trustee Kalinich then asked for clarification on permitting the alternate location for a code-conforming deck. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Thompson asked why the petitioner needed a deck at this location of her house when it already has a lot of outdoor space currently. Ms. Ferrer replied that the dining room was on that side of the house and they wanted to extend the outdoor dining possibility. Discussion continued about the hopes for the deck usage.

Trustee Gould circled back to the desire for dining room access and wanted to know if there was an existing exterior door. Ms. Ferrer replied that a door had already been installed. Discussion of access continued.

Attorney Mathews didn't think there was a condition that can be applied to work with the Village staff to execute the modified plan. Village Manager Franz asked to see the changes between the original vs. the compromise plan. Assistant Village Manager/Community Development Director Rodman replied.

President Senak asked if the initial plan was being withdrawn. The petitioner replied yes.

Village Manager Franz pointed out that sending this back to the ZBA will extend the timeline for the neighbor.

Trustee Thompson asked if the ZBA approved the compromise plan, would the Board deny it anyway. Trustee Christiansen stated she would not approve the compromise plan because real estate changes could affect future owners. Trustee Simon expressed her concern for the neighbor.

Trustee Kalinich asked about the setback lot. Assistant Village Manager/Community Development Director Rodman replied.

Trustee Gould reiterated that she did not see the hardship and that there was room on the property for a deck that would meet code.

There was a motion by Trustee Fasules, seconded by Trustee Kalinich, to send this request back to the ZBA. After discussion that the Board would still vote to deny the variance, the motion was withdrawn.

**I. 2024 Utility and Roadway Improvements Project (Professional Engineer Daubert)
(Trustee Simon)**

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Simon
SECONDER:	Trustee Kalinich
AYES:	Simon, Kalinich, Christiansen, Fasules, Gould, Thompson
NAYS:	

- 1) Motion to authorize the Village Manager to execute a contract with John Neri Construction Company, Inc. of Addison, Illinois for construction of the 2024 Utility and Roadway Improvements Project in the amount of \$13,148,961 to be expensed to the Capital Projects and Water & Sanitary Sewer Funds

Village Engineer Daubert presented the project, reviewing the scope of work to be contracted and executed. He compared the bid results and gave additional information regarding the contractors being considered. A breakdown of the recommended funding was reviewed.

President Senak asked about the budget numbers for Glenbard Wastewater Authority and if this cost would be the responsibility of the GWA. Village Engineer Daubert replied.

Trustee Thompson asked about the reconstruction of Bemis and the improvement of water issues, as well as addressing the truck traffic.

Trustee Christiansen thanked staff in their work getting the train station issue worked out.

RESULTS:	APPROVED [6 to 0]
MOVER:	Trustee Simon
SECONDER:	Trustee Christiansen
AYES:	Simon, Christiansen, Fasules, Gould, Kalinich, Thompson
NAYS:	

- 2) Motion to authorize the Village Manager to execute an agreement with V3 Companies of Woodridge, Illinois, for construction engineering services for the 2024 Utility and Roadway Improvements Project in the not-to-exceed amount of \$712,242 to be expensed to the Capital Projects and Water & Sanitary Sewer Funds

J. Reminders

- 1) Village Board Workshop, Monday, March 18, 2024 at 7 pm
- 2) No Village Board Meeting on Monday, March 25, 2024
- 3) Village Board Meeting on Monday, April 8, 2024 at 7 pm

K. Adjourn – 9:56P.M.

Mover: Trustee Fasules; Second: Trustee Gould. Unanimous vote to adjourn.

THE LEARNING STUDIO
473 North Main Street

This letter is to communicate and clarify the retail at The Learning Studio at 473 North Main Street.

I have had an unanticipated pivot with Megan DeRoo of Brainy Day Box. One of the things that led to the change with Megan was when we met to go over the ordering of additional retail products to be sold at The Learning Studio, Megan asked if 5-10 items were enough. I explained that we had to offer more products than that because The Village Board and Trustees did not grant The Learning Studio a Special Use Permit for only 5-10 additional retail items. Furthermore, Megan wanted to exclusively sell Brainy Day Box at 473 North Main Street until she had enough funds from her sales at The Learning Studio to purchase additional retail items. I told Megan the retail could not open until we had a full retail presence as planned and promised to The Village Board and Trustees in The Learning Studio.

Both of these points were different from what we had agreed upon, and it was different from what I said to the Village Board and Trustees. I was not ok with this change in direction. Those two key differences of opinion and other visionary differences, led me to say to Megan that we needed to pivot from our original agreement.

I told Megan that I still wanted to sell her products, support her and promote her business even though our visions were not aligned. I knew I could not have Megan run the retail and be true to what I promised The Village Board and Trustees. After this shift, Megan agreed to sell me her products to be sold at The Learning Studio. Although our arrangement was going to be different than either of us had thought, I still thought The Learning Studio was going to sell Brainy Day Boxes as one of the many retail items until recently.

After the change in direction with Megan, I reached out to Barb Lemme, owner of Sign of the Whale and President of Downtown Alliance. Barb had raised concerns at the board meetings about the retail at The Learning Studio. I illustrated to Barb that the retail items of The Learning Studio will showcase a wider variety and better selection of educational resources now that I am in charge of the retail. I assured Barb, and I want to assure you, that I fully intend to keep my word to the Village about the retail at The Learning Studio. I have joined Downtown Alliance Glen Ellyn and I look forward to being a part of this organization that supports businesses in our town.

The Learning Studio will still have retail in the front of the space exactly as I mapped out in the floor plan. The floor plan is attached. Retail orders for educational resources are ordered and have shipped. A retail checkout desk and shelving are already installed, painted and ready for the products to arrive. The retail pivot I have made is going to end up being better and more desirable for The Village and the residents of Glen Ellyn.

Here are some of the retail items and their vendors that I have ordered for The Learning Studio to sell:

American Leather Goods

- *leather pencil cases in a variety of colors
- *leather heart bookmarks

Little Bud Kids

- *counting pegs math toy set & ten frame addition flash cards
- *spin and read Montessori phonetic reading blocks and cvc cards.

Tree Fort Toys

- *wooden set Kindergarten sight words
- *wooden set ocean matching games
- *wooden set tic tac toe

Peter Pauper Press

- *sketch books
- *flip books
- *botanical stamp sets
- *gratitude journals
- *number puzzles
- *colored pencil sets
- *Studio series letterpress stamp sets
- *USA Memory matching games

School supplies and custom executive function binders will also be sold starting mid summer. There is much more to come!

The Learning Studio will also sell a bilingual coloring/activity book and stuffed animal by a local author, artist and College of DuPage professor, Shaiska Malca (@puravidatalk) entitled Hispanic Adventures. This is a Spanish program for children that provides confidence, fluency and Hispanic culture.

I have spoken with The Bookstore and we are excited to work together by collaborating on events and referring customers back and forth to one another.

In addition, Gilda Ross and I are going to partner. Gilda runs the Glenbard Parent Series. Did you know that Gilda is expanding the scope of The Glenbard Parent Series to reach a wider, national audience? The Learning Studio will be a brick and mortar extension of The Glenbard Parent Series.

As stated in my Narrative Statement:

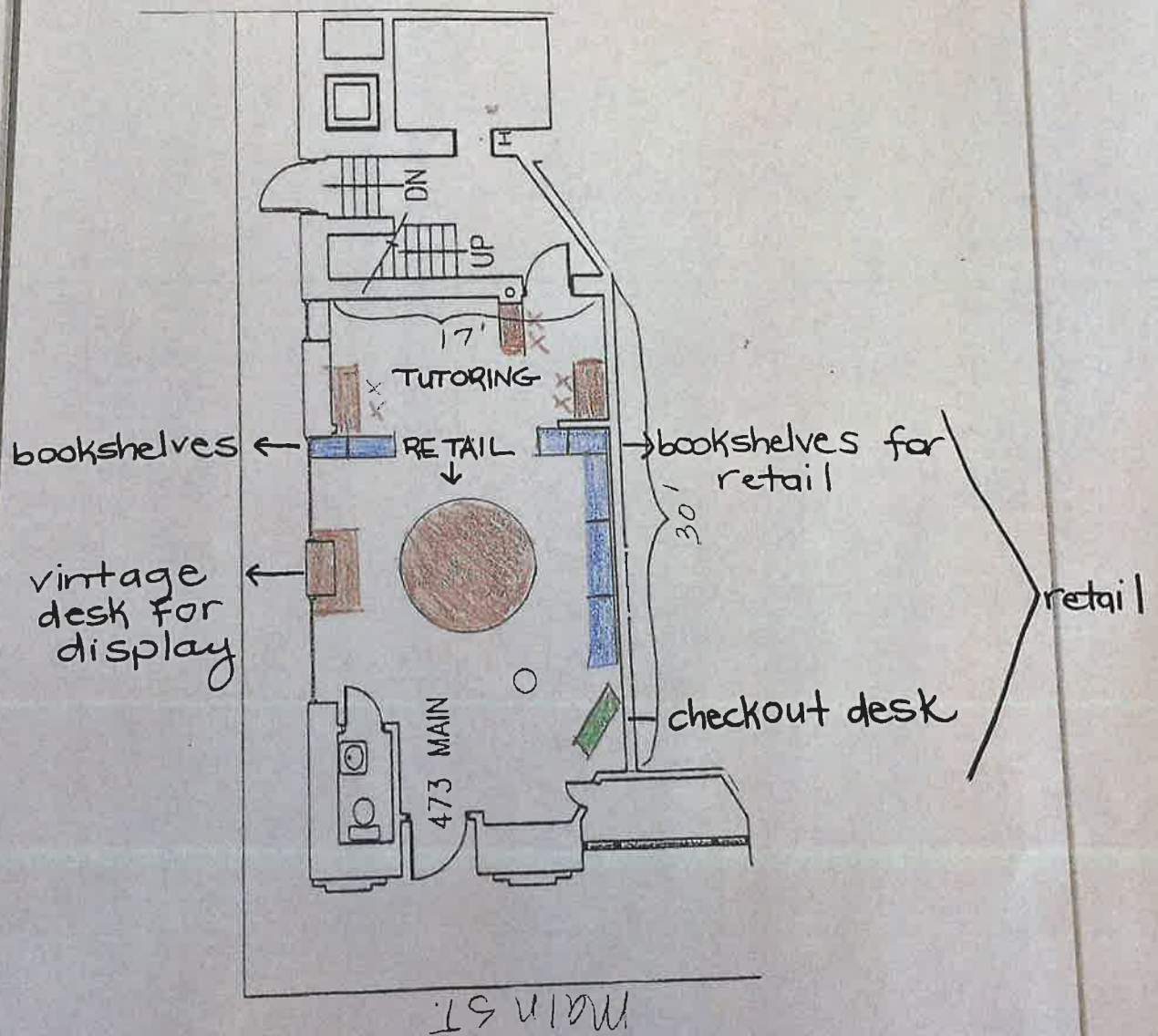
Retail hours of operation for The Learning Studio on weekday mornings to start with be: 9am-noon and additional weekend hours.

I am certain that The Village will be very happy that they granted The Learning Studio a Special Use Permit for 473 North Main Street.

Please reach out to me if you have any questions or you would like to discuss this further. My cell is 773-793-2946 and my email is katie.mcdevitt@thelearningstudioge.com.

Warmly,
Katie McDevitt

THE LEARNING STUDIO
473 N. MAIN STREET





Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 4/15/2024 7:00 PM
Department: Public Works
Department Head: Dave Buckley
Category: Discussion Item
Prepared By: Rich Daubert

**AGENDA ITEM (ID
2024-251)**

DOC ID: 2024-251

Crescent Boulevard On-Street Parking Configuration

Statement of the Issue:

As part of the Metra Station and Multimodal Access Improvements Project, Crescent Boulevard will be reconstructed between Main Street and Park Boulevard. Staff is looking to confirm direction on the preferred on-street parking configuration for the block of Crescent between Main Street and Forest Avenue.

Analysis:

The Capital Improvements Commission and Village Board completed thorough reviews of the roadway geometrics in the Central Business District including on-street parking configurations. On-street parking changes were reviewed in the context of meeting current standards while also balancing roadway improvements including parking needs in tangent with pedestrian accommodations.

Both the Capital Improvements Commission and Village Board were divided on converting the angled parking in the Central Business District to parallel parking. On October 13, 2020, the consensus of the CIC was that the parallel parking on the east side of Main Street (between Pennsylvania and Crescent) should be converted to parallel parking with the angled parking to remain on the north side of Crescent Boulevard (between Main and Forest); albeit to be formally constructed as 45-degree parking. In summary, the CIC felt that converting both the Main Street and Crescent Boulevard angled parking to parallel parking would be too impactful in terms of parking losses.

On October 19, 2020, the Village Board expressed consensus that the angle parking on Main Street should remain. The Board was more divided on what to do with the parking on the north side of Crescent Boulevard.

Given that the Main Street angled parking has been maintained as part of construction of Phase 2-3 of the CBD Streetscape and Utility Improvement Project and that direction is needed to continue advancement of the Metra Station project design, staff revisited the matter with the Capital Improvements Commission on March 13 and April 10, 2024. The CIC provided good input on the matter at its March 13, 2024, Meeting including a request to see an alternative parking lot configuration to consider for the parking lot on the west side of the Metra Station. The alternative was developed and presented to the CIC at its April 10th Meeting along with updated parking counts.

In summary, the Capital Improvements Commission expressed its sensitivity to concerns about the parking losses associated with the parallel parking. However, the CIC unanimously expressed that widening sidewalks to improve the walkability on Crescent as well as improving the function of Crescent Boulevard in general is a higher priority. The CIC accordingly made a unanimous recommendation at its April 10, 2024, Meeting to the Village Board for parallel parking on Crescent Boulevard (Main to Forest). They also made a split recommendation for configuring the west parking lot as shown in the 10% Design Plans with a single row of angle parking along with sidewalks on both sides of the parking lot. Lastly, the CIC made a split recommendation for the east parking lot alternate 2 shown in the attached presentation. Members of the CIC did make note that they would also like to see the east lot converted in use from commuter parking to customer parking as to provide some relief from the loss of the on-street spaces associated with the parallel parking conversion on Crescent.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Staff will give a presentation to the Village Board on this matter at the April 15, 2024 Village Board Workshop Meeting. Direction is ultimately sought from the Village Board on the Crescent Boulevard parking configurations.

Attachments:

1. VBW 4-15-2024 Presentation on Parking
2. Parking Exhibits In Presentation - Improved Clarity

Glen Ellyn Metra Station and Multimodal Access Improvements Project

Crescent Boulevard On-Street and Off-Street Parking Configurations

April 15, 2024 Village Board Workshop Meeting

Objective

Secure Village Board Direction for Crescent
Boulevard On-Street Parking Configuration

Background

As part of the CBD Streetscape Project Development, on-street parking was reviewed in detail to:

1. Address noncompliant parking
 - a) Provide appropriate clearances from stop signs, crosswalks, and fire hydrants
 - b) Provide appropriate number of accessible spaces for the disabled
2. Review opportunities to convert angle parking to parallel parking to
 - a) Increase sidewalk width to facilitate wider pedestrian accessible routes and more room for trees, street furniture, and outdoor dining
 - b) Improve sightlines and therefore reduce crashes

Background

Feedback was received during the CBD SUI project design workshop in support of wider sidewalks with some perceptions on parking shortages shared by those in attendance.

PRO-WIDER SIDEWALKS:

Attendees seemed largely eager to see road space traded for space for pedestrians as part of growing the Village's charm.

- *"Widening sidewalks will encourage more socialization - more vibe."*
- *"I am very much for... making larger sidewalks"*
- *"Wider sidewalks seem useful for active retail."*
- *"Main - wider sidewalks."*
- *"Penn., south side at A Toda Madre - sidewalk is way too narrow."*
- *"... sidewalk widened = better..."*

PARKING PERCEPTIONS:

Several comments point to there being a mismatch between the supply of and perception of parking in Glen Ellyn. Several comments centered on there already being sufficient parking.

- *"Residents seem to be unusually consumed by the amount & location of parking. There is plenty of parking. People just need to utilize what's there."*
- *"Additional parking is not necessary. Encourage walking as a healthy alternative. It also brings people to more stores."*
- *"Parking is not as big a problem as people say."*
- *"Glen Ellyn needs fewer automobiles, not more facilities to add them."*

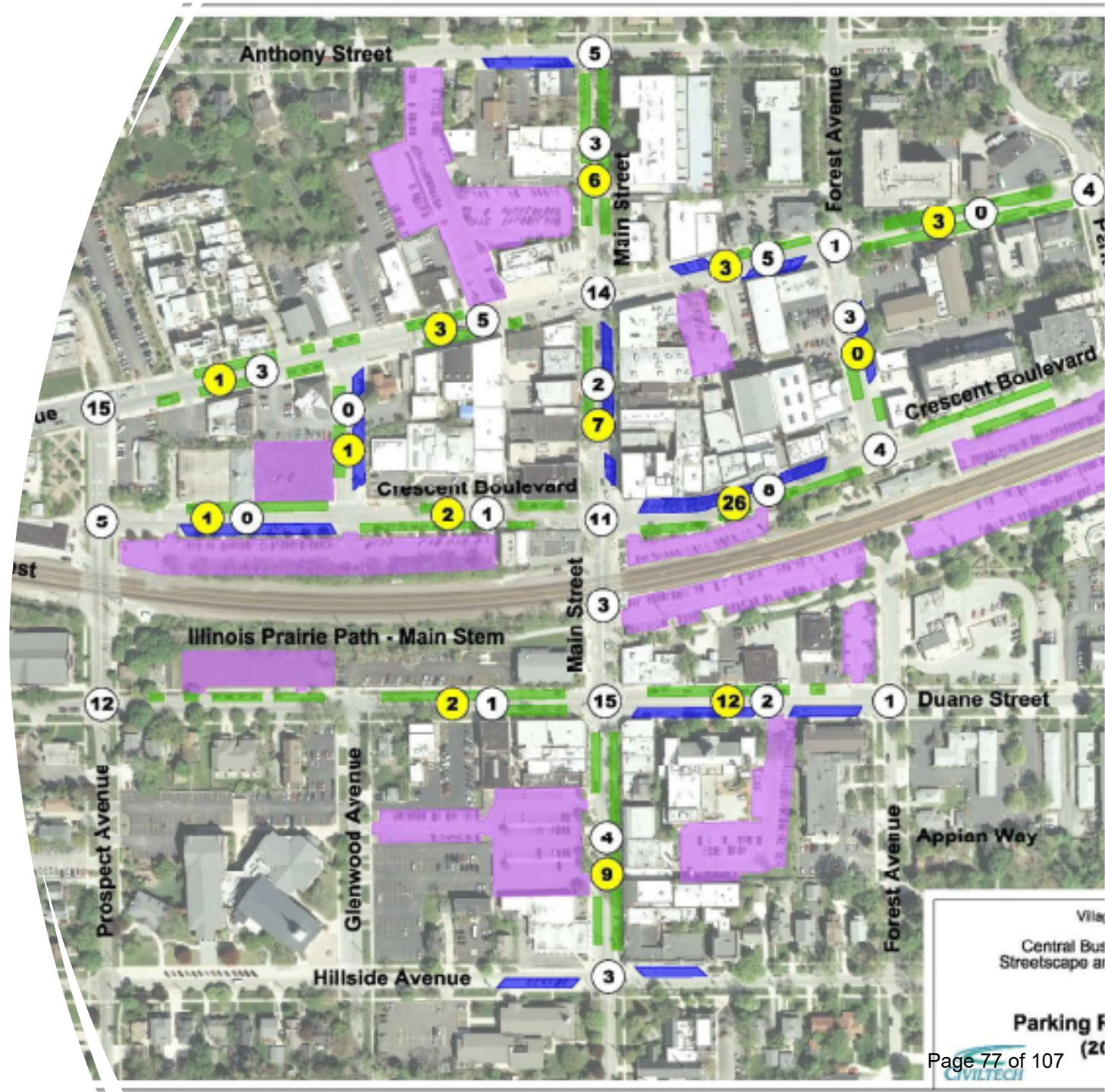
Background

Pros of Parallel Parking	Cons of Parallel Parking
Superior Sightlines with Easier Egress/Backing Out – Reduction of Parking Related Crashes	More Challenging for Some Drivers to Enter Spaces
Easier to Identify Open Parking Spaces	Reduced Number of Parking Spaces
Requires Less Roadway Width.	Exiting Vehicle Adjacent to Travelled Way

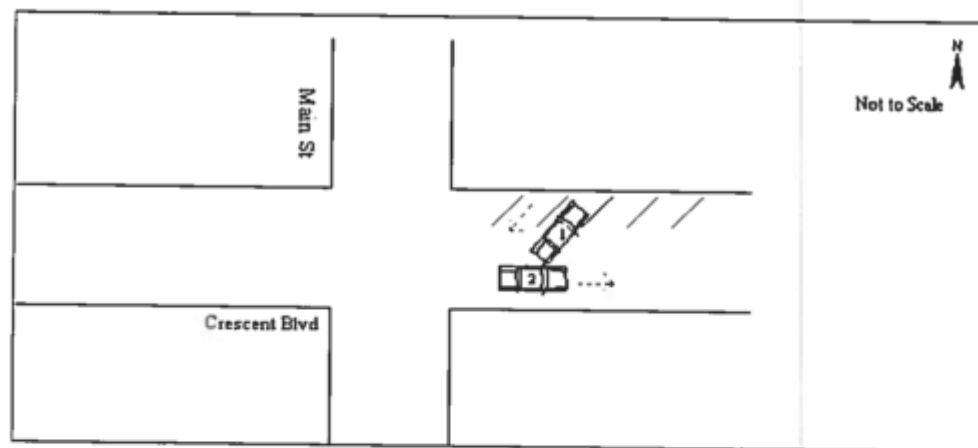
Pros of Angled Parking	Cons of Angled Parking
Easier to Enter Parking Spaces	Need Increased Roadway Width to Accommodate Increased Parking Depth, Backing Lane, and Travelled Way.
Increased Number of Spaces	Reduced Sightlines and Above Compromised Travelled Way Will Not Support Parking Related Crash Reductions
Not Exiting Vehicle Adjacent to Travelled Way	

Crash Analysis

Prior review of Crash Records for the CBD Yielded 26 reported parking related crashes on Crescent Boulevard between Main Street and Forest Avenue over 4-Year Period

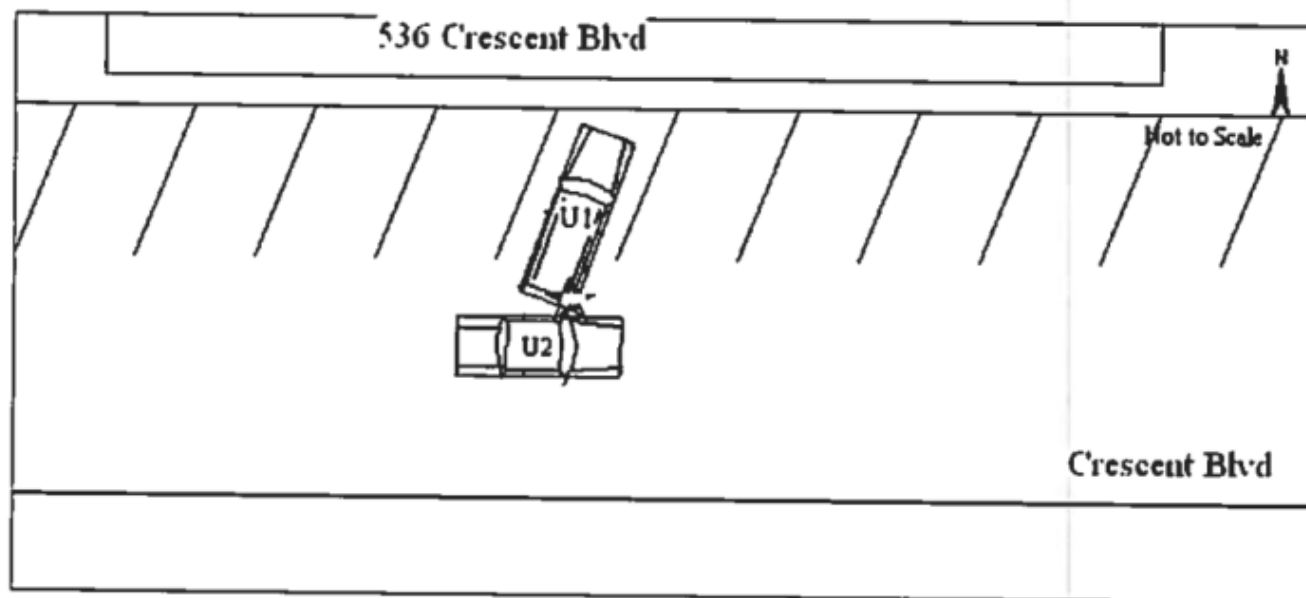


Crash Analysis



NARRATIVE (Refer to vehicle by Unit No.)

Unit 2 had just turned right (e/b) onto Crescent Blvd from n/b Main St. Unit 1 was backing out of a parking spot on Crescent Blvd. Driver of Unit 1 stated that he looked over his shoulder to see if any cars were coming and thought he was clear. Driver of Unit 2 stated she saw Unit 1 backing out of the parking spot at the last second and was unable to stop. Unit 1 backed into Unit 2. The rear bumper of Unit 1 struck the rear driver side door of Unit 2.



NARRATIVE (Refer to vehicle by Unit No.)

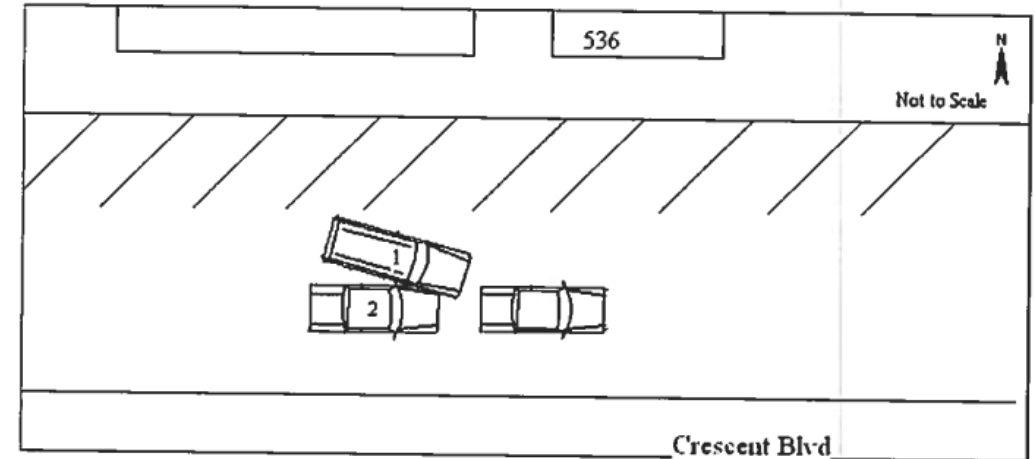
Unit 2 was stopped in the roadway of E/B Crescent Blvd in front of 536 Crescent Blvd and was letting his pregnant wife out of the passenger side of Unit 2. Unit 1 was legally parked in marked space in front of 536 Crescent Blvd. Unit 1 backed out of the parking space and struck Unit 2's driver side door with Unit 1's rear bumper.

Driver 1 stated that she did not see Unit 2 parked behind her vehicle.



Crash Analysis and Queuing

Crash Analysis



NARRATIVE (Refer to vehicle by Unit No.)

On 1/9/14 I took a delayed accident report at the police department. On 1/9/14 at approximately 0800 hours, Unit 2 was traveling E/B in the 500 block of Crescent Blvd. Unit 2 slowed in traffic. Unit 1 was traveling directly behind Unit 2. Unit 1 tried passing Unit 2 on the left, causing an accident. Unit 1 has damage to the passenger side door. Unit 2 has damage to the driver side bumper.

Driver 2 stated the 500 block of Crescent Blvd was congested with traffic. Driver 2 slowed in traffic E/B in the 500 block of Crescent Blvd, Driver 1 passed Unit 2 on the left causing an accident.

Driver 1 stated she was driving directly behind Unit 2 and there was a lot of traffic. Driver 1 thought she could pass Unit 2 safely on the left. Driver 1 was issued a citation for Improper Overtaking (GF069006).

Background

As part of CBD SUI Project Development

Prior to the onset of COVID-19 Pandemic in spring of 2019

- Village Board directed the retainage of angled parking on Main Street (Crescent to Penn) and Crescent (Main to Forest)

Matter was revisited in Fall of 2020, in context of Pandemic

- CIC – Consensus for Parallel Parking - 3 Commissioners Parallel, 5 for 45 Deg. Angle but in context of CIC supporting Parallel Parking on Main (Crescent to Penn)
- Village Board directed the retainage of angled parking on Main (Crescent to Penn) and was divided on Crescent



October 2020 CIC and Board Summaries

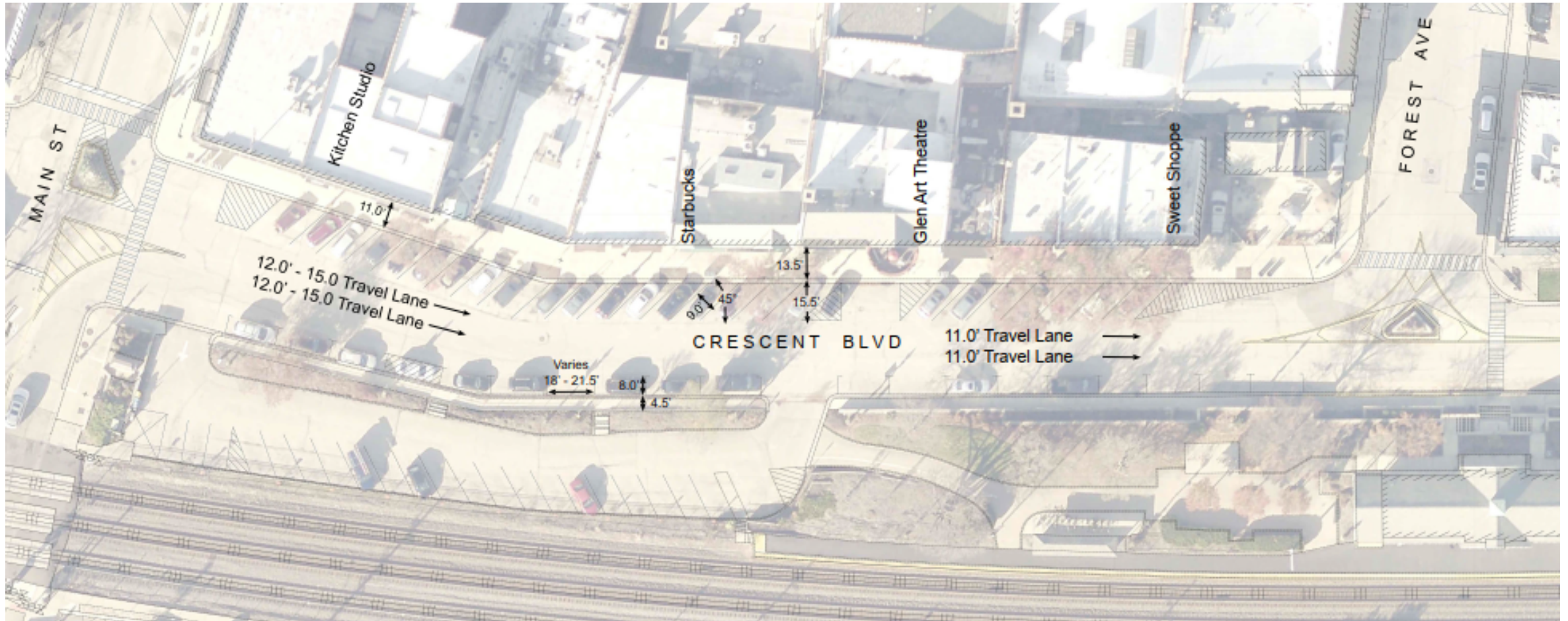
- The CIC weighed the pros and cons of potential changes on Crescent (Main/Forest) with five of the eight Commissioners in attendance recommending 45 degree parking on the north side of the street. The majority of members of the CIC felt that although Crescent provides excellent opportunity to maximize sidewalk spaces and impact of the streetscape project, the total loss of parking spaces amongst both Main and Crescent heavily influenced their position to retain the angled parking. A couple of commission members commented that they would be open to converting to parallel parking on one of the streets, Crescent or Main St; but not on both sections. The three Commissioners in support of parallel parking on Crescent noted that the sidewalks are narrow in what is a heavily travelled corridor for both the High School Students and users of the Train Station. Concerns were also noted regarding the usable area for planting trees and incorporating other streetscape elements. Benefit to the flow of traffic via the incorporation of two travel lanes was noted under the parallel parking configuration; as was reference to the existing angle parking having operational challenges substantiated by parking related crash records.
- President McGinley stated currently the Village Board would like to see angled parking on the north side of Main Street (5-1 Trustee support); the Village Board would like to see parallel parking on Crescent Boulevard near McChesney (4-2 Trustee support); the Village Board is split on parallel parking or angled parking on Crescent Boulevard (between Main and Forest); the Village Board would like to staff to explore a flex street; the Village Board would like to see 35 foot spacing between trees.

Existing Conditions

Crescent Boulevard – Main to Park currently has 62 on-street parking spaces

- Of specific subject, Crescent between Main and Forest has angled parking on the north side and parallel parking on the south side with 43 spaces total.
- The angled parking on the north side of Crescent is not compliant with current standards in terms of stall depth (15.5' existing whereas 19.5' is required under IDOT Bureau of Local Roads and Streets).
- The travelled way (where vehicles drive on the street) varies in width from 21' to 31'. Angled parking requires further backing clearance between the end of the stalls and the edge of the travelled way (an additional 12'). Hence, the travelled way is not sufficient in width for the existing angled parking.

Existing Conditions



IDOT Local Roads and Streets Manual on Angle Parking

31-1.04(c) Angle Parking

Angle parking should be avoided where practical. However, when considering angle parking, the following applies:

1. Illinois Department of Transportation (IDOT) Authority. When an improvement requiring IDOT approval is planned, any new or existing angle parking to remain must be approved by Central Bureau of Local Roads and Streets (CBLRS). In addition, [625 ILCS 5/11-1304\(c\)](#) states:

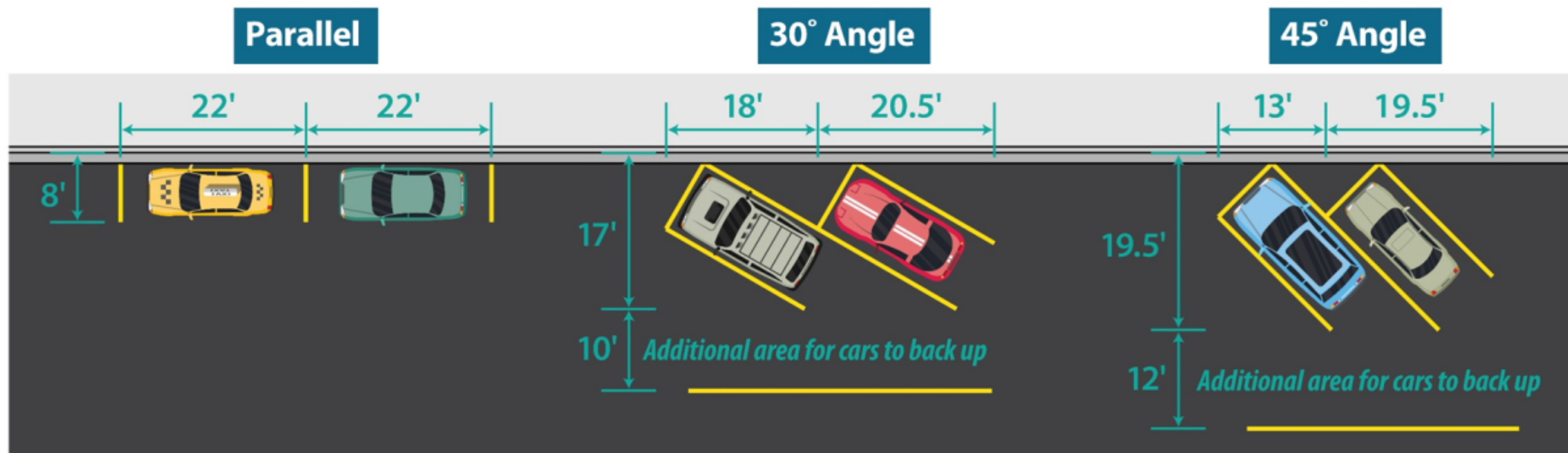
Local authorities may permit angle parking on any roadway, except that angle parking shall not be permitted on any Federal-aid or State highway unless the Department has determined the roadway is of sufficient width to permit angle parking without interfering with the free movement of traffic.

2. Street Width. The width of the street must be able to accommodate the existing traffic flow and should provide a clear distance for a parked vehicle to back out.
3. Backing Maneuver. Angle parking requires the driver to back into the traveled way where sight distance may be restricted by adjacent parked vehicles. This maneuver may surprise an approaching motorist. As indicated in Figure 31-1F, the parked car will require a distance “B” to back out of its stall. Whether or not this is a reasonably safe maneuver will depend upon the number of lanes in each direction, lane widths, operating speeds, traffic volumes during peak hours, parking demand, and turnover rate of parked vehicles.
4. Angle. Angle parking should be 45° or less. In some conditions, a 60° angle for parking may be considered.
5. Adjacent Land Use. The adjacent land use must warrant the retention of the angle parking.
6. Crashes. After analyzing backing maneuver space, angle parking may be considered to remain after further review of crash history related to the existing angle parking along with the proposed design criteria (ADT, posted speeds, etc).

Simplified Portrayal of Figure 31-F from IDOT BLRS Manual

30 Degree Spaces
Should be 17' Deep with
a 10' Backing Lane

45 Degree Spaces
Should be 19.5' Deep
with a 10' Backing Lane



10% Plans

Developed to incorporate parallel parking concept on Crescent.

10 PERCENT PROPOSED CONDITION EXHIBIT:

On-Street Parking North of Tracks

PROS:

-INCREASED PEDESTRIAN CIRCULATION AND AMENITY AREAS CREATE A WALKABLE DOWNTOWN.

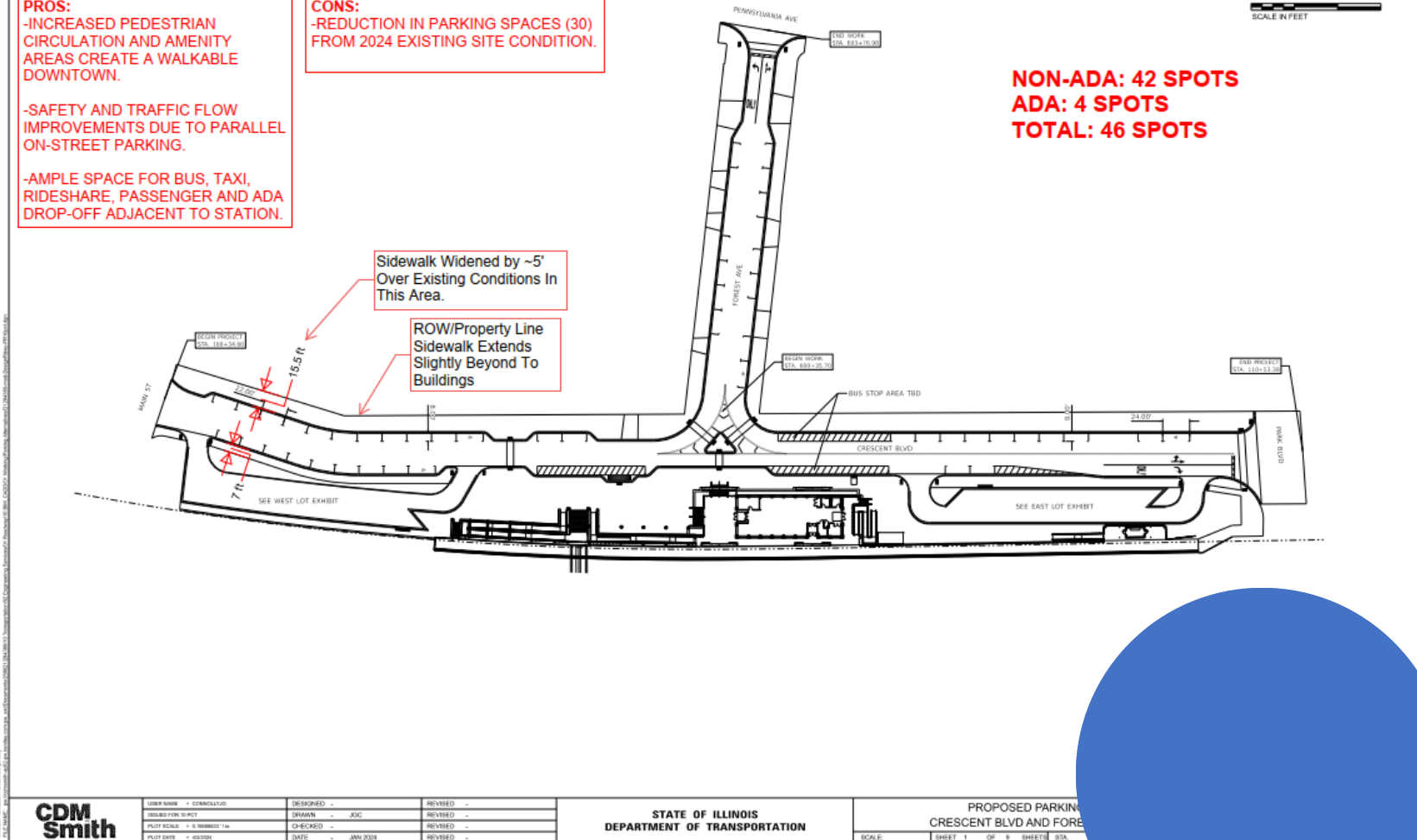
-SAFETY AND TRAFFIC FLOW IMPROVEMENTS DUE TO PARALLEL ON-STREET PARKING.

-AMPLE SPACE FOR BUS, TAXI, RIDESHARE, PASSENGER AND ADA DROP-OFF ADJACENT TO STATION.

CONS:

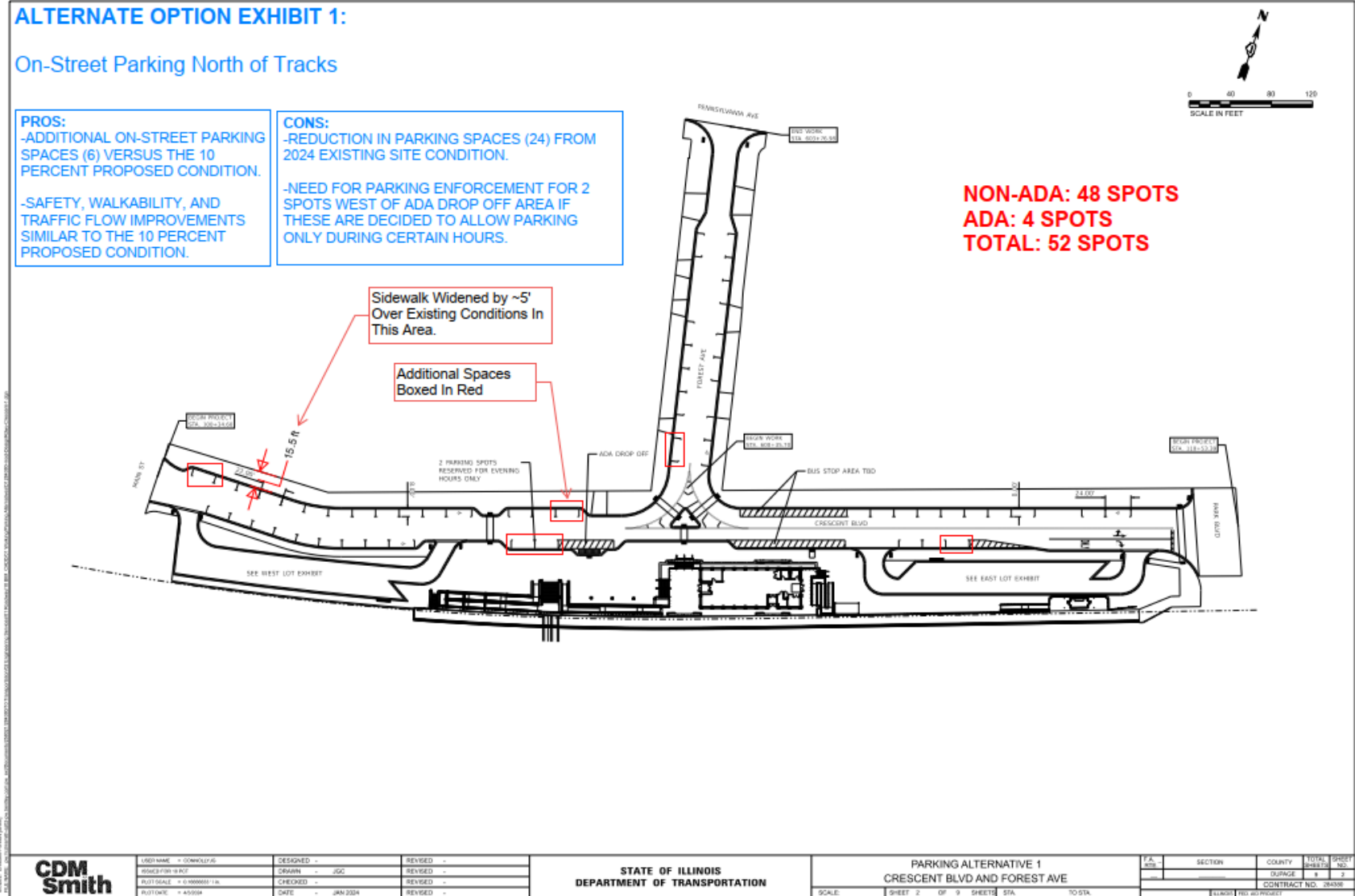
-REDUCTION IN PARKING SPACES (30) FROM 2024 EXISTING SITE CONDITION.

NON-ADA: 42 SPOTS
ADA: 4 SPOTS
TOTAL: 46 SPOTS



Maximize All Parallel

5 Additional Parking Spaces
Over the 10% Design



30 Degree Angle

Two Spaces More Than
Maximize All Parallel

Travelled Way is 16' (Does
Not Provide Compliant
Backing Lane and Travel
Lane)

ALTERNATE OPTION EXHIBIT 2:

On-Street Parking North of Tracks

PROS:

-ADDITIONAL ON-STREET PARKING SPACES (8) VERSUS THE 10 PERCENT PROPOSED CONDITION.

CONS:

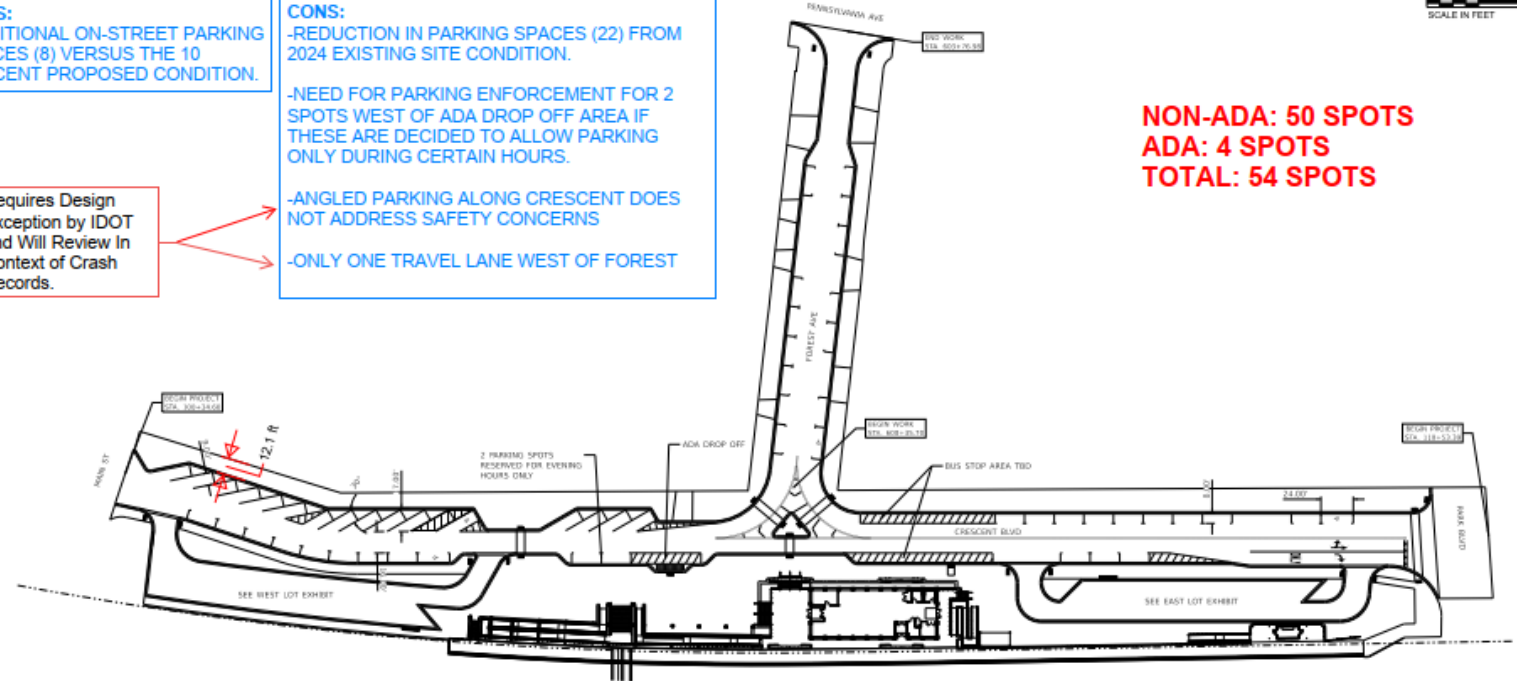
-REDUCTION IN PARKING SPACES (22) FROM 2024 EXISTING SITE CONDITION.

-NEED FOR PARKING ENFORCEMENT FOR 2 SPOTS WEST OF ADA DROP OFF AREA IF THESE ARE DECIDED TO ALLOW PARKING ONLY DURING CERTAIN HOURS.

-ANGLED PARKING ALONG CRESCENT DOES NOT ADDRESS SAFETY CONCERNS

-ONLY ONE TRAVEL LANE WEST OF FOREST

Requires Design
Exception by IDOT
and Will Review In
Context of Crash
Records.



CDM
Smith

USER NAME - CONKLEY, J.	DESIGNED -	REVISED -
DESIGNER - J. CONKLEY	DRAWN - JGO	REVISED -
PLT SCALE - 1/8" = 1'-0"	CHECKED -	REVISED -
PLT DATE - 4/20/24	DATE - JAN 2024	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING ALTERNATIVES 2
CRESCENT BLVD AND FOREST AVE

SCALE: SHEET 3 OF 9 SHEETS STA. 10+00 TO STA. 10+50

SECTION	COUNTY	TOTAL SHEETS
SECTION	COUNTY	TOTAL SHEETS
SECTION	COUNTY	TOTAL SHEETS

10% Plans West Lot

10 PERCENT PROPOSED CONDITION EXHIBIT:

West Lot, West of Forest

PROS:

-REDUCED EXCAVATION VERSUS THE ALTERNATE OPTION.

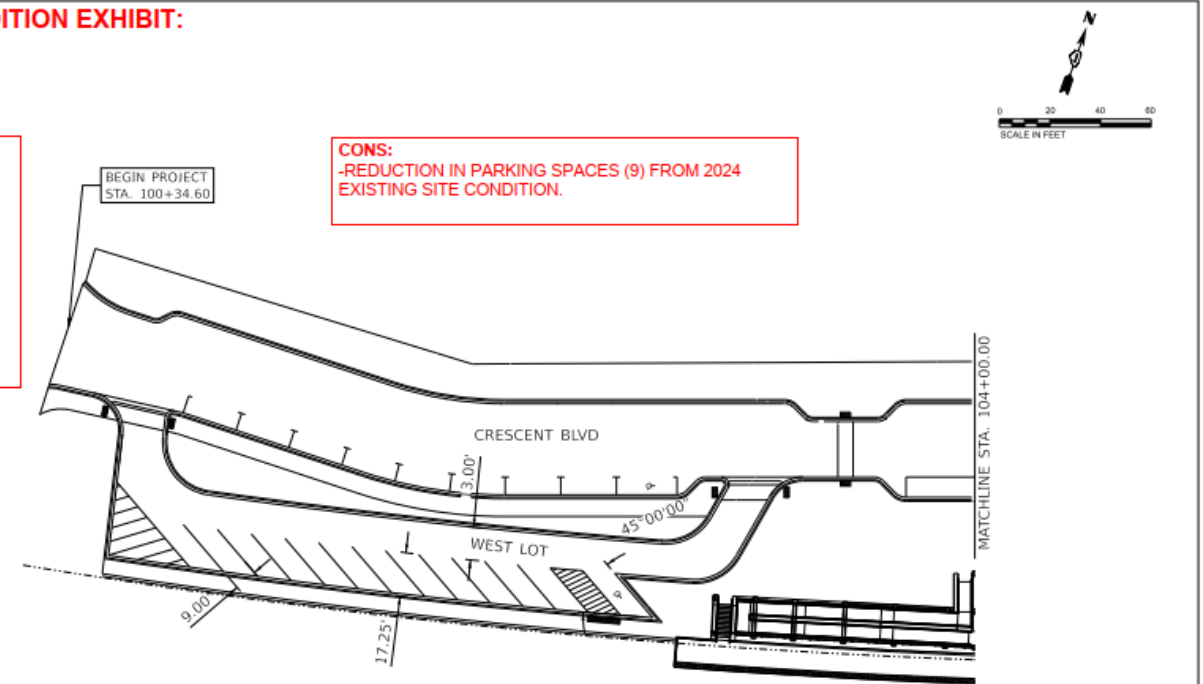
-ALLOWS SIDEWALK CONNECTION DIRECTLY TO MAIN STREET FROM WEST END OF PLATFORM.

-ALLOWS FOR PARALLEL PARKING ALONG CRESCENT TO THE NORTH OF THIS LOT (INCLUDED IN THESE FIGURES FOR COMPARISON).

CONS:

-REDUCTION IN PARKING SPACES (9) FROM 2024 EXISTING SITE CONDITION.

NON-ADA: 20 SPOTS
ADA: 2 SPOTS
TOTAL: 22 SPOTS



**CDM
Smith**

DESIGNED -	REVIEWED -
DRAWN - JGO	REVIEWED -
CHECKED -	REVIEWED -
DATE - JAN 2024	REVIEWED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

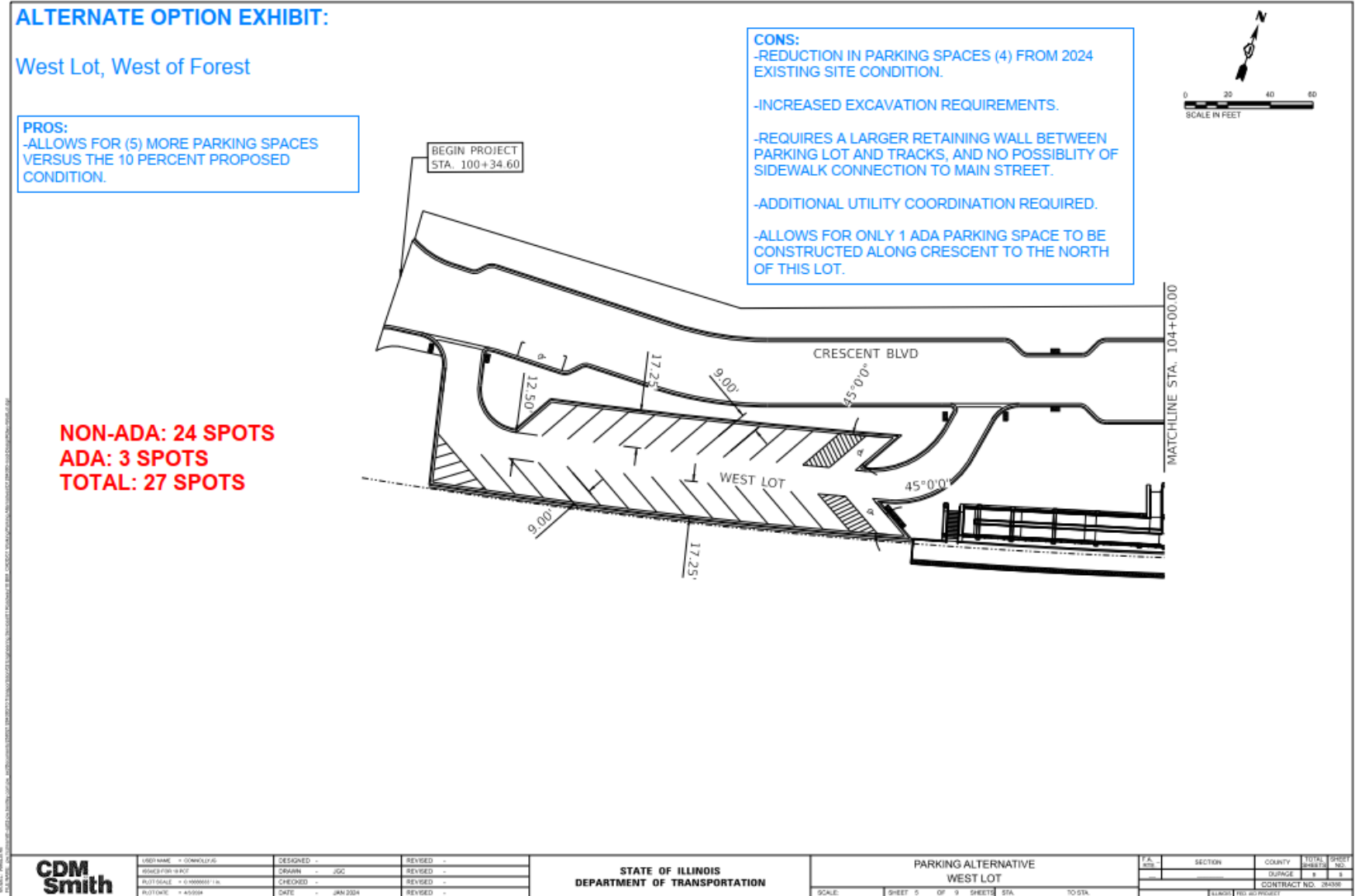
PROPOSED PARKING
WEST LOT

SCALE: SHEET 4 OF 9 SHEETS STA. TO STA.

SECTION	COUNTY	TOTAL SHEETS
DURAGE	3	4
CONTRACT NO.	DRANK	

West Lot Alt.

Provides 5 Additional Spaces
But Results in Loss of
Sidewalk Along South Side
of Parking Lot/Adjacent to
UP ROW



10% Plans East Lot

10 PERCENT PROPOSED CONDITION EXHIBIT:

East Lot, East of Forest

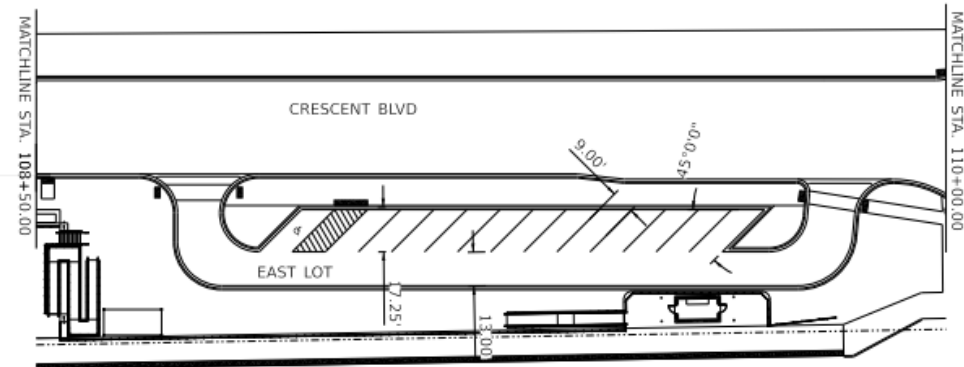
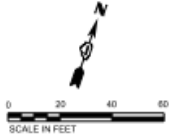
PROS:

- AMPLE ROOM FOR SIDEWALK, PLATFORM, AND WARMING SHELTER.
- IMPROVED VEHICLE FLOW AND SAFETY DUE TO ANGLED PARKING OVER 90-DEGREE EXISTING CONDITION.

CONS:

- REDUCTION IN SPACES (17) FROM 2024 EXISTING SITE CONDITION.

NON-ADA: 12 SPOTS
ADA: 1 SPOTS
TOTAL: 13 SPOTS



NOTES: 1. See all other sheets.
2. See all other sheets.
3. See all other sheets.
4. See all other sheets.
5. See all other sheets.
6. See all other sheets.
7. See all other sheets.
8. See all other sheets.
9. See all other sheets.
10. See all other sheets.

CDM Smith

DESIGNED -	DESIGNED -	DESIGNED -
DRAWN -	DRAWN -	DRAWN -
CHECKED -	CHECKED -	CHECKED -
DATE -	DATE -	DATE -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PROPOSED PARKING
EAST LOT

SCALE: SHEET 6 OF 9 SHEETS STA. TO STA.

SECTION	COUNTY	TOTAL SHEETS	SHEET NO.

East Lot Alt. 2

ALTERNATE OPTION EXHIBIT 2:

East Lot, East of Forest

PROS:

-ADDITIONAL PARKING SPACES (10)
VERSUS THE 10 PERCENT PROPOSED
CONDITION.

-IMPROVED VEHICLE FLOW AND SAFETY
DUE TO ANLGED ONE-WAY PARKING,
OVER 90-DEGREE EXISTING CONDITION.

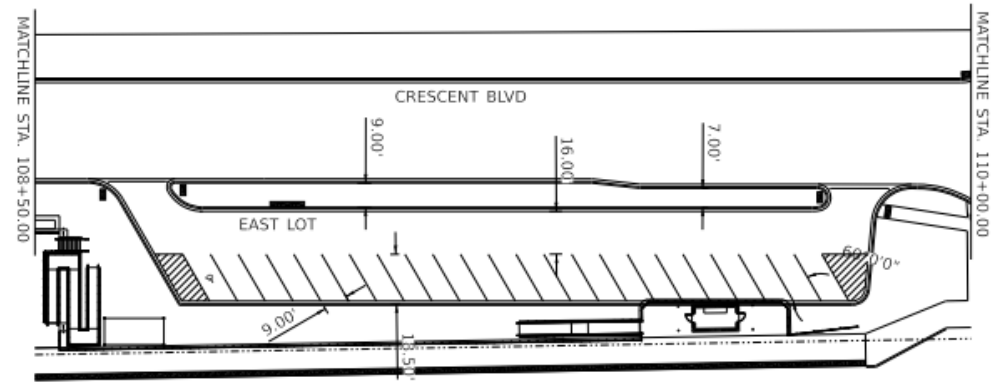
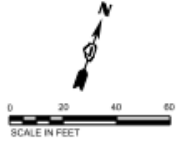
CONS:

-REDUCTION IN PARKING SPACES (7) FROM 2024
EXISTING SITE CONDITION.

-REDUCED PEDESTRIAN SPACE TO THE EAST OF
THE STATION BUILDING.

-CREATES TIGHT CLEARANCES AT THE WARMING
SHELTER BEHIND PLATFORM.

NON-ADA: 22 SPOTS
ADA: 1 SPOTS
TOTAL: 23 SPOTS



**CDM
Smith**

DESIGNED -	REVIEWED -
DRAWN - JSC	REVIEWED -
CHECKED -	REVIEWED -
DATE - JAN 2024	REVIEWED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING ALTERNATIVE 2
EAST LOT

SCALE: SHEET 5 OF 9 SHEETS STA. TO STA.

SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
		9	5
CONTRACT NO. 28436		ELABOR. FILED AND PREPARED	

Summary of Parking Alternatives

On Street Parallel Parking											
				Maximize On Street Parallel Parking and East Lot Alt. 1 (# Spaces)	Maximize On Street Parallel Parking and East Lot Alt. 1 (Space Change Vs. Existing)	Maximize On Street Parallel Parking and East Lot Alt. 2 (# Spaces)	Maximize On Street Parallel Parking and East Lot Alt. 2 (Space Change Vs. Existing)	Maximize On Street Parallel Parking and West Lot Alt. and East Lot Alt. 1 (# Spaces)	Maximize On Street Parallel Parking and West Lot Alt. and East Lot Alt. 1 (Space Change Vs. Existing)	Maximize On Street Parallel Parking and West Lot Alt. and East Lot Alt. 2 (# Spaces)	Maximize On Street Parallel Parking and West Lot Alt. and East Lot Alt. 2 (Space Change Vs. Existing)
Location	Existing Spaces	10% Design Spaces	10% Design Change								
North West Lot	22	13	-9	13	-9	13	-9	26	4	26	4
North East Lot	28	13	-15	19	-9	23	-5	19	-9	23	-5
Forest Avenue North	14	12	-2	13	-1	13	-1	13	-1	13	-1
Crescent Boulevard	62	34	-28	39	-23	39	-23	31	-31	31	-31
Totals	126	72	-54	84	-42	88	-38	89	-37	93	-33

On Street Angle Parking (on North Side of Crescent between Main and Forest)											
				On Street 30 Deg. Angle Parking and East Lot Alt. 1 (# Spaces)	On Street 30 Deg. Angle Parking and East Lot Alt. 1 (Space Change Vs. Existing)	On Street 30 Deg. Angle Parking and East Lot Alt. 2 (# Spaces)	On Street 30 Deg. Angle Parking and East Lot Alt. 2 (Space Change Vs. Existing)	On Street 45 Deg. Angle Parking and East Lot Alt. 1 (# Spaces)	On Street 45 Deg. Angle Parking and East Lot Alt. 1 (Space Change Vs. Existing)	On Street 45 Deg. Angle Parking and East Lot Alt. 2 (# Spaces)	On Street 45 Deg. Angle Parking and East Lot Alt. 2 (Space Change Vs. Existing)
Location	Existing Spaces	10% Design Spaces	10% Design Change								
North West Lot	22	13	-9	13	-9	13	-9	13	-9	13	-9
North East Lot	28	13	-15	19	-9	23	-5	19	-9	23	-5
Forest Avenue North	14	12	-2	13	-1	13	-1	13	-1	13	-1
Crescent Boulevard	62	34	-28	40	-22	40	-22	46	-16	46	-16
Totals	126	72	-54	85	-41	89	-37	91	-35	95	-31

Summary – Assume East Lot Alt. 2 For All

Parallel Parking Options Allow for Widening North Sidewalks by ~5',
Provide Two Travel Lanes/Compliant Roadway Geometrics

- Maximize All Parallel Parking, No West Lot Alt. = 88 Spaces (38 Space Loss)
- Maximize All Parallel Parking, West Lot Alt. = 93 Spaces (33 Space Loss)

Angle Parking Options Allow for Maximizing Parking But Require
Substandard Travelled Way, No Significant Sidewalk Widening

- 30 Degree Parking = 89 Spaces (37 Space Loss)
- 45 Degree Parking = 95 Spaces (31 Space Loss)

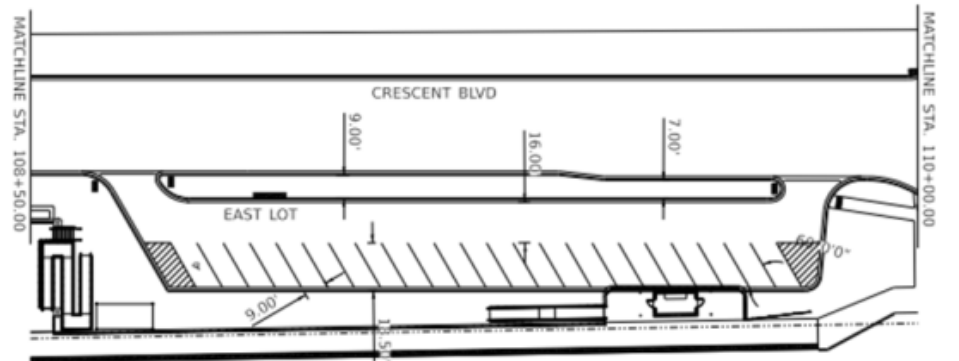
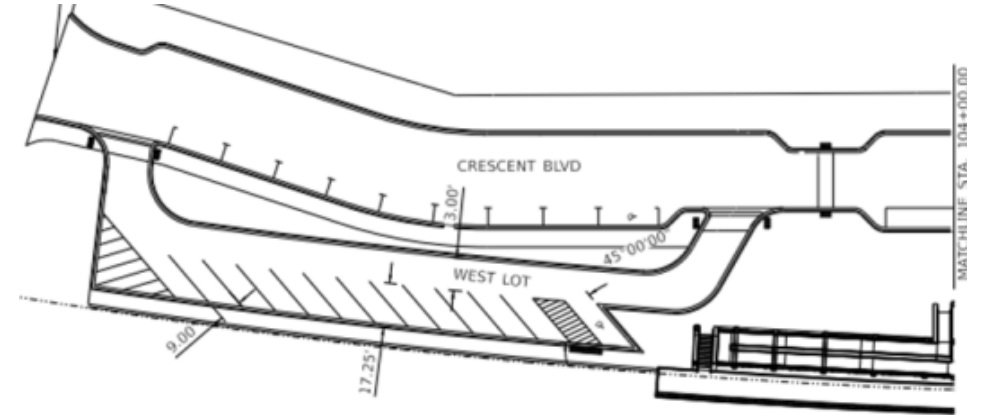
Capital Improvements Commission Recommendations to Village Board

This Matter Was Reviewed Over 2 Meetings (March 13 and April 10 of 2024). Following Recommendations Made to Village Board on 4/10/2024:

Unanimous Recommendation (8 Yes) for All Parallel Parking on Crescent Boulevard

Split Recommendation (7 Yes, 1 No) for West Parking Lot As Shown in 10% Design (10% Plans West Lot)

Split Recommendation (7 Yes, 1 No) for East Lot Alternate 2. Commissioners did Express Support for Converting East Lot from Commuter Parking to Customer Parking.



End of Presentation

- Discuss and Secure Village Board Direction

10 PERCENT PROPOSED CONDITION EXHIBIT:

On-Street Parking North of Tracks

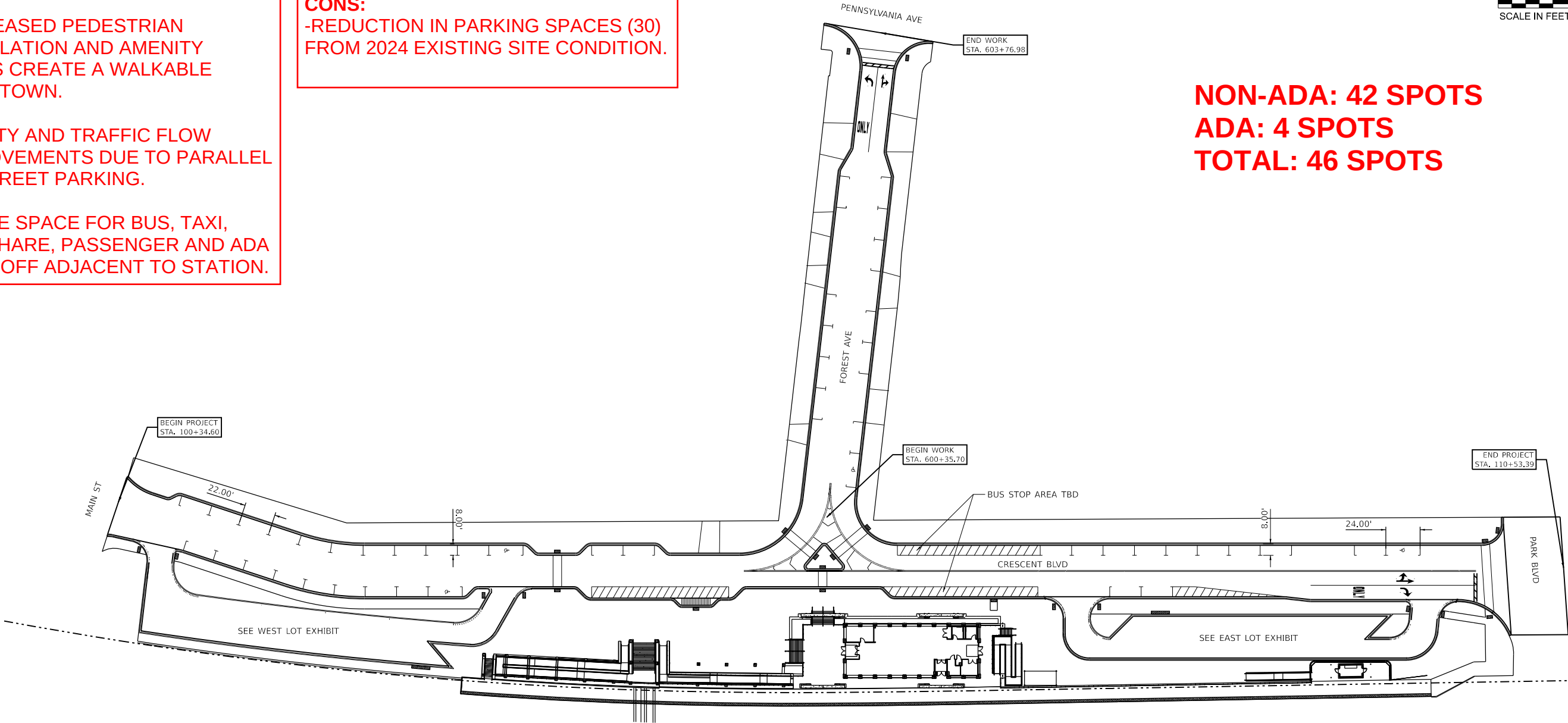
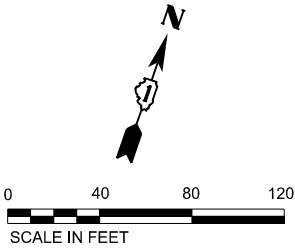
- PROS:
- INCREASED PEDESTRIAN CIRCULATION AND AMENITY AREAS CREATE A WALKABLE DOWNTOWN.

-SAFETY AND TRAFFIC FLOW IMPROVEMENTS DUE TO PARALLEL ON-STREET PARKING.

-AMPLE SPACE FOR BUS, TAXI, RIDESHARE, PASSENGER AND ADA DROP-OFF ADJACENT TO STATION.

- CONS:
- REDUCTION IN PARKING SPACES (30) FROM 2024 EXISTING SITE CONDITION.

NON-ADA: 42 SPOTS
ADA: 4 SPOTS
TOTAL: 46 SPOTS



MODEL: Crescent-ForestN EX (Sheet)
FILE NAME: p:\constrm\256021294380\10 Transportation\02 Engineering Services\01 Roadway\10 BIM_CADD\01 Working\Parking Alternatives\01294380-constrm\Design\Bldg-PR10pct.dgn



USER NAME	= CONNOLLYJG
ISSUED FOR	10 PCT
PLOT SCALE	= 0.16666633" / 1ft
PLOT DATE	= 4/3/2024

DESIGNED	-
DRAWN	- JGC
CHECKED	-
DATE	- JAN 2024

REVISED	-
REVISED	-
REVISED	-
REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PROPOSED PARKING
CRESCENT BLVD AND FOREST AVE

SCALE: SHEET 1 OF 9 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	-	DUPAGE	9	1
CONTRACT NO. 284380				

ILLINOIS FED. AID PROJECT

ALTERNATE OPTION EXHIBIT 1:

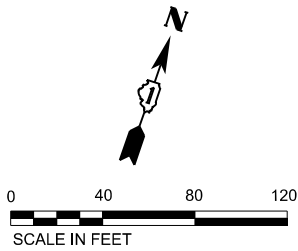
On-Street Parking North of Tracks

PROS:
-ADDITIONAL ON-STREET PARKING SPACES (6) VERSUS THE 10 PERCENT PROPOSED CONDITION.

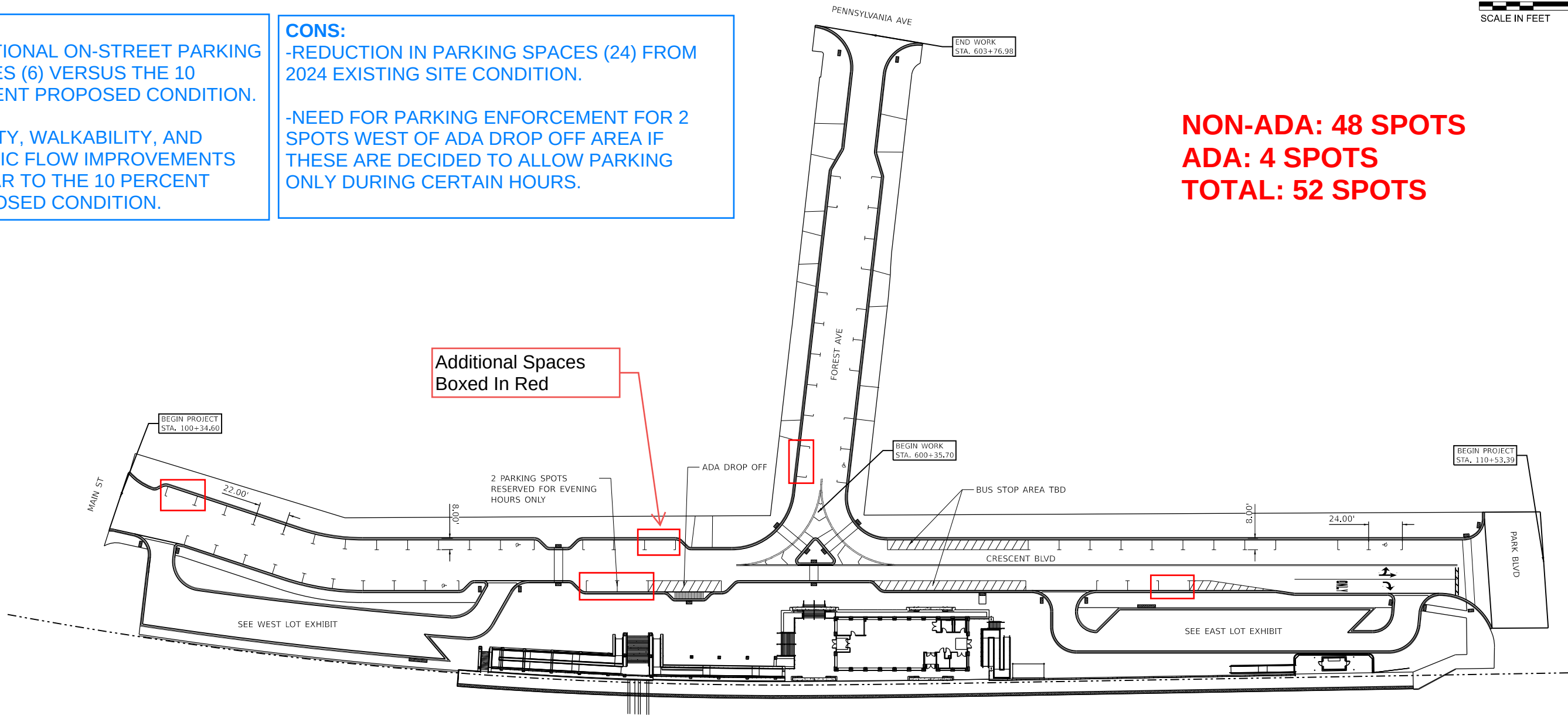
-SAFETY, WALKABILITY, AND TRAFFIC FLOW IMPROVEMENTS SIMILAR TO THE 10 PERCENT PROPOSED CONDITION.

CONS:
-REDUCTION IN PARKING SPACES (24) FROM 2024 EXISTING SITE CONDITION.

-NEED FOR PARKING ENFORCEMENT FOR 2 SPOTS WEST OF ADA DROP OFF AREA IF THESE ARE DECIDED TO ALLOW PARKING ONLY DURING CERTAIN HOURS.



NON-ADA: 48 SPOTS
ADA: 4 SPOTS
TOTAL: 52 SPOTS



MODEL: Crescent-ForestN (Sheet)
FILE NAME: p:\projects\284380\10 Transportation\02 Engineering Services\01 Roadway\10 BIM_CADD\01 Working\Parking Alternatives\01384380-00-00-Design\Bldg-Crescent1.dgn



USER NAME	= CONNOLLYJG	DESIGNED	-	REVISED	-
ISSUED FOR	10 PCT	DRAWN	- JGC	REVISED	-
PLOT SCALE	= 0.16666633" / 1ft	CHECKED	-	REVISED	-
PLOT DATE	= 4/3/2024	DATE	- JAN 2024	REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING ALTERNATIVE 1 CRESCENT BLVD AND FOREST AVE			
SCALE:	SHEET 2 OF 9 SHEETS	STA.	TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	-	DUPAGE	9	2
CONTRACT NO. 284380				
ILLINOIS FED. AID PROJECT				

ALTERNATE OPTION EXHIBIT 2:

On-Street Parking North of Tracks

PROS:
-ADDITIONAL ON-STREET PARKING SPACES (8) VERSUS THE 10 PERCENT PROPOSED CONDITION.

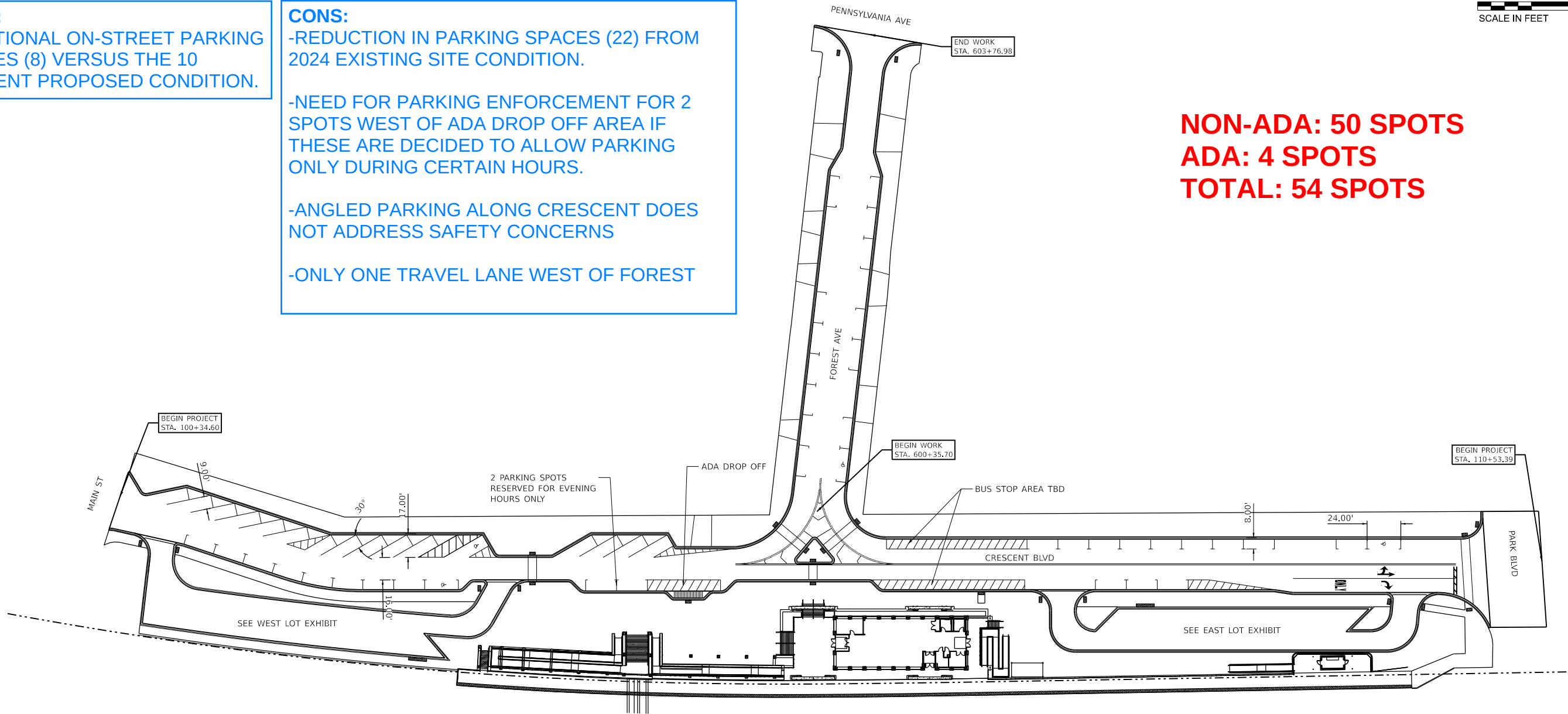
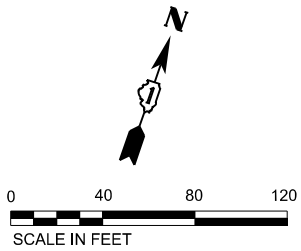
CONS:
-REDUCTION IN PARKING SPACES (22) FROM 2024 EXISTING SITE CONDITION.

-NEED FOR PARKING ENFORCEMENT FOR 2 SPOTS WEST OF ADA DROP OFF AREA IF THESE ARE DECIDED TO ALLOW PARKING ONLY DURING CERTAIN HOURS.

-ANGLED PARKING ALONG CRESCENT DOES NOT ADDRESS SAFETY CONCERNS

-ONLY ONE TRAVEL LANE WEST OF FOREST

NON-ADA: 50 SPOTS
ADA: 4 SPOTS
TOTAL: 54 SPOTS



MODEL: Crescent-ForestN (Sheet)
FILE NAME: p:\concrete\2024\284380\10 Transportation\02 Engineering Services\01 Roadway\10 BIM_CADD\01 Working\Parking Alternatives\01284380-concreteDesignRdw-Crescent2.dgn



USER NAME	= CONNOLLYJG	DESIGNED	-	REVISED	-
ISSUED FOR	10 PCT	DRAWN	- JGC	REVISED	-
PLOT SCALE	= 0.16666633" / ft.	CHECKED	-	REVISED	-
PLOT DATE	= 4/5/2024	DATE	- JAN 2024	REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING ALTERNATIVES 2 CRESCENT BLVD AND FOREST AVE			
SCALE:	SHEET 3 OF 9 SHEETS	STA.	TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	-	DUPAGE	9	3
CONTRACT NO. 284380				
ILLINOIS FED. AID PROJECT				

10 PERCENT PROPOSED CONDITION EXHIBIT:

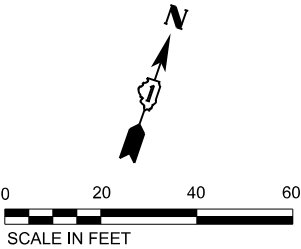
West Lot, West of Forest

- PROS:
- REDUCED EXCAVATION VERSUS THE ALTERNATE OPTION.

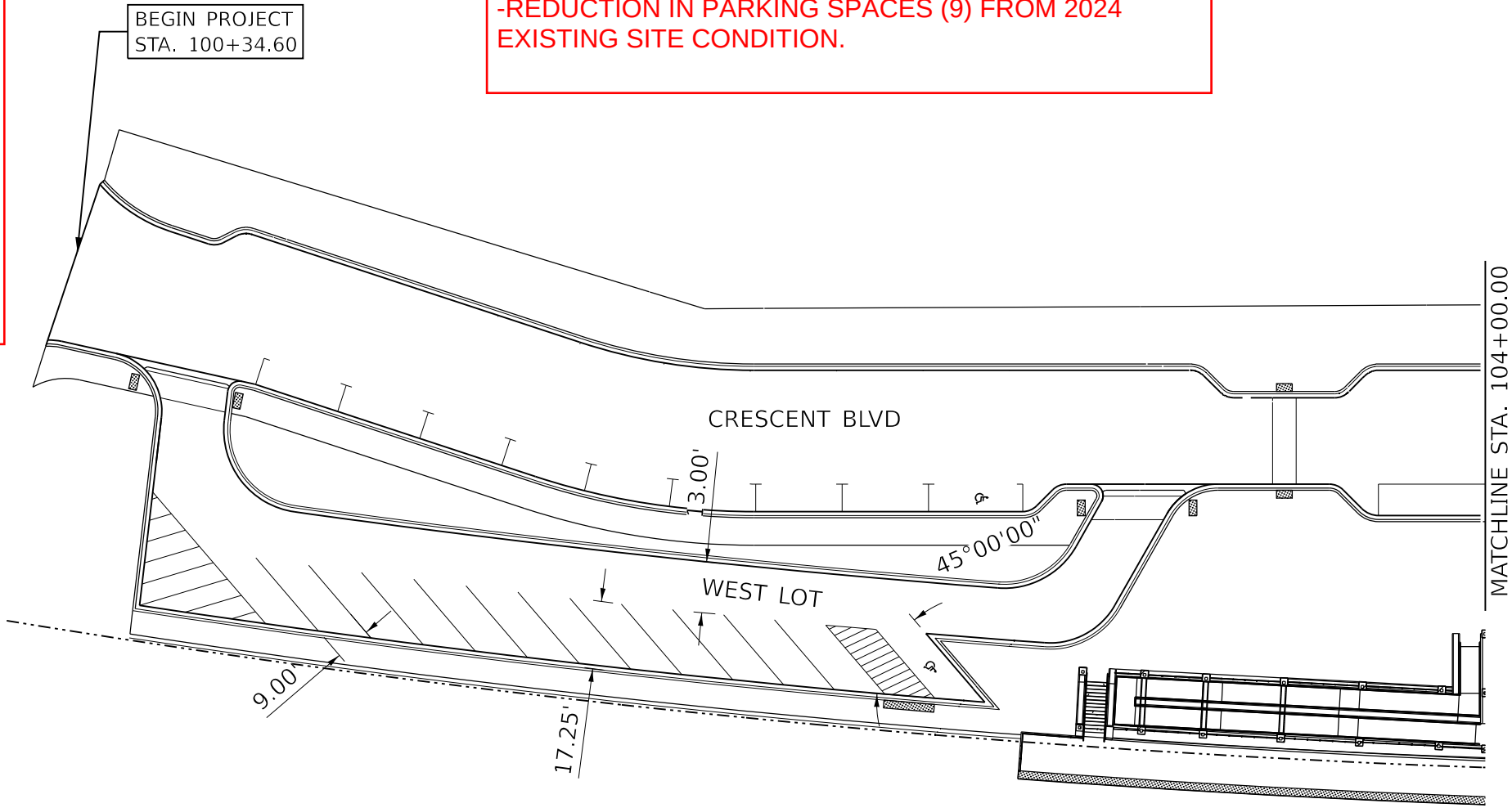
-ALLOWS SIDEWALK CONNECTION DIRECTLY TO MAIN STREET FROM WEST END OF PLATFORM.

-ALLOWS FOR PARALLEL PARKING ALONG CRESCENT TO THE NORTH OF THIS LOT (INCLUDED IN THESE FIGURES FOR COMPARISON).

- CONS:
- REDUCTION IN PARKING SPACES (9) FROM 2024 EXISTING SITE CONDITION.



NON-ADA: 20 SPOTS
ADA: 2 SPOTS
TOTAL: 22 SPOTS



MODEL: WestLot EX (Sheet)
FILE NAME: p:\concomit\cadd\civil\transportation\2 Engineering Services\01 Roadway\10 BIM_CADD\01 Working\Parking Alternatives\1284380-concomit\Design\Bldg-PR10.pcd.dgn



USER NAME	= CONNOLLYJG	DESIGNED	-	REVISED	-
ISSUED FOR	10 PCT	DRAWN	- JGC	REVISED	-
PLOT SCALE	= 0.16666633" / 1ft	CHECKED	-	REVISED	-
PLOT DATE	= 4/3/2024	DATE	- JAN 2024	REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PROPOSED PARKING
WEST LOT

SCALE: SHEET 4 OF 9 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	-	DUPAGE	9	4
CONTRACT NO. 284380				
ILLINOIS FED. AID PROJECT				

ALTERNATE OPTION EXHIBIT:

West Lot, West of Forest

PROS:
-ALLOWS FOR (5) MORE PARKING SPACES VERSUS THE 10 PERCENT PROPOSED CONDITION.

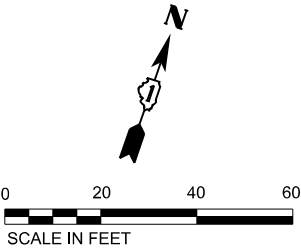
CONS:
-REDUCTION IN PARKING SPACES (4) FROM 2024 EXISTING SITE CONDITION.

-INCREASED EXCAVATION REQUIREMENTS.

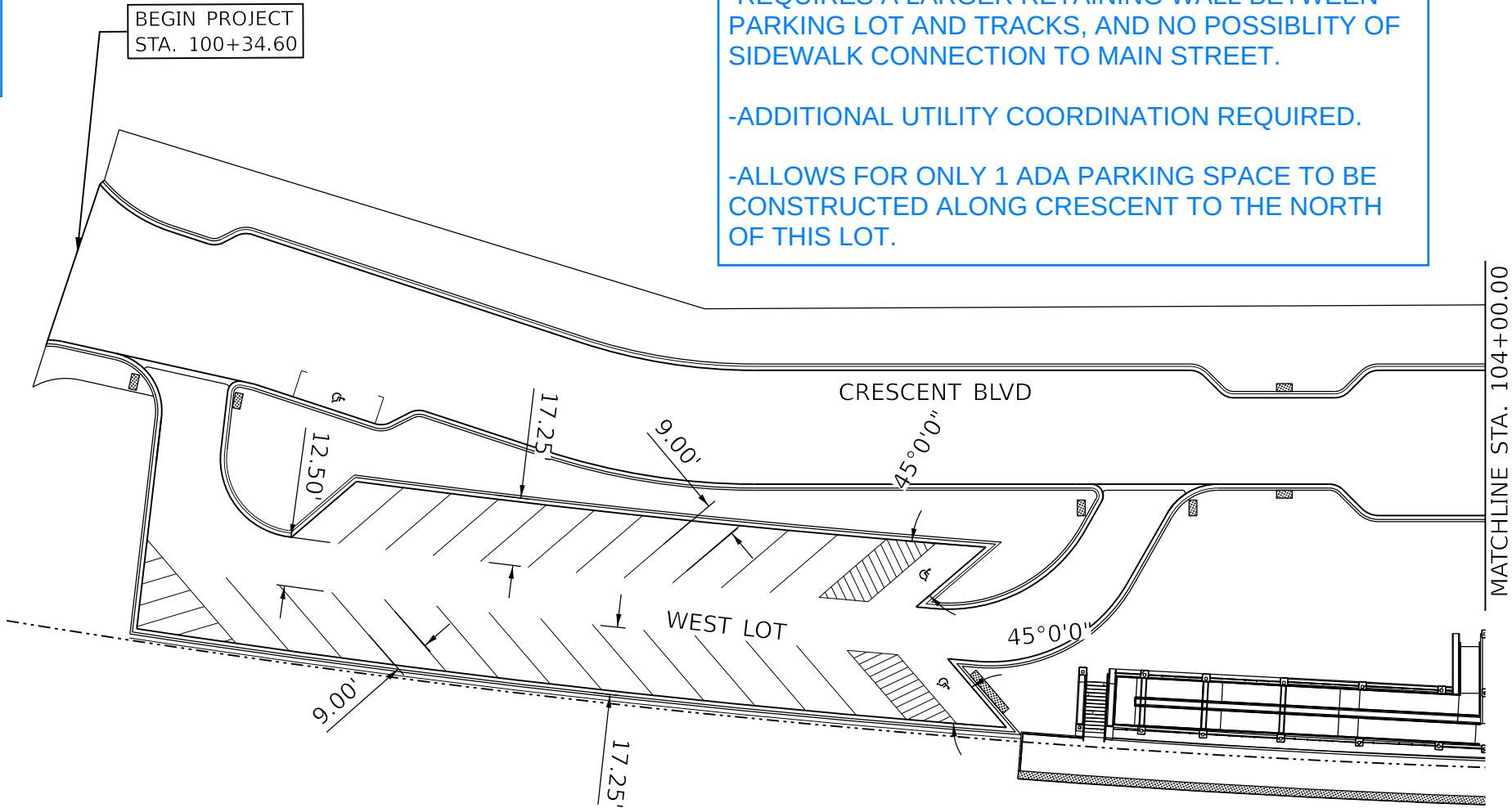
-REQUIRES A LARGER RETAINING WALL BETWEEN PARKING LOT AND TRACKS, AND NO POSSIBILITY OF SIDEWALK CONNECTION TO MAIN STREET.

-ADDITIONAL UTILITY COORDINATION REQUIRED.

-ALLOWS FOR ONLY 1 ADA PARKING SPACE TO BE CONSTRUCTED ALONG CRESCENT TO THE NORTH OF THIS LOT.



NON-ADA: 24 SPOTS
ADA: 3 SPOTS
TOTAL: 27 SPOTS



MODEL: WestLot.dgn
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USER NAME = CONNOLLYJG	DESIGNED -	REVISED -
ISSUED FOR 10 PCT	DRAWN - JGC	REVISED -
PLOT SCALE = 0.16666633" / ft.	CHECKED -	REVISED -
PLOT DATE = 4/3/2024	DATE - JAN 2024	REVISED -

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING ALTERNATIVE
WEST LOT

SCALE: SHEET 5 OF 9 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
---	---	DUPAGE	9	5
CONTRACT NO. 284380				
ILLINOIS FED. AID PROJECT				

10 PERCENT PROPOSED CONDITION EXHIBIT:

East Lot, East of Forest

- PROS:
- AMPLE ROOM FOR SIDEWALK, PLATFORM, AND WARMING SHELTER.

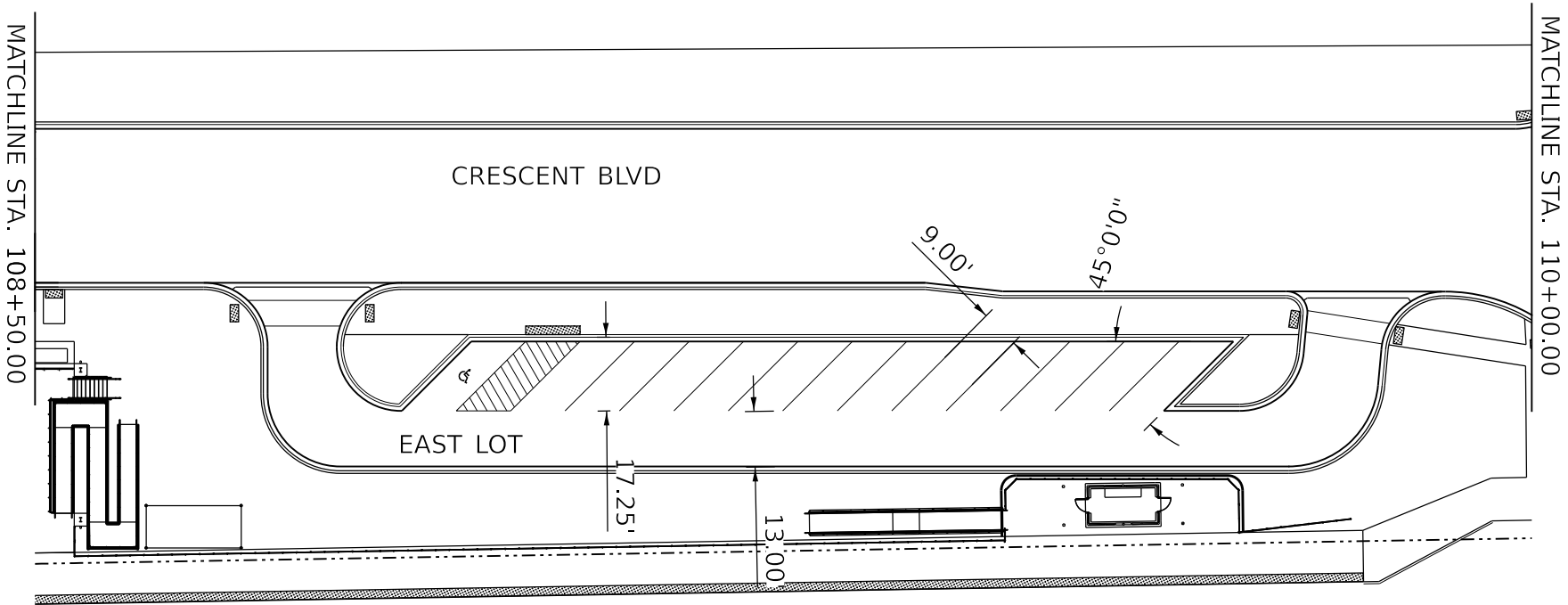
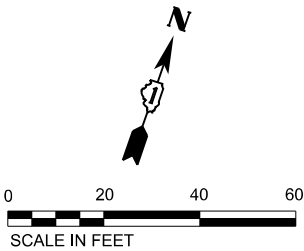
-IMPROVED VEHICLE FLOW AND SAFETY DUE TO ANGLED PARKING OVER 90-DEGREE EXISTING CONDITION.

- CONS:
- REDUCTION IN SPACES (17) FROM 2024 EXISTING SITE CONDITION.

NON-ADA: 12 SPOTS

ADA: 1 SPOTS

TOTAL: 13 SPOTS



MODEL: East of EX (Sheet)
FILE NAME: p:\projects\284380\10 Transportation\02 Engineering Services\01 Roadway\10 BIM_CADD\01 Working\Parking Alternatives\01384380-enc-Design\Bldg-PR10.pcd.dgn



USER NAME	= CONNOLLYJG	DESIGNED	-	REVISED	-
ISSUED FOR	10 PCT	DRAWN	- JGC	REVISED	-
PLOT SCALE	= 0.16666633" = 1/6"	CHECKED	-	REVISED	-
PLOT DATE	= 4/3/2024	DATE	- JAN 2024	REVISED	-

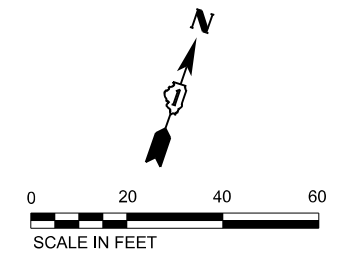
STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PROPOSED PARKING
EAST LOT

SCALE: SHEET 6 OF 9 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	-	DUPAGE	9	6
CONTRACT NO. 284380				
ILLINOIS FED. AID PROJECT				

East Lot, East of Forest

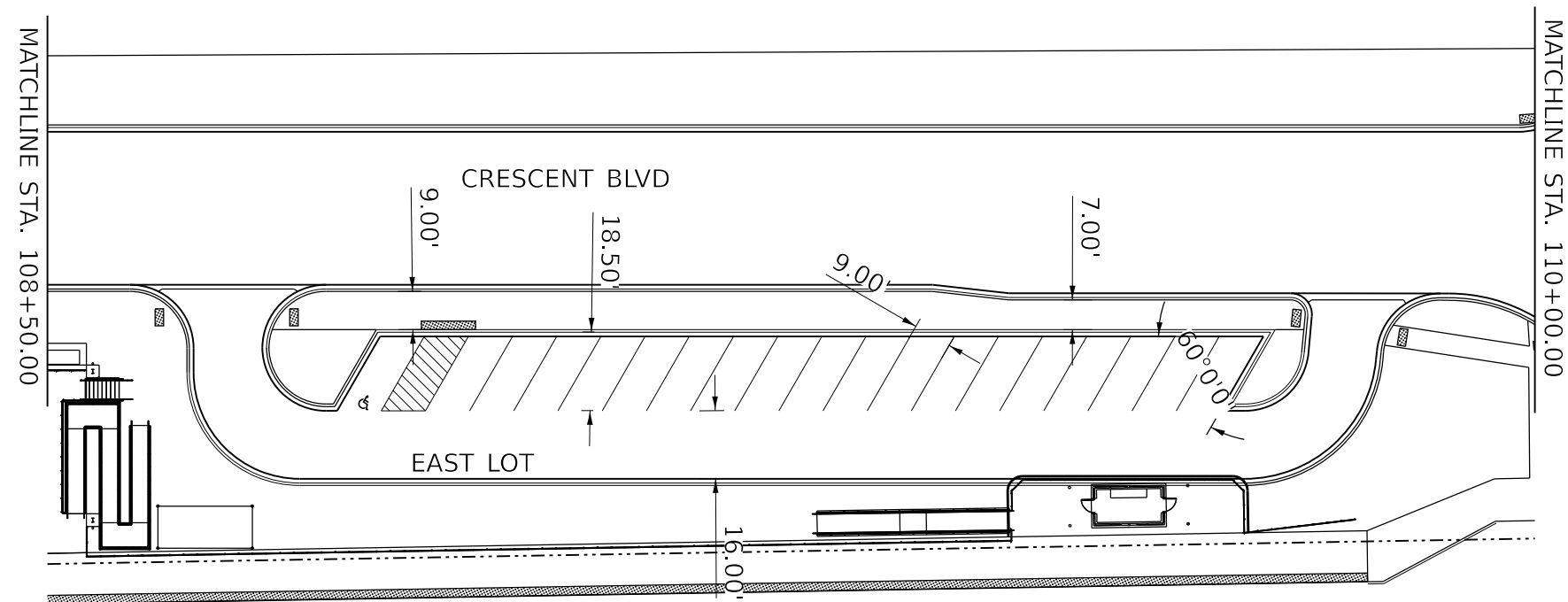


-ADDITIONAL PARKING SPACES (6)
VERSUS THE 10 PERCENT PROPOSED
CONDITION.

-REDUCTION IN PARKING SPACES (11) FROM 2024 EXISTING SITE CONDITION.

-CREATES TIGHT CLEARANCES AT THE WARMING SHELTER BEHIND PLATFORM.

NON-ADA: 18 SPOTS
ADA: 1 SPOTS
TOTAL: 19 SPOTS



ALTERNATE OPTION EXHIBIT 2:

East Lot, East of Forest

- PROS:
- ADDITIONAL PARKING SPACES (10)
VERSUS THE 10 PERCENT PROPOSED
CONDITION.

-IMPROVED VEHICLE FLOW AND SAFETY
DUE TO ANLGED ONE-WAY PARKING,
OVER 90-DEGREE EXISTING CONDITION.

- CONS:
- REDUCTION IN PARKING SPACES (7) FROM 2024
EXISTING SITE CONDITION.

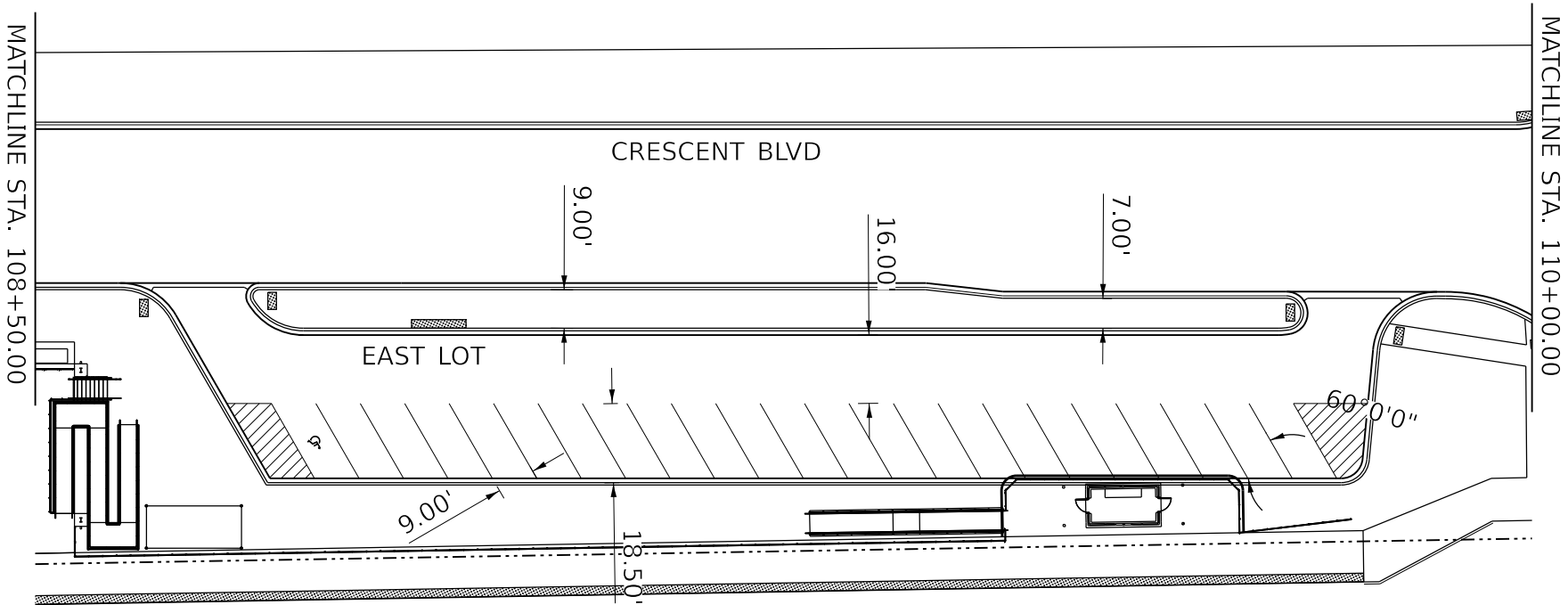
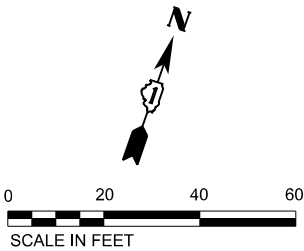
-REDUCED PEDESTRIAN SPACE TO THE EAST OF
THE STATION BUILDING.

-CREATES TIGHT CLEARANCES AT THE WARMING
SHELTER BEHIND PLATFORM.

NON-ADA: 22 SPOTS

ADA: 1 SPOTS

TOTAL: 23 SPOTS



MODEL: East of Alternative 2-1 (Sheet)
FILE NAME: pro\con\284380\10 Transportation\02 Engineering Services\01 Roadway\10 BIM_CADD\01 Working\Parking Alternates\01284380-con\cadd\pdr\pdr-01.dgn



USER NAME	= CONNOLLYJG	DESIGNED	-	REVISED	-
ISSUED FOR	10 PCT	DRAWN	- JGC	REVISED	-
PLOT SCALE	= 0.16666633" = 1/6"	CHECKED	-	REVISED	-
PLOT DATE	= 4/3/2024	DATE	- JAN 2024	REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING ALTERNATIVE 2 EAST LOT			
SCALE:	SHEET 8 OF 9 SHEETS	STA.	TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
-	-	DUPAGE	9	8
CONTRACT NO. 284380				
ILLINOIS FED. AID PROJECT				

PARKING COUNTS

		2024 Existing Site Non-ADA	2024 Existing Site ADA	Ten Percent Proposed Condition Non-ADA	Ten Percent Proposed Condition ADA	Alternative Option 1 Non-ADA	Alternative Option 1 ADA	Alternative Option 2 Non-ADA	Alternative Option 2 ADA
CRESCENT BLVD & FOREST AVE	CRESCENT BLVD	61	1	31	3	36*	3	38*	3
	FOREST AVE	14	0	11	1	12	1	12	1
	TOTAL	75	1	42	4	48	4	50	4
	GRAND TOTAL	76		46		52		54	
						*INCLUDES EVENING ONLY PARKING		*INCLUDES EVENING ONLY PARKING	
WEST LOT	WEST LOT	21	1	12	1	24	2	N/A	N/A
	CRESCENT BLVD	9	0	8	1	0	1	N/A	N/A
	TOTAL	30	1	20	2	24	3	N/A	N/A
	GRAND TOTAL	31		22		27		N/A	
EAST LOT	EAST LOT	27	3	12	1	18	1	22	1
	GRAND TOTAL	30		13		19		23	

MODEL: 20 Sheet 11
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USER NAME	= CONNOLLYJG
ISSUED FOR	10 PCT
PLOT SCALE	= 0.16666633'' / 1in
PLOT DATE	= 4/5/2024

DESIGNED	-
DRAWN	- JGC
CHECKED	-
DATE	- JAN 2024

REVISED	-
REVISED	-
REVISED	-
REVISED	-

STATE OF ILLINOIS
DEPARTMENT OF TRANSPORTATION

PARKING COUNTS

SCALE: SHEET 9 OF 9 SHEETS STA. TO STA.

F.A. RTE.	SECTION	COUNTY	TOTAL SHEETS	SHEET NO.
---	---	DUPAGE	9	9
		CONTRACT NO. 284380		
		ILLINOIS FED. AID PROJECT		