



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, July 25, 2024
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring 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.

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Approval of the May 23, 2024, Plan Commission Minutes
 - 2) Approval of the June 6, 2024, Special Plan Commission Meeting Minutes
- D. New Business**
 - 1) Public Hearing - 599 Roosevelt Road Jewel Special Use Permit
 - 2) Public Hearing - Proposed Text Amendments Regarding the Keeping of Hens within the Village.
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, May 23, 2024 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

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

Roll was called.

PRESENT: Chairperson Tim Loftus, Plan Commissioners Connie Arango, Peter Cooper, Adam Kreuzer (7:28), Parag Thakkar and Robert Wyant

ABSENT: Commissioners Laura Brown, Ian Dawson, Sumita Mukherjee and Student Plan Commissioner Emma Smith.

Also in attendance: Trustee Liaison Steve Thompson, Daniel Harper, Planning Manager and Julie Settles, Recording Secretary.

B. Public Comment (non-agenda items)

None

C. Approval of Minutes

Commissioner Arango moved to approve the draft minutes of April 11, 2024 Plan Commission meeting; seconded by Commissioner Cooper, the motion passed by voice vote.

D. New Business

1. Public Hearing; 21W451 Hill Avenue and 21W427 Fairway Street – Glen Oak Country Club Parking Lot Expansion: Glen Oak Country Club is petitioning the Village to amend an existing Special Use Permit and to grant Zoning Variations to allow for the construction of a parking lot expansion in the CR Zoning District.

Commissioner Cooper moved to open the Public Hearing. Commissioner Thakkar 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 Glen Oak Country Club is proposing to expand the existing off-site parking lot located on the north side of Hill Avenue. The applicant reports that the additional parking is needed to accommodate peak loads during event and to alleviate street parking on Hill Avenue and that the expansion of this parking lot would best address their needs. In order to construct this expansion, Glen Oaks Country Club must annex the property identified as 21W427 Fairway Street it has under contract to purchase and consolidate the two properties to expand the existing parking lot and incorporate it into the existing parking lot design. To accommodate the project, the County Club is requesting approval of the following:

1. Amend the Glen Oak Country Club's Special Use Permit (Ordinance #6264) for a "public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided, they are within 300 feet of the property on which the facility is located." in accordance with Section 10-4-3(B) of the Zoning Code to include the newly annexed territory.
2. The following variations from the Glen Ellyn Zoning Code:
 1. A variation from Section 10-5-5(C) to allow a 7.1-foot impervious surface setback for the proposed expanding parking lot in lieu of the required minimum impervious surface setback of 7.5 feet.
 2. A variation from Section 10-5-5(C) to allow an 8-foot impervious surface setback for the proposed expanded parking lot in lieu of the required minimum impervious surface setback of 9.5 feet.
 3. A variation from the parking lot dimension requirements in Section 10-5-8(F) to allow parking spaces of 9' x 18' and 9' x 19' Code required minimum.
 4. A variation from the parking lot dimension requirement in Section 10-5-8(I) to allow parking lot driving aisle of 24' in width in lieu of the Code required minimum of 25'.

Project analysis includes the following:

Parking Lot Design – As proposed, there are 76 parking spaces in the Fairway Street portion of the overall parking lot. 39 new parking spaces are to be added, but several spaces are being removed from the existing lot for drive aisles, etc.

Landscaping/Fencing – A variety of trees and shrubs are proposed to screen the parking lots. Landscape islands are proposed in the parking lot as required by code. The applicant is proposing 6' wooden board on board fence for the portion of the common property line with the northeast residential property. The Country Club proposes new evergreen plantings along this common property line, including 8-foot tall Elms and Arborvitae. 40 trees are slated for removal to construct the expanded parking lot.

Lighting – Three new 20-foot-tall decorative light poles are proposed in the parking lot. The proposed photometric plan meets the lighting requirements of Section 10-5-13(M)2(a) which mandates a maximum foot-candle level of 0.5 at the property line.

Plan Commission action is to consider and vote on recommendation to amend the previously approved Special Use Permit and Zoning Variations to Village Board of Trustees. In reviewing the project, the Plan Commission should consider criteria in Sections 10-10-14(E) regarding the Special Use Permit Amendment and 10-10-12(E) and 10-10-12(F) for the Zoning Variations.

Presentation from applicant and public comments taken by Stenographer.

A motion was made by Commissioner Thakkar to close the Public Hearing; Commissioner Arrango seconded the motion; which passed by voice vote.

Commissioner Deliberation and Recommendation

Commissioner Wyant stated that he had concerns regarding the lighting, landscape plan and the parking lot ingress and regress.

Commissioner Cooper shared Commissioner Wyant's concerns and the neighbors' concerns on lighting. He stated he was disappointed that the Country Club seemed surprised about the neighbors' lighting concerns. He stated he was also concerned about pedestrian traffic crossing Hill with no control and the lack of landscaping around the residential area.

Chairperson Loftus stated that he agreed with Commissioner Cooper's comments and that the Village did fix the slope on Hill with the new development and unfortunately we can't control pedestrian parking. He stated he's driven the area and when coming down Acorn to Hill the landscaping is overgrown and hazardous. He also stated that the Commission can motion for lighting to be put on timers.

Commissioner Wyant stated it wouldn't be unreasonable to motion for the lighting to be on timers, especially due to the neighbors' concerns. He also stated that there is no landscaping on the west lot and it would be good to update it. Mr. Harper stated that the Commission could suggest parking lot timing and enhanced landscaping.

Commissioner Arango stated that the Commission needs to address the neighbors' concerns since they told the Country Club and were ignored.

Commissioner Kreuzer stated that the Commission should make a request to have all bulbs 3,000k and reduce lumens to 5,000 throughout the entire parking lot.

Commissioner Kreuzer made the motion:

After conducting a public hearing and deliberating on the proposed amendment to an existing Special Use Permit and Grant Zoning Variations to allow the construction of a parking lot expansion in the CR Zoning District, the Plan Commission hereby recommends approval based on findings of fact, as discussed or amended at the Plan Commission public hearing on May 23, 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 make this recommendation of approval with the following conditions:

- 1. Parking lot lighting is to be turned off at 11:00 PM.**
- 2. Lighting should be changed to 3,000K and 5,000 lumens for existing new parking lot.**
- 3. Develop a full landscaping plan for the new and existing parking lot.**

Commissioner Thakkar seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. Commissioners Arango, Cooper, Kreuzer, Thakkar and Wyant voted “Yes”. Chairperson Loftus voted “No”.

2. Public Hearing; 285 Roosevelt Road – Northwestern Medicine: Northwestern Medicine is requesting an amendment to Ordinance No. 6090 in order to allow façade changes to the previously approved exterior appearance of the principal unit associated with a proposed medical office use located in the C3 Zoning District.

Commissioner Cooper moved to open the Public Hearing. Commissioner Thakkar 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: Northwestern Medicine is requesting an amendment to Ordinance No. 6090 exhibit “E”, exhibit “F” and requirements listed in Section Three (A)(11), Section Three (A)(12), Section Three (A)(22), Section Three (A)(23) and Section Three (E) to allow for façade changes to the previously approved exterior appearance of the principal unit formerly occupied as Fresh Market. Because the building is currently existing and is not located in the C5A or C5B zoning districts, the Architectural Appearance Commission is not required to make a recommendation.

Project analysis includes the following:

Building Façade – The proposed alterations include utilizing silver aluminum rainscreen panels and stone materials in place of the existing EIFS and cast stone columns. The plans include surrounding the existing windows with aluminum stepped brakemetal coping. The canopies over the existing windows are to be removed. Chapter 1 – General Designs Principles of the “Appearance Review Guidelines” includes: “1.2. Brick and stone with natural earth tones are preferred wall materials for their durability and quality. Materials and finishes not recommended include rustic-finished wood, aluminum siding, trim Dryvit. Glass storefront wall systems which extend to the ground.

Canopy – The altered canopy and columns are designed to extend approximately 4ft over what was previously approved and utilize the same aluminum rainscreen paneling. The canopy is proposed to be extended into the existing brick paved area and will not extend into the existing drive aisles.

Lighting – New recessed strip light fixtures on the underside of the canopy are proposed. The existing eight wall fixtures on the façade would be replaced with Lance 6 wall mounted sconces in dark gray with up-lighting and down-lighting and a color range of 2700-3500K. Chapter 2 – Site Design of the “Appearance Review Guideline includes: “2.2.1. Wall-mounted fixtures should not directly allow light projection into the sky.” No other lighting changes on the site are being proposed.

Sign – The applicant is proposing changes to the existing monument sign to match the proposed façade changes and can be seen in the attached exhibit as “Item 4. Proposed Ground Sign

Elevations” on page A701. The applicant has proposed no other changes to the site design of the property.

Plan Commission action is to consider and vote on recommendation to amend Ordinance No. 6090 to Village Board of Trustees. In reviewing the project, the Plan Commission should consider how the proposed exterior appearance conforms to the character of the Village and to the Appearance Review Guidelines. Staff would recommend the Plan Commission consider the following condition of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the May 23, 2024 Plan Commission Meeting.
2. A building permit shall be required for the exterior alterations.

Presentation from applicant and public comments taken by Stenographer.

A motion was made by Commissioner Thakkar to close the Public Hearing; Commissioner Cooper seconded the motion; which passed by voice vote.

Commissioner Deliberation and Recommendation

Commissioner Kreuzer stated that the presentation was well done. He stated the lights concerned him and recommended fully shielded lighting and do what you can with the sign.

Commissioner Thakkar stated he agreed with Commission Kreuzer but he was fine with the monument sign color.

Commissioner Cooper stated to change the color on the sign.

Commissioner Arango stated the proposal looks lovely and the presentation was well done. She recommended changing the color on the sign.

Commissioner Thakkar made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Angel Files on behalf of Northwestern Medicine, for approval of an amendment to Ordinance 6090 in order to allow façade changes to a previously approved exterior appearance of the principal unit associated with a proposed medical office use located in the C3 zoning district, the Plan Commission hereby recommends approval based on findings of fact, as discussed or amended at the Plan Commission public hearing on May 23, 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 make this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. A building permit shall be required for the exterior alterations.
3. That the sconces be fully shielded with downlight only.

Commissioner Arango seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. All Commissioners present voted “Yes”.

E. Trustee Liaison’s Report

Trustee Thompson stated the Village Board asked Staff to look into all different revenue sources. He also stated that going in front of the Village Board on Tuesday is an increase of Fire Service fees. He also stated the Village Board is discussing the Metra Station, new refuse contract and sale of hotel property on the east side of town.

Chairperson Loftus stated that he didn’t care what the garbage contract costs as long as the Village keeps Amnesty Day. Trustee Thompson stated the Board hear a lot of blowback on unlimited trash day because it looks bad. Scavengers come and take things so. They received complaints as to why things are recycled.

Commissioner Wyant stated he wanted to commend the Board on the revenue sources workshop. Trustee Thompson stated the Board has different philosophies. Inflation really hit the Village hard last year. We added 5 Police Officers, we have a new paid Fire Chief and we’re providing more services and trying to maintain financially sound.

F. Chairman’s Report

None.

G. Staff Report

Daniel Harper stated that in two weeks from now will be the special meeting for Churchill School. He stated that the dining platforms went in front of the Village Board and was approved. At the regular June meeting there will be a sign variance for Baker Hill.

H. Other Business

None.

I. Adjournment

Commissioner Cooper made a motion to adjourn the meeting: Commissioner Thakkar seconded the motion and the motion passed by voice vote at 10:02 PM.

VILLAGE OF GLEN ELLYN, ILLINOIS
PLANNING AND ZONING COMMISSION

IN RE THE MATTERS OF:)
)
GLEN OAK COUNTRY CLUB)
and)
NORTHWESTERN MEDICINE)

PUBLIC HEARING

MAY 23, 2024

7:00 P.M.

REPORT OF PROCEEDINGS had before the
VILLAGE OF GLEN ELLYN PLANNING & ZONING
COMMISSION, held at the Glen Ellyn Civic Center,
535 Duane Street, Glen Ellyn, Illinois, commencing
at 7:00 o'clock p.m., on Thursday, the 23rd day of
May, 2024.

APPEARANCES: **MR. TIM LOFTUS, Chairperson**
 MS. CONNIE ARANGO, Commissioner
 MR. PETER COOPER, Commissioner
 MR. ADAM KREUZER, Commissioner
 MR. PARAG THAKKAR, Commissioner
 MR. ROBERT WYANT, Commissioner

ALSO PRESENT: **MR. DANIEL HARPER, Planning Manager**
 MR. STEVE THOMPSON, Village Trustee
 MS. JULIE SETTLES, Recording Secretary

REPORTED BY LYN DOERING, CSR.

1 CHAIRMAN LOFTUS: Good evening, 2 everybody. Welcome to the meeting of the Glen 3 Ellyn Plan Commission. My name is Tim Loftus and 4 I am Chair of this Commission. I hereby call the 5 May 23, 2024 meeting of the Glen Ellyn Plan 6 Commission to order at 7:02 p.m. 7 The Glen Ellyn Plan Commission is 8 advisory in nature. Any actual code relief 9 requested can only be granted by the Village of 10 Glen Ellyn Board of Trustees. 11 This Commission's function is to listen 12 to whatever testimony is offered by the petitioner 13 and others. We take significant evidence, listen 14 to input from the petitioners and audience, agree 15 on the facts which we have found from the 16 evidence, consider and deliberate amongst 17 ourselves and make a recommendation for the 18 Village Board. 19 For each agenda item the staff will make 20 a presentation on the request first and then the 21 Plan Commission will ask questions of staff. 22 Petitioner will then make a presentation 23 on their proposal and the Plan Commission will ask 24 questions of the petitioner.	2	1 Then it is time for public comment. 2 Public participants may provide comments 3 through either written or by speaking at the 4 meeting. 5 First staff will read in the record any 6 comments received in advance of the meeting. 7 Following the reading of any written 8 comments members of the audience who wish to speak 9 will be called on and given three minutes to 10 comment. 11 Please fill out the request forms by our 12 secretary's desk, so we can accurately record your 13 name for the minutes. Everyone who will be 14 presenting information or asking questions of the 15 Commission during the meeting and all comments 16 will be recorded so that written minutes can be 17 prepared. 18 Just a reminder, all speakers are asked 19 to present their comments in a respectful and 20 courteous manner. If inappropriate comments are 21 expressed we will end the speaker's participation. 22 After the public comment portion of the 23 meeting the public portion of the hearing will be 24 closed and no further comments will be accepted.	3
1 The Plan Commission will discuss the 2 material that has been presented and make our 3 recommendation to the petitioner and the Village 4 Board. Everyone is welcome to stay and hear our 5 deliberations. 6 With us tonight for the benefit of those 7 in the audience we have our Village Board Trustee, 8 Steve Thompson, Planning Manager Daniel Harper, 9 Julie Settles is our Recording Secretary and Lyn 10 Doering is our Court Reporter. 11 Madam Secretary, will you please call 12 the roll. 13 MS. SETTLES: Commissioner Arango? 14 COMMISSIONER ARANGO: Here. 15 MS. SETTLES: Commissioner Brown? 16 (No response.) 17 MS. SETTLES: Commissioner Cooper? 18 COMMISSIONER COOPER: Here. 19 MS. SETTLES: Commissioner Dawson? 20 (No response.) 21 MS. SETTLES: Commissioner Kreuzer? 22 CHAIRMAN LOFTUS: He will be late. 23 MS. SETTLES: Commissioner 24 Mukherjee?	4	1 (No response.) 2 MS. SETTLES: Commissioner Thakkar? 3 COMMISSIONER THAKKAR: Here. 4 MS. SETTLES: Commissioner Wyant? 5 COMMISSIONER WYANT: Here. 6 MS. SETTLES: Chairperson Loftus? 7 CHAIRMAN LOFTUS: Here. 8 MS. SETTLES: Trustee Thompson? 9 TRUSTEE THOMPSON: Here. 10 CHAIRMAN LOFTUS: We have a quorum. 11 The first item on tonight's agenda is 12 any comments on any subject anybody from the 13 audience wants to talk about that is not an agenda 14 item tonight? 15 (No response.) 16 CHAIRMAN LOFTUS: None being heard. 17 The next item is approval of minutes 18 from the April 11, 2024 Plan Commission Special 19 Meeting. 20 Comments, corrections, additions from 21 the Commissioners? 22 (No response.) 23 CHAIRMAN LOFTUS: Can I have a 24 motion to approve?	5

1 COMMISSIONER ARANGO: I motion to⁶ 2 approve. 3 CHAIRMAN LOFTUS: Commissioner 4 Arango motion to approve. 5 COMMISSIONER COOPER: Second. 6 CHAIRMAN LOFTUS: Commissioner 7 Cooper second. 8 All in favor? 9 ALL PRESENT: Aye. 10 CHAIRMAN LOFTUS: Opposed? 11 (No response.) 12 CHAIRMAN LOFTUS: Motion passes. 13 (Proceedings concluded at 14 7:05 p.m.) 15 16 17 18 19 20 21 22 23 24	1 CHAIRMAN LOFTUS: The next item on⁷ 2 the agenda is a public hearing for 21 West 451 3 Hill Avenue and 21 West 427 Fairview Street, Glen 4 Oak Country Club Parking Lot Expansion. 5 The Glen Oak Country Club is petitioning 6 the Village to amend an existing special use 7 permit and to grant zoning variations to allow for 8 the construction of a parking lot expansion in the 9 CR zoning district. 10 Can I have a motion to open the public 11 hearing? 12 COMMISSIONER COOPER: So moved. 13 CHAIRMAN LOFTUS: Commissioner 14 Cooper. 15 COMMISSIONER THAKKAR: Second. 16 CHAIRMAN LOFTUS: Second by 17 Commissioner Thakkar. 18 All in favor? 19 ALL PRESENT: Aye. 20 CHAIRMAN LOFTUS: Any opposed? 21 (No response.) 22 CHAIRMAN LOFTUS: The public 23 hearing is now open. 24 Secretary, will you please swear in
1 Mr. Harper.⁸ 2 MS. SETTLES: Will you please state 3 your name and spell it and state your professional 4 capacity and your business address for the public 5 record. 6 MR. HARPER: My name is Daniel 7 Harper. I am the Planning Manager for the Village 8 of Glen Ellyn, 535 Duane Street. 9 So the first item tonight or the first 10 hearing item -- 11 CHAIRMAN LOFTUS: He needs to be 12 sworn in. 13 MR. HARPER: I'm sorry. 14 (Whereupon said witness was 15 duly sworn). 16 MR. HARPER: Our first public 17 hearing item tonight is the expansion for the Glen 18 Oak Country Club parking lot located north of Hill 19 Avenue. 20 The proposed project encompasses two 21 properties, the existing parking lot that was 22 approved by a special permit -- special use permit 23 and Ordinance No. 6264 and an existing residential 24 property commonly known 21 West 427 Fairway	1 Street.⁹ 2 The parking lot property is currently 3 zoned CR Conservation Recreation District and the 4 residential property is currently in 5 Unincorporated DuPage County. 6 The scope of this proposal is 7 multifaceted. It includes the need to annex the 8 current residential property on Fairway Street. 9 It involves consolidating the two lots 10 together to form a contiguous property and then 11 constructing the additional parking spaces. 12 In order to do that the Applicant is 13 requesting an amendment to the current special use 14 permit approved by Ordinance 6264 to allow for the 15 expansion of the special use of that parking lot 16 to encompass the new property and there is also a 17 variety of variations associated with the 18 dimensioning of the proposed parking lot 19 expansion, including the impervious surface 20 setbacks, parking space dimensions and drive aisle 21 widths. 22 This is the proposed plat of annexation 23 for the existing residential lot on Fairway 24 Street. Part of this annexation includes part of

1 the right of way of the Fairway Street north of¹⁰ 2 the property. 3 The approval of the annexation of this 4 property is within the responsibilities of the 5 Village Board of Trustees and the property will be 6 automatically zoned CR conservation recreation 7 upon annexation. 8 This is the proposed final plat of 9 consolidation here, where you can see the two 10 properties. 11 And this final plat will also conform 12 with Village subdivision standards. 13 This is a look at the proposed parking 14 lot. This proposed parking lot expansion is here 15 shaded in gray. The addition would add 31 16 additional parking spaces. 17 The primary surface of the parking lot 18 would consist of permeable pavers and the plan has 19 been reviewed by our development engineer and has 20 been given his affirmative that the proposed 21 design would be in compliance with our storm water 22 requirements. 23 I will zoom in here so we can take a 24 look at the proposed variations.	1 The proposed variations here are circled¹¹ 2 in red. 3 So the proposed north impervious setback 4 along Fairway Street, north on our slide here, is 5 they are requesting a setback 8 feet in lieu of 6 the required 9.75 feet, as would be required based 7 on the 194.9 foot walk width. So the proposed 8 setback would be consistent and in line with the 9 existing curb face of the parking lot. 10 And the proposed eastern impervious 11 service setback on the eastern property line is 12 7.1 feet, in lieu of the required 7.5 feet, as 13 would be required based on the 150 foot eastern 14 walk width. 15 The Applicant is also requesting 16 variations from parking lot dimension requirements 17 per Section 10-5-8 to allow for parking spaces of 18 9 x 18 feet and 9 x 16 1/2 feet, in lieu of the 19 required 9 x 19 feet minimum. 20 So the existing spaces of the parking 21 lot area are as consistent with the proposed 22 dimensions of the existing parking lot spaces that 23 were previously approved. 24 The proposed landscape plan you can see
1 here would be compliant with our Village's¹² 2 landscape requirements, as contained in the 3 Appearance Guide and Criteria and would provide an 4 opaque screen of planting material along the 5 northern and eastern property lines, as well as a 6 6 foot board on board wooden fence on the eastern 7 property line to mitigate impacts to the 8 residential property located to the east of the 9 parking lot. 10 Here is a closeup view of the landscape 11 plan. There are a variety of tree and shrub 12 species. 13 And I will turn on my laser pointer here 14 and so you can see this is where the new parking 15 area begins here. 16 You can see the new planting along the 17 property line. These are a variety of shrubs and 18 evergreen shrubs as well, so they should provide 19 adequate screening of the parking area. 20 The proposal includes three new light 21 fixtures on two separate light poles. Here you 22 can see the light poles are circled in red. 23 The double headed light pole is the one 24 on the interior side of the lot. The single	1 headed light pole is on that northern property¹³ 2 line. 3 Based on the photometric plans proposed 4 by the applicant the proposed lighting would be in 5 conformance with our Village exterior illumination 6 standards, illuminating the intensity of light to 7 one half footcandles when adjacent to residential 8 uses. 9 Here is a cut sheet provided that shows 10 the height of the proposed pole at 20 feet which 11 would meet our Village standards for light pole 12 height. 13 The requested action tonight from our 14 Plan Commission is to consider and vote on a 15 recommendation to amend the previously approved 16 special use permit to allow for the expansion of 17 the parking lot and zoning variations to the 18 Village Board of Trustees. 19 If the Commission has any questions I 20 would be happy to answer them at this time or we 21 can invite the applicant to come here and speak 22 about their application. 23 COMMISSIONER WYANT: I have a few 24 questions.

1 CHAIRMAN LOFTUS: Commissioner 14 2 Wyant. 3 COMMISSIONER WYANT: If you can go 4 back to the overall site plan. And could you 5 point -- I think I see it but just for the benefit 6 of all of us -- the points of ingress and egress 7 once this is fully built out. 8 Is that in and out? 9 MR. HARPER: I believe that is -- 10 The Applicant might have to correct me on this but 11 I believe that might just be an in -- actually it 12 might be a right out only and then I believe that 13 is that -- 14 COMMISSIONER WYANT: I have a lot 15 of questions about ingress-egress. 16 COMMISSIONER ARANGO: That was the 17 egress? 18 COMMISSIONER WYANT: I think we 19 need to wait until the applicants are up to answer 20 more comprehensively. 21 COMMISSIONER ARANGO: So either 22 way? 23 MR. HARPER: So this would be in 24 and out.	1 COMMISSIONER WYANT: Okay. Then on 15 2 the west side is that two entrances? 3 MR. HARPER: So there are going to 4 be no new entrances on the existing. 5 COMMISSIONER COOPER: I have a 6 couple questions; one concerning concerns on storm 7 water and water retention. 8 I know you have explained that it was 9 approved or vindicated with our engineer. 10 Do we know what the impact is? 11 Will there be any positive or negative 12 impact on storm water by the removal of the 13 existing structure and the replacement with the 14 pavers? 15 MR. HARPER: So with what we are 16 doing here the goal was to remove any negative 17 impact at all. 18 And so with the impervious pavers and 19 with the design to be contiguous with the existing 20 parking lot it should not create any more 21 additional runoff. 22 COMMISSIONER COOPER: Is there any 23 underground storage or cistern, as we have seen in 24 other places?
1 MR. HARPER: Not that I am aware 16 2 of. 3 COMMISSIONER COOPER: So we are 4 removing the existing structure and we have now 5 impervious or non-impervious pavers so the water 6 will drain through. 7 But other than that there is nothing -- 8 no further retention of the storm water? 9 MR. HARPER: Not that I am aware 10 of. 11 COMMISSIONER COOPER: Do we know 12 how -- and you may hear this from the petitioner 13 itself. 14 Are these going to be used for 15 self-parking by members or are these going to be 16 used for valet parking? 17 MR. HARPER: That would be a 18 question for the applicant. 19 COMMISSIONER COOPER: Has there 20 been any impact concerning any increase in 21 pedestrian traffic across Hill as a result of the 22 expansion of the parking lot? 23 MR. HARPER: Based on -- I think we 24 are adding -- I forgot what the exact number of	1 parking spaces is. 17 2 COMMISSIONER COOPER: It's 31. 3 MR. HARPER: 31. 4 We didn't anticipate any additional 5 pedestrian traffic that would necessitate any 6 additional at the structure. 7 COMMISSIONER COOPER: Has there 8 ever been any study concerning pedestrian traffic 9 across that intersection at Hill? 10 MR. HARPER: Not that I am aware 11 of. 12 CHAIRMAN LOFTUS: Commissioner 13 Thakkar? 14 COMMISSIONER THAKKAR: Just two 15 questions. 16 On the variation related with the 17 setbacks, that is mainly to be consistent with the 18 existing parking lot? 19 MR. HARPER: Yes. So here you see 20 this is the setback here. There is a dashed line 21 provided. 22 But essentially what they wanted to do 23 is keep a consistent line, a curb line here. 24 And then in order to make this work and

1 essentially you want to keep a -- kind of 18 2 consistent dimensions throughout your parking area 3 to create kind of right angles. 4 And so in order to make that work they 5 actually did push it back just a little bit so 6 they can maintain most of the setback here, you 7 can see in the dashed line, and then it interferes 8 kind of near the base there on the curb. 9 COMMISSIONER THAKKAR: Then the two 10 variations related to parking lot dimensions are 11 already approved special use variations that we 12 gave on the other parking lot? 13 MR. HARPER: I didn't see those 14 dimensions specifically mentioned in that special 15 use permit. 16 But all of these parking spaces here are 17 16 1/2 feet, including the existing and including 18 the southwest line here, and all these interior 19 spaces are 18 feet. 20 COMMISSIONER THAKKAR: Okay. 21 CHAIRMAN LOFTUS: Daniel, I have a 22 question on the petitioner's application for 23 variation, Section 4, under Lighting. 24 They originally asked for a variation	1 for the proposed footcandle levels to be as high 19 2 as 1.21. 3 And in the staff report it says that 4 they will meet -- 5 MR. HARPER: Right. 6 CHAIRMAN LOFTUS: -- the .5. 7 Which one is it? 8 MR. HARPER: So in their original 9 variance application we identified they did not 10 meet the lighting standards. 11 And after comments back and forth they 12 readjusted their lighting plan to meet our 13 standards and that's why we didn't add that into 14 the staff report. 15 CHAIRMAN LOFTUS: That will clarify 16 the discrepancy between the two documents. Thank 17 you. 18 Any other questions from the 19 Commissioners? 20 (No response.) 21 CHAIRMAN LOFTUS: Thank you. 22 At this time are petitioners prepared to 23 make a presentation? 24 MR. CHRISTENSEN: Yes, I am.
1 CHAIRMAN LOFTUS: If you would step 20 2 up to the podium and be sworn in. 3 MS. SETTLES: Will you please state 4 and spell your name and address for the public 5 record. 6 MR. CHRISTENSEN: Mark Christensen, 7 representing Glen Oak, and my address is 27 W 071 8 Lowden in Wheaton. 9 (Whereupon said witness was 10 duly sworn). 11 MR. JOHNSON: I am Scott Johnson, I 12 am here with SPACECO, 9575 West Higgins Road, 13 Rosemont, Illinois, 60018. 14 (Whereupon said witness was 15 duly sworn). 16 MR. WAAS: My name is Daniel Waas. 17 I am here on behalf of Kathryn Talty Architecture, 18 1926 Waukegan Road, Glenview. 19 (Whereupon said witness was 20 duly sworn). 21 MR. CHRISTENSEN: We will start 22 here. 23 Daniel put together a fairly thorough 24 presentation. I would like to just make a short	1 little presentation on behalf of Glen Oak. 21 2 Glen Oak has had a need for additional 3 parking to primarily handle peak times. We have 4 some major swim meets that happen. We have some 5 major member guest events that happen, both 6 primarily over the course of the summer months. 7 And at times I am sure the Village has 8 noticed there was overflow parking spilling onto 9 Hill Avenue. So there has been a strong need and 10 focus on trying to enhance the parking 11 capabilities of the club. 12 To that end we engaged in a purchase 13 contract for the property at 21W427 Fairway. This 14 property adjoins our current parking lot to the 15 west and to the south. 16 We are proposing to install a new 17 parking lot which will result in I believe a net 18 addition of about 31 additional parking stalls. 19 To answer one question that the 20 Commissioners asked: 21 At peak times what typically happens 22 those become valet served spots. 23 And as a practical matter it may be 24 interesting to note that in the existing parking

1 lot to the west of the property we are talking 22 2 about here the parking spots are actually double 3 loaded, so they are back to back. One gets 4 blocked in; one car gets blocked in. Those have 5 to be valet. 6 This configuration will ease that, 7 eliminate that need for the blocking in of parking 8 spots and still accomplish a net of 31 additional 9 spots for us. 10 To that end, we recognize that we would 11 be requiring and demolishing a home on the site. 12 That home is in general disrepair right now. It's 13 perhaps an 80 year old home. The tenants have 14 moved out and it is in disrepair. 15 We did engage the services of a property 16 condition consultant to go through that report and 17 we do not feel it should remain on the site for 18 long. So we have already solicited demolition 19 bids. 20 We will be installing extensive 21 landscaping in accordance with the Village 22 requirements and with a special focus for a screen 23 along the east property line adjoining the single 24 residential home that is just to the east of us.	1 We will also be installing a solid board 23 2 on board fence to really eliminate lights from the 3 automobiles that might shine into that home 4 otherwise. So it's not simply landscaping; it 5 would be a solid board on board fence. 6 COMMISSIONER WYANT: Where is that 7 fence that you just referenced? 8 Is that just on the east side? 9 MR. CHRISTENSEN: To the east, yes. 10 It will be the west side of the 11 residential home and to the east side of our 12 parking. 13 And to that end to again confirm what we 14 are pursuing, there are a lot of things to do 15 here. 16 We have to annex -- We have to create a 17 plat of annexation. We have to zone this property 18 into the CR district, conservation recreation. 19 We have to -- We are requiring a special 20 use, which is under your purview, as well as 21 certain zoning variations that have been presented 22 by Dan. 23 With that we have -- further questions 24 can be asked of SPACECO, our civil engineer, and
1 our architect, Daniel Waas. 24 2 With that, maybe perhaps you can 3 discuss -- they mentioned the pavers, permeable 4 pavers, detention and how we are going to handle 5 that. 6 MR. JOHNSON: So as part of this 7 project we are proposing permeable pavers. 8 The permeable pavers in lieu of a 9 traditional asphalt or concrete parking lot 10 provides storm water benefits that essentially 11 would help to reduce the runoff generated by 12 expanding this parking lot. 13 Per the count and the Village's 14 definition a permeable paver is a permissible 15 surface for a parking lot to not exceed any 16 thresholds that would require storm water 17 management at this location. 18 With back and forth with the village 19 engineer we came up with this section you see at 20 the bottom left corner of the screen. 21 And there's 16 inches of stone base 22 where water can be stored as water falls through 23 the paver surface. 24 With coordination with the Village we	1 have raised the underdrain which you see in the 25 2 bottom left of the bottom left detail on that 3 sheet. 4 The underdrain was requested to be 5 lifted up from the bottom of that stone base 6 section to provide retention as part of this 7 project. So based on Village and County 8 requirements retention would not be required. 9 As a show of good faith and best 10 management practice we have essentially added 11 retention to help offset any increase in runoff 12 from entering anywhere in the adjacent areas. 13 Along with that there is storm sewers 14 and catch basins in the parking lot to capture 15 this flow and route it subterraneously to the 16 adjacent storm sewer system. 17 So in essence, this parking lot is 18 providing benefit above and beyond what would be 19 required by the County and by the Village and 20 would provide a net benefit for this area and 21 surrounding residences. 22 CHAIRMAN LOFTUS: Thank you. 23 Note that Commissioner Kreuzer for the 24 record showed up at 7:28 p.m. Thank you.

1 CHAIRMAN LOFTUS: Scott, I do have²⁶ 2 questions. 3 So the rest of the existing parking lot 4 right now, if I remember correctly, is asphalt? 5 MR. JOHNSON: That is correct. 6 CHAIRMAN LOFTUS: Okay. 7 MR. WAAS: I will start with some 8 general comments about the landscape plan. 9 Overall the proposed landscaping plan is 10 an expansion and enhancement of the existing 11 landscape. We are showing all the required 12 landscaping per the Village ordinance and we 13 responded to all the Village requests for 14 additional plant material in certain areas. 15 We think that the combination of fencing 16 and landscaping maximizes the screening to the 17 adjacent residential property. 18 We will tie into the existing 19 landscaping by proposing a variety of plant types. 20 On the screen you can see some of the 21 existing plant material we are expanding upon. 22 This is low level plant material that screens the 23 parking lot currently. 24 This is all good and healthy material.	1 Our plan is to keep that and preserve the existing²⁷ 2 trees in that area. 3 In total, 18 new shade trees, 14 4 evergreen trees, 103 shrubs and 110 grasses are 5 proposed. 6 Out of the total number of plants 85 7 percent of them are native. 8 This is important because native species 9 are low maintenance, good for the environment and 10 they have adapted to survive these conditions. 11 As a result of the proposed landscaping 12 plan we are greatly improving the existing parking 13 lot. 14 You can see on the screen we are adding 15 parking lot islands with native grasses. There 16 are four new islands, each with two trees and the 17 existing islands we are adding four additional 18 trees. 19 All the proposed species were selected 20 for their reliability in the specific use. And we 21 have strategically placed a mix of evergreen and 22 larger canopy trees along this east property line 23 which create a natural barrier for the adjacent 24 residential property.
1 There is a mix of evergreen and²⁸ 2 deciduous plants proposed around the perimeter of 3 the property. This is to screen throughout the 4 year. It's also to provide seasonal interest. 5 And I am happy to answer any questions. 6 CHAIRMAN LOFTUS: In the staff 7 report it mentions the planning compact edge not 8 less than 4 feet in height. 9 Is that what is going to be planted, a 4 10 foot edge? 11 MR. WAAS: Correct, yes. 12 It's a mix of deciduous and evergreen 13 shrubs that will reach a height of 4 feet. 14 CHAIRMAN LOFTUS: It will reach a 15 height of 4 feet or it's going to be 4 feet? 16 MR. WAAS: I believe the deciduous 17 shrubs are going to be 36 inches on install but 18 will grow quickly to a height of almost 5 or 19 6 feet. 20 The evergreen shrubs are going in at 21 24 inches but will quickly grow to a height of 3 22 to 4 feet. So within a year or two we will reach 23 that 4 foot contiguous screen. 24 COMMISSIONER WYANT: Is that the	1 standard? Is that your definition of screen, 3 or²⁹ 2 4 feet? 3 MR. WAAS: That is what was 4 requested by the Village. 5 MR. HARPER: Yeah, in our standard 6 for parking lot screening that would be the 7 height. 8 MR. WAAS: For the east property 9 line however the request was a 6 foot solid board 10 on board fence. That's why there is no hedge on 11 that side. 12 CHAIRMAN LOFTUS: I hear you say it 13 was a request for the fence, but I guess that 14 would be the northwest side of the parking lot 15 there is no fencing requirements, even though the 16 existing portion of that northwest side of the 17 parking lot does not have a solid fence along 18 there. 19 But yet, when you look at the overhead 20 view of the properties, I mean you are pulling 21 your cars into a parking space that would shine 22 light directly into the neighboring houses across 23 the street. 24 Is there any consideration given to

1 adding fencing at that point? 30 2 MR. WAAS: I would defer to the 3 owner on that. 4 As a landscape architect I think 5 landscaping is much preferred for that area. It 6 keeps -- It matches the existing conditions on the 7 southwest side of the property and it provides 8 more visual interest. 9 COMMISSIONER WYANT: If you can 10 just take the laser pointer and if you look at the 11 entrance point from the west going into the 12 existing lot. 13 MR. WAAS: Sorry, I don't think 14 there is an existing entrance on the west. 15 COMMISSIONER WYANT: Maybe it's the 16 other. There's an entrance from the west side 17 into that lot. 18 MR. WAAS: You mean down here? 19 COMMISSIONER WYANT: Yeah. 20 There's no landscaping. That's very 21 wide open, barren. Cars right up against the 22 street. There is nothing there. 23 MR. WAAS: I believe that's out of 24 scope.	1 Here is the property line and we are 31 2 keeping all of this existing landscaping to remain 3 and we are not -- 4 COMMISSIONER WYANT: Just as a 5 point of fact, the existing parking lot -- I 6 appreciate your commentary on screening -- but as 7 it is today that existing lot has no screening. 8 MR. WAAS: Understood. 9 CHAIRMAN LOFTUS: Commissioners, 10 any other questions? 11 COMMISSIONER COOPER: I do want to 12 clarify the number of parking lot spaces we are 13 talking about. 14 Because I count the spaces in the new 15 lot -- I count 39 and that corresponds to what the 16 memorandum from our administrator said that we are 17 adding 39 spaces in that new lot. 18 Now, it appears that we may be removing 19 other spaces from a different lot. 20 But you are asking us to grant a 21 variance with respect to a 39 lot -- 39 slot 22 parking lot; is that correct? 23 MR. CHRISTENSEN: We had to look 24 closely at what our net number was, because we
1 have a double loaded aisle in the current lot, and 32 2 we are adding islands there that did not 3 previously exist. 4 And we are also adding circulation that 5 did not previously exist. 6 That results, from our best review, in 7 about a net of 31 stalls. 8 COMMISSIONER COOPER: 31 stalls. 9 But in the new property it's actually 39 10 stalls? 11 MR. CHRISTENSEN: Yes, there are 12 more there, but it's a net. 13 I have been focused on that question. 14 People wanted to know exactly how many are we 15 ending up with. 16 COMMISSIONER WYANT: I guess my 17 questions -- and I do want to hear feedback from 18 the audience before I complete my questioning. 19 But the entrance on the west side of the 20 lot is in and out? 21 MR. CHRISTENSEN: It's -- On the 22 west side there are two drives that go into that 23 lot, two entrances off Golf Drive there. 24 COMMISSIONER WYANT: So is that two	1 in and two out or is that one in and one out on 33 2 that west side? 3 I am thinking about the congestion right 4 there on the west side of the lot, just off Hill. 5 I am looking at that on Google. It doesn't really 6 show it on your exhibit. 7 MR. CHRISTENSEN: If we look, there 8 are -- 9 CHAIRMAN LOFTUS: If you can change 10 the drawing. 11 COMMISSIONER WYANT: So those are 12 two points of entry into that parking lot. 13 Are those both in and out or is one in 14 and one out? 15 MR. CHRISTENSEN: They are both in 16 and out. 17 COMMISSIONER WYANT: So you can 18 have four cars theoretically at the same time 19 turning in and out in that short little stretch 20 just off of Hill? 21 MR. CHRISTENSEN: You could, but 22 the drive aisle for that has been designed 23 according to accommodate that. That existing 24 condition is intended to accommodate that.

1 COMMISSIONER WYANT: It just seems³⁴ 2 like you are dumping a lot of cars right there 3 into that residential area, as opposed to dumping 4 them onto Hill Street. 5 MR. CHRISTENSEN: Well, exiting 6 almost universally will be to Hill. It will be 7 not be going to into residential. 8 COMMISSIONER WYANT: You can't turn 9 directly onto Hill. You have to turn on 10 residential streets. 11 MR. CHRISTENSEN: You turn onto 12 Golf and then to Hill. 13 COMMISSIONER WYANT: It would seem 14 to me, if we were starting from scratch, you would 15 dump the cars right onto Hill, not onto the two 16 residential streets. 17 MR. CHRISTENSEN: I would have to 18 suggest that in that case the County would reject 19 that and ask it to be dumped onto Hill -- onto 20 Golf, I am sorry. 21 Which is why we -- To my recollection we 22 added this parking lot to the east end. 23 We expanded it several years ago, before 24 my time, and we had to exit onto -- I think that's	1 where Acorn wraps around.³⁵ 2 But I can assure you the County would 3 push back on any sort of exiting direct onto Hill. 4 COMMISSIONER WYANT: I think you 5 added recently the pickle ball courts to the east 6 of that. 7 When was that structure built? 8 MR. CHRISTENSEN: When we added the 9 sports complex to the east? 10 COMMISSIONER WYANT: Yeah. 11 MR. CHRISTENSEN: We did that 12 during our virtual years back in 2020, 2021. 13 COMMISSIONER WYANT: Was the County 14 okay with dumping all that traffic onto Hill? 15 MR. CHRISTENSEN: We didn't end 16 up -- We added a little bit of a drive into the 17 sports complex. Our grand total of maybe seven or 18 eight spots in that driveway -- 19 COMMISSIONER WYANT: But they were 20 okay with that? 21 MR. CHRISTENSEN: Yes, they were. 22 COMMISSIONER WYANT: Okay. And 23 again, as I pointed out earlier, I appreciate the 24 focus -- This is a question for the Village.
1 You have no landscaping on that west³⁶ 2 entrance area and that's okay? 3 MR. HARPER: We were concerned with 4 the scope of the proposal and that was what we 5 reviewed and we were going based on what was 6 already previously approved. 7 COMMISSIONER WYANT: Okay. I would 8 just like to hold my comments further until we 9 hear from the group. 10 CHAIRMAN LOFTUS: One other 11 question I had. 12 I know from a pedestrian standpoint, you 13 have a crosswalk where you press a button to 14 change the overhead. 15 Does that create a stopping point at 16 Golf and Hill or is it just a warning? 17 MR. CHRISTENSEN: It's a warning. 18 I actually saw it today and noticed it flashes. 19 CHAIRMAN LOFTUS: Right. 20 MR. CHRISTENSEN: Normally it's 21 just maybe a yellow light, but if somebody presses 22 that button it flashes. You get -- It's pretty 23 noticeable. But it is not a stop. 24 CHAIRMAN LOFTUS: Some of the	1 questions the Commissioners are asking is because³⁷ 2 of the additional potential pedestrian and 3 vehicular traffic that is going to come. It's not 4 a great amount but it's still more than what's 5 existing now. 6 MR. CHRISTENSEN: I would also like 7 to add that with the PJ Murphy homes that were 8 recently -- several are constructed. But that 9 subdivision was just constructed. 10 Hill got leveled out. There was a blind 11 spot there. That was a very awkward old-time 12 county road that had that blind spot when you came 13 up over that. 14 And that is now really gone. They 15 leveled it; leveled the road, leveled Hill Avenue 16 quite well. And so it's much less -- Not that 17 it's really been hazardous but it's much less of a 18 perceived hazard than it ever was. 19 CHAIRMAN LOFTUS: Any other 20 questions? 21 COMMISSIONER THAKKAR: Just to 22 confirm on the expansion; that will be pavers but 23 the remainder will remain asphalt. 24 MR. CHRISTENSEN: The remainder

1 will remain asphalt. 38 2 COMMISSIONER THAKKAR: You 3 mentioned the expansion and that expansion does 4 bump up against 21W411. 5 There is no fence put up at that point 6 there either. The only fence, at least what is 7 being proposed, is on the east side of the new 8 structure? 9 MR. CHRISTENSEN: Yes. We have 10 been focused on this property that we are 11 acquiring. And the fence would be on the -- The 12 only fence we are talking about would be on the 13 east side of this lot. 14 COMMISSIONER THAKKAR: Basically 15 butting up on two sides of that property, the east 16 side. 17 And I guess the way it -- Yeah, there 18 you go. 19 MR. CHRISTENSEN: The fence is 20 right there. 21 Not to speculate excessively but 22 typically this is a front yard here along Fairway 23 and this is a front yard along Hill -- Golf, and 24 those are handled with landscaping, significant	1 landscaping. 39 2 CHAIRMAN LOFTUS: Just to clarify, 3 you are saying one of the two houses you would 4 demo that are along Acorn/Fairway? 5 MR. CHRISTENSEN: There is one 6 house and a garage. 7 CHAIRMAN LOFTUS: The one on acorn 8 stays? 9 MR. CHRISTENSEN: The one on acorn 10 remains, yes. 11 COMMISSIONER ARANGO: The only 12 question I guess I had, as far as the fencing that 13 butts up against the 21W411. 14 Is there any perceived landscaping going 15 on their side of that fencing or is it just the 16 board on board fencing that they will be looking 17 at? 18 MR. WAAS: No, just the board on 19 board fencing on their side. It's up against the 20 property line. 21 COMMISSIONER ARANGO: Thank you. 22 CHAIRMAN LOFTUS: Commissioner 23 Cooper. 24 COMMISSIONER COOPER: I am now on
1 the lighting plan. 40 2 Over the past year or so I've learned a 3 bit about lighting. I do have some questions 4 concerning the color temperature. 5 Who is best to answer it? 6 MR. CHRISTENSEN: I am sorry? 7 COMMISSIONER COOPER: So here is my 8 question: 9 The color temperature is -- Some lights 10 are projected at 3000K, some at 4000K, and some at 11 5000K. 12 We think that the lower temperature is 13 more consistent with what we like to see in the 14 Village. 15 And particularly, since we are putting 16 this lighting near residential things, is there a 17 reason why all of the lighting can't be at 3000K 18 or less? 19 MR. CHRISTENSEN: I would say there 20 is probably no reason. 21 I think the ultimate goal of the 22 lighting is to provide some level of security, 23 while at the same time minimizing any spillover by 24 those footcandle levels at the property line.	1 If it can be achieved, I would have 41 2 to -- We don't have our electrical engineer here 3 to respond to any questions on exactly what those 4 fixtures might require. We would have to follow 5 up on that. 6 COMMISSIONER COOPER: When will 7 these lights be on? 8 MR. CHRISTENSEN: I would -- That 9 question did come up. I was asked that question. 10 And I would think the latest -- We could 11 put them on timers and they could go off at maybe 12 11:00. 13 I am a little weary about turning them 14 off any earlier than that. When we do have some 15 major events when this parking lot might be 16 utilized we could have people departing at 17 10:00 or 11:00 o'clock but that's typically when 18 things wrap up. 19 CHAIRMAN LOFTUS: What are the 20 normal hours of the club? 21 MR. CHRISTENSEN: The club is 22 obviously, you know, crews -- maintenance crews 23 show up at 6:00 a.m., but the members show up at 24 7:00, 7:30.

1 And typically, even with the sports 42 2 complex, I believe we agreed that we would shut 3 down -- turn off the lights for the paddle courts 4 at 11:00 o'clock to prevent any excessive light 5 pollution there, if you will. 6 I think this is a little different with 7 the parking. It's a security thing, as well as 8 safety in that parking lot. 9 And again, the club, people will be 10 there sometimes until 11:00 or 12:00, if it's a 11 big event. 12 But even those -- In the summertime some 13 of our big events are member guest golf 14 tournaments and swim meets that generally wrap up, 15 you know, much earlier than that. 16 COMMISSIONER COOPER: I am trying 17 again to understand who is using this. 18 I thought previously you had explained 19 to us that this would primarily be valet, and if 20 it's valet I am not sure -- I am not lessening the 21 value of your employees -- but I am not quite sure 22 the security concerns for valet parking are the 23 same for self-park. 24 And now when you have described it, it	1 sounds like it's being used much more as a 43 2 self-park. 3 And that gets back to the question I 4 have when I see this fairly extensive parking lot 5 with an uncontrolled pedestrian crossing on a 6 substantial artery. 7 I want you to understand where I am 8 coming from and the explanation you have given to 9 the use of this parking lot. 10 MR. CHRISTENSEN: No. 1, employees 11 during those heavy busy days are being asked to 12 park over towards our lodge area which is on the 13 south side of the club. 14 When we are using this, say for the very 15 heavy days, yes, there will be valets. But that 16 doesn't mean -- 17 There are people that also will go try 18 to park themselves. There are people who don't to 19 tip valet unfortunately. But at the same time we 20 are sensitive about the valets, and that's safety 21 and security as well. 22 COMMISSIONER KREUZER: What studies 23 do you have that suggest that 4000 kelvin is more 24 safe and secure than 27 kelvin which is a more
1 warm amber color? 44 2 MR. CHRISTENSEN: Again, I can't 3 answer the question on the light. 4 What may be best if -- Do we have the 5 lighting? 6 COMMISSIONER KREUZER: The EML 17 7 was your spec fixture. 8 Is that fully shielded? 9 You are calling for 4000 kelvin bulbs 10 which are very white, and you have an incredible 11 lumens, 6000 lumen, when arguably you really 12 shouldn't need more than 1500. 13 Why all this white bright light? 14 And is your fixture fully shielded? 15 In a residential area. It's also a 16 wildlife area. 17 I just don't understand why you need 18 this. Do you have answers for me? 19 MR. CHRISTENSEN: Can you zoom in 20 on this? I can't read this very well. 21 COMMISSIONER KREUZER: I don't 22 think your architect is contemplating the 23 significance of what you are doing with the 24 lighting -- or whoever is putting this spec	1 together. 45 2 MR. CHRISTENSEN: First of all, 3 just have to go back to, the lumen level at the 4 property line has been the focus for what we have 5 done here and we are within the guidelines at the 6 Village. 7 Color, that sort of thing, we can 8 investigate that further, if that's a concern, but 9 again, we do think it's important to have the 10 lighting there. 11 I don't think we are going to get all 12 caught up in the color, that it's got to be X or Y 13 or Z. I think this is intended to match what's 14 existing out there. 15 COMMISSIONER KREUZER: No, I 16 understand. 17 I understand our ancient code ordinances 18 on exterior lighting which were implemented before 19 the development of LED light is significantly 20 different than what we are dealing with. 21 Historically it doesn't require you to 22 do anything more than implement fully shielded 23 lighting and to have a certain footcandle at the 24 property line. I understand that.

1 But I think what this Plan Commission⁴⁶ 2 has now better appreciated, as well as our country 3 generally, is that the kelvin -- whether it's 4 white or amber, warm color, 2700, 2200 -- does 5 make a difference, especially in residential 6 areas. 7 But if you feel that you are complying 8 with, I guess, what would be our existing code, 9 albeit it's more than 20 years old -- actually 40 10 years old -- I understand. 11 Do you know whether the fixtures are 12 fully shielded? 13 MR. HARPER: The fixtures are fully 14 shielded. 15 MR. CHRISTENSEN: Yeah. 16 COMMISSIONER KREUZER: All right. 17 Thank you. 18 COMMISSIONER WYANT: If I may just 19 amplify on that point. 20 Did the Village not raise this same 21 concern? 22 MR. HARPER: We can only enforce 23 what's in the code. So we can recommend different 24 colors and different intensities.	1 COMMISSIONER WYANT: So what was⁴⁷ 2 your recommendation? 3 MR. HARPER: We don't have an 4 official recommendation right now. 5 If you would like to suggest that we 6 investigate and come up with an official 7 recommendation we can do that. 8 COMMISSIONER WYANT: Okay. But as 9 you evaluated this proposal, you just went with 10 what's on the books today? 11 You did not suggest to Glen Oak that 12 maybe they warm the lights? 13 MR. HARPER: I was within my 14 purview of working with the code. 15 COMMISSIONER WYANT: Okay. 16 COMMISSIONER KREUZER: If you want 17 to put in the 6000 kelvin I believe that's within 18 code unfortunately. 19 But to the extent that you want to look 20 at something that could be better for your 21 environment, other than the square footage of that 22 parking lot, I certainly -- 23 And I think this Commission would 24 certainly encourage you to think about something
1 less than 4000 kelvin -- maybe 3000 or 2700⁴⁸ 2 kelvin -- and greatly decrease your lumens, and 3 you will still have the same security that you 4 want. 5 Nobody is suggesting that you shouldn't 6 have lights. It's how those lights affect your 7 neighbors and the wildlife around you, while at 8 the same time having what you want, which is 9 security. 10 MR. CHRISTENSEN: Well, we can 11 certainly discuss with staff more once we have an 12 opportunity to discuss it further with our 13 electrical engineer. 14 CHAIRMAN LOFTUS: Unfortunately, 15 they meet the code. 16 COMMISSIONER KREUZER: I 17 understand. 18 CHAIRMAN LOFTUS: And you can 19 suggest, but I think we need to move on from that, 20 because your point has been made, asking them to 21 look at that again with some reduced numbers, but 22 they could still be able to get a permit for that 23 installation. 24 COMMISSIONER KREUZER: No. And I	1 think the Village is representing that it's a⁴⁹ 2 fully shielded fixture, and it certainly looks as 3 if it is, so I appreciate that. 4 CHAIRMAN LOFTUS: I am saying, he 5 can't not look at it as something that's not 6 legal. It's in our code. So we need to move on 7 from that. 8 Any other questions? 9 COMMISSIONER ARANGO: I have a 10 question with regard to the lighting. 11 Is the proposal for the expansion in 12 keeping with whatever existing lighting you have 13 or is it greater or lesser? 14 MR. CHRISTENSEN: It's strictly in 15 keeping with what's existing there. 16 COMMISSIONER ARANGO: Which meets 17 our code? 18 MR. CHRISTENSEN: Which meets code, 19 yes. 20 CHAIRMAN LOFTUS: So everything has 21 been reviewed by the Village and it meets the 22 code. So whether you like it or not, it's within 23 code. 24 COMMISSIONER ARANGO: Right.

1 CHAIRMAN LOFTUS: Any other 2 questions for the petitioner? 3 COMMISSIONER THAKKAR: No. 4 CHAIRMAN LOFTUS: Thank you. 5 MR. CHRISTENSEN: You are done with 6 us? 7 CHAIRMAN LOFTUS: Yeah. 8 MR. CHRISTENSEN: Okay. Thank you. 9 CHAIRMAN LOFTUS: Daniel, do we 10 have any emails or written comments submitted on 11 this? 12 MR. HARPER: I did not receive any 13 written comments, no. 14 CHAIRMAN LOFTUS: Do we have any 15 members of the public that wish to address? 16 MS. SETTLES: If we can please have 17 Mark Roomey come to the podium. 18 Would you please state and spell your 19 name and your address. 20 MR. ROOMEY: Mark Roomey, my 21 address is 21W440 Fairway Street, Glen Ellyn, 22 Illinois. 23 (Whereupon said witness was 24 duly sworn).	50 1 MR. ROOMEY: My main concern 2 honestly a lot of time was spent on the lighting. 3 And living across the street from the 4 house that's going to be demoed, I can tell you my 5 main concern is the lights. 6 And the current lights are not on a 7 timer, they stay on all night. 8 So while they might be on a timer, but 9 it's God's timer, the sun or the moon or whatever, 10 but they don't shut off at 11:00 o'clock. 11 So I guess what I am asking is the club 12 to be considerate and maybe put those lights on a 13 timer. That would be very helpful. 14 And the lights are pretty bright. I can 15 tell you that. I live right across the street and 16 they shine pretty bright all the time. 17 And then the other concern I noticed 18 today while I was walking down the street, there's 19 a significant amount of trees. 20 How many -- Can one of these gentlemen 21 from the landscape answer? 22 During the demolition of the house, how 23 many trees are going to be removed? 24 MR. WAAS: So as is 40 trees are
52 1 slated to be removed. 2 Out of those 17 are arborvitae. These 3 were installed as a privacy screen for the 4 residential landscape. Their purpose is to screen 5 the parking lot. 6 These trees -- you know, they no longer 7 have a purpose, and they have been spaced very 8 closely, so they have kind of outgrown themselves. 9 In addition to the arborvitae, there is 10 a number of buckthorn and ash, both of which are 11 undesirable species. There are a few trees that 12 are desirable species but the majority of them are 13 undesirable. 14 MR. ROOMEY: So there appears to be 15 two to three 30 or 40 foot tall evergreen trees. 16 Are those going to be removed? 17 MR. WAAS: Yes, those are to be 18 removed and we are replacing them along the east 19 property line with additional evergreen and shade 20 trees. 21 CHAIRMAN LOFTUS: Thank you. 22 Anybody else? 23 MS. SETTLES: Yes, we have Mr. Joel 24 Johnson.	53 1 Mr. Johnson, would you please state and 2 spell your name and your address for the public 3 record. 4 MR. JOHNSON: My name is Joel 5 Johnson. I live at 21W432 Acorn in Glen Ellyn. 6 (Whereupon said witness was 7 duly sworn). 8 MR. JOHNSON: First off, while I am 9 speaking, if I could please present these 10 photographs that I have copies up here for the 11 Commissioners to just reference. 12 Those are for you. I don't need them 13 returned, but just to give a little context to 14 some of the things I am saying. 15 I have been a resident here on Acorn for 16 45 years now. And I have to say that beginning 17 about ten years ago, July, 2014, when the 18 expansion, when this original parking lot was 19 brought before this Plan Commission, the country 20 club has significantly deteriorated being a good 21 neighbor. 22 During that special use hearing there 23 were a number of verbal commitments that were made 24 by the club.

54 1 One of them that Mark Roomey just talked 2 to, they had promised to have the lighting on 3 timers. That never took place. 4 The lights are on sunset to sunrise all 5 year long, even in the winter months when the 6 parking lot is not used. 7 So the parking lot is always illuminated 8 and they are at least 4000K, maybe above. They 9 are very blue lights. 10 Also at that time the club had suggested 11 it and mentioned to the neighborhood that they 12 would not be expanding into the area that was 13 being zoned/approved for approximately up to five 14 years. 15 Immediately after the annexation 16 construction began. 17 The installation and maintenance of the 18 existing landscaping is just as you can see from 19 the photographs. It has just gone downhill over 20 the years consistently. 21 There is a spot at Acorn -- or I am 22 sorry -- Fairway and Golf, where you can stand in 23 the front yard across the street and see straight 24 into the parking lot. There is no screening there	55 1 whatsoever. 2 This isn't because the plan originally 3 didn't have something there. It's because the 4 landscaping, the screening, has died off. It has 5 not been replaced. 6 When we get over to the other portions 7 of the parking lot along Hill Avenue and Acorn, 8 the overgrowth is so intense that at that stop 9 sign there is no way you can even see west on Hill 10 Avenue. 11 I brought this to the attention last 12 summer to public works. This was during the Hill 13 Avenue construction. And when the detour was 14 routed through our neighborhood it was a really 15 bad situation at Acorn and Hill. 16 Brought it to public works. They 17 commented that they could only cut back on the 18 right-of-way and the rest of that area belonged to 19 the country club. 20 And the Village did come out that next 21 day and cut back what they were allowed to cut 22 back. 23 But that whole area along Hill Avenue 24 and Acorn and along the existing fence line of the
56 1 existing residence that has extreme overgrowth and 2 it's not maintained. And I am certainly fearful 3 that this is something that is going to happen 4 once everybody goes away. 5 The current lots are certainly 6 underutilized as they are. I do understand with 7 special events. The special events are few and 8 far between. 9 One thing I might suggest, I don't know 10 that it's in the code, but field parking: 11 There is field parking at special events 12 all over the County. I don't know within the 13 Village. 14 But all over the County when we have a 15 special event you park out in the field, and it's 16 fine for three, four, five times a year. 17 And this is a concern to have a paved 18 parking lot put in. Where I am just hearing now 19 of the permeable pavers. 20 Yes, they are great for the environment, 21 but the house at 411, Mr. Brillantes' house, I 22 would imagine it's maybe, what, 25 feet to your 23 wellhead? It's less than 100 feet to my wellhead, 24 Mr. Roomey's wellhead. It's probably within	57 1 75 feet of those pavers. 2 So whatever is going through that 3 parking lot is going to get into our water table 4 and not the best thing for us. And again, we have 5 no recourse with the club once this is passed and 6 moved on. 7 CHAIRMAN LOFTUS: Can you wrap it 8 up. Your three minutes are over. 9 MR. JOHNSON: Okay. I am sorry. 10 MS. SETTLES: Ms. Cindy Johnson. 11 Ms. Johnson, will you please state and 12 spell your name and address for public records. 13 MS. JOHNSON: Cindy Johnson, my 14 address is 21W432 Acorn Avenue, Glen Ellyn. 15 (Whereupon said witness was 16 duly sworn). 17 MS. SETTLES: Thank you. 18 MRS. JOHNSON: My husband Joel 19 pretty much said some things I was going to say, 20 but I would like to reiterate, I am questioning 21 the need for more parking. 22 After living there for, as he said, 45 23 years, in the past when they would have their 24 special events, the swim meets, special golfing

1 events which they have always had, they have 2 parked sometimes down our roads. 3 In the past they would come over and 4 give each house a bottle of wine and thank us for 5 being good neighbors for letting them park on our 6 streets. We never had problems with that. 7 These special events -- half a dozen 8 maybe tops -- I live there, I see the parking lot. 9 There's ample parking the majority of the time. 10 There's never overflow or not enough parking. 11 Maybe this double parking we are talking 12 about is for these events, half a dozen events a 13 year for a 365 day a year parking lot. You know, 14 I question that. 15 Also, I would say the house across the 16 street is not in ill repair, not from our vision. 17 The people that were renting it from the 18 landlord moved out because he was selling the 19 property and that is why they moved out. Not 20 because it was in ill repair. I want to make a 21 point of saying that as well. 22 CHAIRMAN LOFTUS: Thank you. 23 MS. SETTLES: Mr. Brillantes. 24 Sir, will you please state and spell	58	1 your name and state your address for the public 2 record. 3 MR. BRILLANTES: Mario Brillantes 4 and I live at 21W411 Acorn Avenue. 5 (Whereupon said witness was 6 duly sworn). 7 MS. SETTLES: Thank you. 8 MR. BRILLANTES: Thank you, 9 Commission, for giving us this time and thoughtful 10 approach to this project. 11 So I live on the adjacent property that 12 was mentioned a number of times this evening with 13 my family. I have two kids. 14 My wife, she also works for one of the 15 school districts in the Village. Lived there 16 about ten years. 17 And you know, to echo the comments of 18 Cindy, my neighbor, I have never really observed 19 that many days where I see overflow parking on our 20 street. Maybe during the summer months, when they 21 are busy maybe a handful of times, but I don't 22 really recall that it was a frequent thing. So I 23 also kind of question the need for that overflow 24 parking study.	59
1 The points I have written down here of 2 concern to me, you know, being, one, the closest 3 to the expansion in question is that: 4 You know, there was probably a group of 5 thoughtful people such as yourself that zoned this 6 property as a home for specific reasons; for 7 traffic, probably tax reasons. And I am sure you 8 guys will have to grapple with those same 9 considerations as well when you annex this 10 property from a home to a parking lot and what the 11 tax implications of that, etc. 12 So I guess I just want to make that a 13 point that zoning is there for reasons, whether 14 it's because there's traffic spillover into a 15 neighborhood or it's more industrial lighting that 16 goes into a residential area, etc. 17 And then the second point I had was the 18 biggest concern is just the proper deconstruction 19 of the existing home on Fairway. Obviously don't 20 want my property or our safety harmed due to any 21 improper work of the deconstruction. 22 Because this isn't just as simple as, 23 Let's just pave this land and put cars on it. 24 There's a septic system there, there's gas lines,	60	1 there's all kinds of mechanicals that are part of 2 this home. 3 I think that's pretty much it. 4 And yeah, I agree, the lighting, I live 5 next -- My neighbor is the parking lot -- or it 6 will be completely soon, maybe at some point -- 7 but the lighting is pretty bright. So that's all 8 I have. Thank you. 9 CHAIRMAN LOFTUS: Thank you. 10 MS. SETTLES: That's all. 11 CHAIRMAN LOFTUS: Commissioners, 12 any final questions of petitioner, staff? 13 COMMISSIONER KREUZER: I do have. 14 I don't understand why we are being 15 asked to allow a variance to increase the 16 footcandles at the property line almost three 17 times what they currently are. 18 Are we moving it? Are we being asked to 19 increase that? 20 MR. HARPER: We are not being asked 21 to increase that. That was part of the original 22 application. 23 In their original application they had 24 submitted a lighting plan that showed it -- that	61

1 required a request for a variance from 1.2 -- I⁶² 2 think it was 1.21 was the footcandles. 3 We worked with them. We asked them to 4 bring the lighting plan into the compliance, which 5 they did on a revision. So that variance was not 6 included as part of the public hearing. 7 COMMISSIONER KREUZER: All right. 8 Thank you, Daniel. 9 COMMISSIONER WYANT: I have one 10 question for the gentleman from Glen Oak. 11 CHAIRMAN LOFTUS: Sure. 12 COMMISSIONER WYANT: Is club 13 membership at capacity presently? 14 MR. CHRISTENSEN: Yes, it is, and 15 there is a waitlist, a long waitlist. 16 COMMISSIONER WYANT: What's the 17 projected wait of the waitlist? 18 MR. CHRISTENSEN: For people to get 19 in would be five to seven years. 20 COMMISSIONER WYANT: You are at 21 capacity? 22 MR. CHRISTENSEN: We are at 23 capacity. 24 COMMISSIONER WYANT: Thank you.	1 CHAIRMAN LOFTUS: Mr. Cooper?⁶³ 2 COMMISSIONER COOPER: I am just 3 trying to make sure I understand what this Board 4 is being asked to do, and that would be on Page 1 5 of your agenda, is to amend the special use 6 permit, and then the four variances deal with 7 setbacks and basically the size of parking stalls 8 and passageways; is that correct? 9 MR. HARPER: That's correct. 10 So the original special permit was for 11 the existing parking lot, and if they were going 12 to -- because they wanted to expand that parking 13 lot, we decided it would be appropriate for them 14 to amend that existing special use permit because 15 they are expanding the use of that special use. 16 And so we wanted to amend that special use permit. 17 And then when we started doing the 18 design work on how this parking lot would operate 19 and function we went back and forth on a variety 20 of different designs, and this was the closest one 21 we could come to, to meet our standards and to 22 give them the proper geometry of what they were 23 looking for. 24 COMMISSIONER COOPER: Thank you.
1 CHAIRMAN LOFTUS: Can I have a⁶⁴ 2 motion to close the public hearing? 3 COMMISSIONER THAKKAR: Motion to 4 close. 5 CHAIRMAN LOFTUS: Commissioner 6 Thakkar's motion. 7 Second? 8 COMMISSIONER ARANGO: Second. 9 CHAIRMAN LOFTUS: Commissioner 10 Arango second. 11 All in favor? 12 ALL PRESENT: Aye. 13 CHAIRMAN LOFTUS: Opposed? 14 (No response.) 15 CHAIRMAN LOFTUS: The public 16 hearing is now closed. 17 Discussion amongst us. 18 Does anybody want to start? 19 COMMISSIONER WYANT: I will just 20 offer concerns about lighting, ingress and egress 21 on the west side of the lot, the landscaping plan. 22 I think those are my three; lighting, 23 ingress and the landscaping plan. 24 COMMISSIONER COOPER: I have -- I	1 share those concerns of Commissioner Wyant.⁶⁵ 2 Part of the problem we have is the 3 relatively narrow things we are being asked to 4 consider. 5 I am concerned that we have heard now 6 from neighbors who have apparently expressed their 7 concerns about lighting, and that the club, the 8 petitioner, has not been able to accommodate them. 9 I was disappointed that the petitioner 10 seemed so surprised by our concerns about 11 lighting, both in terms of lumens and color. 12 I remain concerned about that we are 13 increasing the amount of pedestrian traffic across 14 Hill Avenue without any real control. 15 Although the impervious pavers do 16 address some of the water issues now, I am 17 concerned that we have a substantial parking 18 surface -- existing parking surface -- which does 19 not necessarily deal with the water concerns. 20 So I have a number -- And I am really 21 concerned about the relative lack of landscaping 22 around this parking lot in the middle of a 23 residential area; although that's really for both 24 existing parking lots and not for the new ones.

1 So -- But all of those things I am not⁶⁶ 2 sure that they impact this particular petition. 3 I would feel better if the petitioner 4 had come with cleaner hands and more willing to 5 meet the concerns of the community but those are 6 my concerns. 7 CHAIRMAN LOFTUS: One thing I have 8 to agree with, your statement about looking at 9 this one particular lot. You know, I do agree 10 with you, there are no curbs, there's very little 11 landscaping. 12 When that parking lot was done there 13 were no homes to the west of there which are 14 currently under construction. 15 One thing the Village did do is once 16 there were issues with those new homes going up 17 the slope of the hill was changed immensely and 18 now there's been hundreds of thousands of dollars 19 extra for that developer to correct that. So I 20 know that's been changed. 21 Now, unfortunately we can't control that 22 light at the top of the hill, flashing light. And 23 I know when you cross over it is still just a 24 warning light. It will be somewhat increased,	1 possibly 31 to 62 people additional at various⁶⁷ 2 times going across that way. 3 I heard one of the residents. 4 Personally I have driven around that area many, 5 many times, and when you come down Acorn to make a 6 turn at Hill it's -- unfortunately you have to 7 pull out almost into the intersection to see 8 traffic. 9 Whether it's Village or -- the 10 responsibility of the Village or the country club 11 to cut down that vegetation when it grows that 12 high, I mean, it is a hazardous corner at Acorn 13 and Hill. I have certainly experienced it many 14 times so I know what the residents are talking 15 about. 16 One of the things we can do, if it's 17 part of a motion, would be requirement of the 18 lighting to be -- And it's a fine line, whether we 19 can require the lighting be put on timers for the 20 entire parking lot. 21 I mean, they are proposing to put a -- 22 what was it -- a double head and a single head 23 light pole. 24 We could require that to be on a timer
1 and say shut it off at some specified time to try⁶⁸ 2 to eliminate some of that. 3 And hopefully maybe the country club 4 would be willing to accommodate the whole parking 5 lot. That's a condition we can put on, if we 6 choose to. 7 COMMISSIONER WYANT: It would be 8 not unreasonable to affix to this request on the 9 parcel. Let's address some of the other 10 deficiencies in one fell swoop. That's not 11 outside of our -- 12 CHAIRMAN LOFTUS: Yeah. Part of 13 this parking lot is grandfathered in. 14 COMMISSIONER WYANT: But that still 15 doesn't matter. It doesn't matter what code is. 16 We have this opportunity to grant 17 variances on this small parcel and it is within 18 our purview to say: 19 Along with those approval of variances, 20 would you be willing to address these other 21 deficiencies, which clearly would endear the 22 neighbors to the country club. 23 And by the way, Glen Oak is an 24 outstanding country club. The commitment to the	1 Village is important to all of you. But I think⁶⁹ 2 the neighbors have raised some consistent issues 3 with all of us. 4 COMMISSIONER THAKKAR: We have 5 asked commercial spaces to shut off the lights by 6 11:00. I don't see why we can't have Glen Oak do 7 the same on the parking lot. 8 But yeah, I think for me, similar 9 concerns around lighting, the brightness, timing, 10 and then just the general upkeep of the landscape. 11 Clearly there's been some downfall for 12 the existing stuff. I understand that is outside 13 of the purview of the variance. But if we can 14 remedy any of the existing stuff while we can, we 15 might as well. 16 COMMISSIONER WYANT: You know, I 17 share, Tim, with you a picture. There is no 18 landscaping on that west lot. 19 CHAIRMAN LOFTUS: Right. 20 COMMISSIONER WYANT: It seems to me 21 that would just be good neighborly behavior to 22 just upgrade that, especially with all the new 23 residential development in that area. 24 MR. HARPER: There could be a

1 condition -- because we are opening up a special⁷⁰ 2 use permit for the parking lot as a use -- you 3 could perhaps suggest another condition of parking 4 lot timing -- I mean, parking lot light timing and 5 suggest a revised landscape plan to bring the 6 parking lot into landscape compliance. But we 7 can't go anything greater than what we require in 8 code. 9 CHAIRMAN LOFTUS: Is that the 10 entire special use? 11 MR. HARPER: I believe so. 12 CHAIRMAN LOFTUS: What are the 13 feelings, Commissioners, on that? 14 Is it a viable request to make a 15 stipulation? If not, then so be it. 16 COMMISSIONER THAKKAR: Yeah, it 17 doesn't appear that there is a burning need for 18 the extra parking, but also I am not against it. 19 But if we can accommodate some of what 20 we have heard and what we also deem to be in the 21 best interest of the community, I think we should 22 put those stipulations in. 23 COMMISSIONER ARANGO: As a 24 Commission we need to certainly hear and push	1 forward on the concerns that were brought up this⁷¹ 2 evening. 3 And for the lack of being repetitive, I 4 couldn't concur any more with the lighting and 5 landscaping and all of that. Definitely I am 6 definitely onboard with that. 7 It did bring a question to mind as to 8 the lighting in particular, as to whether or not 9 residents in the area voiced concerns to the club 10 about the lighting in the past and nothing has 11 been done. 12 I think that would be something that -- 13 if it was blatantly ignored, I think that's very 14 important and in some way, shape or form should be 15 addressed. 16 The lighting is a critical issue in a 17 residential area, and if these people had 18 complained about that prior to this, then I think 19 that needs to be addressed. 20 And that would be something that I think 21 in our proposal all of these concerns need to be 22 put forward, in addition to, I don't think anyone 23 is opposed to them expanding, if the need is 24 there; however, we need to do it in a way that
1 respects the residential areas and is in⁷² 2 compliance with the Village thinking. 3 CHAIRMAN LOFTUS: I wanted to look 4 back at their photometric plan because there are 5 some along -- 6 If you look at the drawings under 7 Photometric Plan there are areas along Golf that 8 far exceed. You have a 1.05 footcandle, .74. 9 So there are some areas around the 10 lights that do exceed the standard. 11 How would that ever happen from the 12 original special use permit, I can't address that, 13 how it happened, but by their drawing here they 14 readily admit that there are some out of code 15 areas. 16 MR. HARPER: The lighting on Golf 17 that was part of that original special use permit. 18 And those lights along Golf that you are 19 looking at, those were -- that was that variance 20 for the 1.2. Those lights were given that 21 variance for the 1.2. 22 And in these codes they don't exceed 23 that 1.2 along the property line. 24 In fact, it looks like -- On the plan it	1 looks like the most you have on the property line⁷³ 2 is .48 is what I can see. 3 COMMISSIONER KREUZER: Yeah, 4 somehow the footcandles just drop precipitously 5 from one side of the property line to the other 6 side of the property line. 7 You have a 2 foot candle measurement 8 basically just east of the property line off Golf 9 that miraculously becomes less than .5. 10 On the west side, although I don't see 11 how that possibly could occur based on where these 12 fixtures are going to be installed, but that's 13 what we are seeing on the photometric plan. 14 And that's the reality of having the 15 lumens that are being requested here with LEDs. 16 The photometric plan doesn't make sense 17 to me. I don't understand how you can have a 18 significant decrease in footcandles in a matter of 19 inches simply because you are on one side of the 20 property line versus the other. But that's what 21 we are seeing. 22 CHAIRMAN LOFTUS: Yeah, the 23 evidence that's presented by the petitioner's 24 architects or engineers and it is a stamped

1 drawing. 74 2 Well, to move forward, what stipulations 3 would you want to make conditioned on a draft 4 motion, so we can get a motion to vote on? 5 COMMISSIONER WYANT: I am wondering 6 if the petitioner would be willing to voluntarily 7 make some of these changes on their own, if we 8 resubmit. 9 CHAIRMAN LOFTUS: No, we don't want 10 to resubmit. We want to move this forward. 11 So we need to put the stipulations on 12 and vote on it and present that to the Village 13 Board so they can make the final decision to yay 14 or nay. 15 COMMISSIONER ARANGO: I think the 16 timing on the lighting I think is a stipulation 17 that definitely needs to be included. If 18 11:00 o'clock is the number, then by 11:00 o'clock 19 those lights need to be off. 20 CHAIRMAN LOFTUS: That would be all 21 lights in the parking lot? 22 COMMISSIONER ARANGO: Yes. 23 COMMISSIONER WYANT: The entire 24 lot, existing and expanding.	1 CHAIRMAN LOFTUS: Any other 75 2 conditions you would want to put on a motion? 3 COMMISSIONER KREUZER: I don't know 4 if we can, but if we can, I would -- with these 5 specs we are seeing, presuming they want to use 6 that fixture to be consistent with what they are 7 using already, the condition that I would suggest 8 is that they change all the bulbs for all those 9 fixtures on that existing lot, including what they 10 are suggesting with their expansion of 3000 11 kelvin, which is within the specs that they 12 submitted as a choice that they can make. 13 And that they reduce the lumens to 5000. 14 I would want it reduced to less than 2000. 15 But if we stay with their spec, then the 16 condition I would suggest is that they go with 17 3000 kelvin and the 5000 lumen as provided for as 18 an option on that spec for that fixture through 19 the entire parking lot. 20 MR. HARPER: I don't know if we can 21 make that a legal condition but we can make that 22 as a suggestion. 23 And we can suggest that the applicant 24 submit a new lighting plan with a new spec sheet
1 before we move to the Board of Trustees. 76 2 CHAIRMAN LOFTUS: The code 3 stipulates the lighting levels at the property 4 line. 5 COMMISSIONER KREUZER: I understand 6 it completely. I do. And that's something the 7 Village has to address with respect to what we 8 require. 9 CHAIRMAN LOFTUS: Right. 10 COMMISSIONER KREUZER: But I 11 understand what the petitioner is presenting; he 12 is in compliance. 13 CHAIRMAN LOFTUS: So how you would 14 word that motion? 15 COMMISSIONER KREUZER: I would make 16 a recommendation that all existing lighting be 17 reduced to 3000 kelvin and 5000 lumens, as 18 identified as options on the spec for the fixture 19 that they currently have presented to the Village, 20 which is, what, the EML 17. 21 And I like the condition about having an 22 approved landscaping plan for the entire parking 23 lot on the west side also, and better maintenance 24 of what they are doing now, to the extent that we	1 can. 77 2 MR. HARPER: Right. 3 I think we can request a full 4 landscaping plan for the entirety of the parking 5 lot, as we are opening up the special use permit. 6 The maintenance is another thing that we 7 will have to... 8 And then I will have to check with our 9 village attorney on the extent of what we can ask 10 for in a complete landscaping special use permit. 11 COMMISSIONER KREUZER: Nuisance 12 ordinances can be enforced, should a complaint be 13 made. 14 COMMISSIONER COOPER: I also recall 15 there being an issue at intersections with some 16 condos of site triangles. 17 I always recall that we had issues 18 concerning intersections and site triangles and 19 basically being able to see around corners. And I 20 recall we have conditioned things upon making sure 21 that there was an adequate ability to see. 22 From what we have heard from the 23 petitioner and what we kind of can see from 24 publicly available information, it appears that --

1 if that is the term -- the site triangle, at Acorn⁷⁸ 2 and Hill is problematic at best, and I think that 3 that needs to be remedied, separate and apart from 4 any landscaping, and I would want that to be in an 5 additional stipulation as well. 6 MR. HARPER: That was at the 7 intersection of Hill and Golf; correct? 8 COMMISSIONER COOPER: No, Hill and 9 Acorn. 10 MR. HARPER: In our code for the 11 site triangle where it's basically you have 12 30 feet from each -- from the corner and bring it 13 in like that. 14 And so I will investigate that, on what 15 we have there. Yeah, I will investigate that and 16 see what we have in our landscape plan. 17 COMMISSIONER WYANT: I would 18 amplify it. 19 I looked at that intersection of Golf 20 and Hill. You have -- At any given time you could 21 have a half dozen cars in and out right there and 22 for the first time in history that's the start of 23 a row of new homes. And there is no ability to 24 queue off of Hill in a short stretch.	1 It seems like a real potential problem.⁷⁹ 2 I am surprised that's not of concern to you, that 3 area. 4 MR. HARPER: I think the distance 5 between the intersection of Golf and Hill and 6 Acorn and Hill met the minimum standards. 7 COMMISSIONER WYANT: No, I am 8 looking at the distance from Hill into the two 9 entrances into the existing lot. 10 Where we established earlier, you could 11 have four cars kind of going in and out at any 12 given time, plus cars turning from Hill onto Golf. 13 And now we are increasing the 14 percentages. How many parking spaces do we have 15 today? 16 And we are increasing now by X percent, 17 the traffic in and out of that lot? That's going 18 to be the primary entrance into that lot, I am 19 guessing. 20 MR. HARPER: That's the currently 21 approved design of that parking lot. 22 COMMISSIONER WYANT: I hear that; 23 okay. 24 But now you are increasing the count of
1 that existing lot by -- What's the percentage⁸⁰ 2 increase? 3 MR. HARPER: I don't know off the 4 top of my head. 5 COMMISSIONER WYANT: Okay. And 6 this is the primary entrance of that, and it's a 7 short span from Golf to where you turn into this 8 lot. 9 And it's just peculiar to me, you are 10 increasing the amount of cars into that lot by a 11 substantial percentage, and it's not concerning to 12 you that you have four cars going in and out in 13 that western entrance; whereas on the eastern 14 entrance you only have two cars going in and out? 15 MR. HARPER: Understood. 16 COMMISSIONER WYANT: As you were 17 examining this plan that did not raise a concern 18 to you? 19 MR. HARPER: The entrance of those 20 parking lots are about 50 feet away from Hill, 21 which I am assuming when this was approved, met 22 the minimum standards of distance. 23 COMMISSIONER WYANT: Of course. 24 But when it was approved you were not	1 contemplating the 31 additional spaces.⁸¹ 2 CHAIRMAN LOFTUS: Rob, you have to 3 remember, the public hearing is closed at this 4 point. 5 COMMISSIONER WYANT: All right. 6 CHAIRMAN LOFTUS: To answer Peter's 7 question about the Acorn lot, if you will look in 8 our packet you have a drawing, Page 34. 9 If you look at the parking lot at the 10 east side that shows where the stop sign is. The 11 dark black line is the lot line. 12 So the concerns about the vegetation not 13 being cut down is outside of the property line of 14 the club, and it's the responsibility of 15 Township/County. It's not the Village. 16 So it's either DuPage County or Milton 17 Township is responsible for that vegetation, that 18 overgrown vegetation, which I agree is there. I 19 went by there again today. 20 You can't make it the responsibility of 21 the club to chop that stuff down to make it a more 22 safer intersection when it's not their property. 23 So Daniel, could you put up the Page 34, 24 107.

1 If you can see at the top, where that 82 2 stop sign is showing, that's the property line, is 3 our black line. That's not part of their 4 responsibility to clean up unfortunately. It's 5 either Township or County. I would be willing to 6 bet the Township. 7 If I am not mistaken Township does take 8 care of plowing that portion of Hill. Just a 9 point of clarification on that subject, the 10 concern was brought up. 11 Well, at this point is anybody willing 12 to cite the three conditions that we add to a 13 motion? 14 It would be lights to off go off at 15 11:00 p.m., recommend that all lighting be changed 16 to 3000K at 5000 lumens, as per the selection of 17 their lighting. 18 COMMISSIONER WYANT: And you are 19 clarifying existing lot and expanding lot? 20 CHAIRMAN LOFTUS: Yeah, because as 21 I understand from the staff, as part of the 22 special use permit on the entire -- even though we 23 are focused on the smaller portion, that we can 24 modify all the special use, because it's not a	1 separate, it's a modification of the existing 83 2 special use. So we can make that stipulation a 3 condition -- or that condition. 4 And then a full landscape plan for the 5 entire parking lot to be represented to the 6 Village. 7 COMMISSIONER WYANT: And when you 8 say entire, you mean existing and expanding? 9 CHAIRMAN LOFTUS: Yes. Because 10 this is an expansion of the existing -- a 11 modification to the existing special use permit. 12 Anybody want to make a motion with those 13 conditions? 14 COMMISSIONER KREUZER: Adam Kreuzer 15 makes the motion with those conditions. Thank 16 you. 17 CHAIRMAN LOFTUS: Adam, would you 18 read the motion to be considered? 19 COMMISSIONER KREUZER: Well, again 20 I didn't bring my reading glasses. 21 Motion to recommend approval of an 22 amendment to an existing special use permit and 23 grant zoning variations to allow the construction 24 of the parking lot expansion in the CR zoning
1 district. 84 2 After conducting a public hearing and 3 deliberating on the request of the Petitioner, Jim 4 Cardamone, on behalf of the Glen Oak Country Club, 5 for approval of an amendment to an existing 6 special use permit and grant zoning variations to 7 allow the parking lot expansion in the CR zoning 8 district. 9 Plan commission hereby recommends 10 approval based on the findings of fact, as 11 discussed or amended at the Plan Commission public 12 hearing on May 23, 2024, which are hereby 13 incorporated into the motion by reference as 14 though fully set forth herein, and a copy of which 15 will be attached to the minutes of the meeting and 16 kept on file as part of a permanent record in the 17 Village. 18 The Plan Commission makes this 19 recommendation of approval with the following 20 conditions: 21 No. 1: That the project be constructed 22 in substantial conformance with the plans and 23 testimony presented in the Plan Commission public 24 hearing and before the Village Board of Trustees.	1 I think the lights would be No. 2. 85 2 No. 2: Lights to go off at 11:00 p.m. 3 No. 3: Recommendation that all existing 4 lighting, including new lighting, be changed to 5 3000 kelvin and 5000 lumens. 6 And No. 4: A full landscape plan for 7 the entire parking lot. 8 COMMISSIONER WYANT: I might 9 suggest on that 11:00 p.m., can we make an 10 exception for New Year's Eve? 11 COMMISSIONER COOPER: I am actually 12 in the opposite direction. I think the latest it 13 should be 11:00 p.m. and it should really be 14 within 90 minutes of sunset, as needed. I don't 15 know why you would have to have the lights on in a 16 parking lot at 11:00 p.m. in December or January, 17 when there is no one there. 18 CHAIRMAN LOFTUS: But it is a 19 social club also, so you do have other -- it's not 20 just golf and swimming. 21 COMMISSIONER COOPER: But -- 22 CHAIRMAN LOFTUS: Leave it as it is 23 and vote your conscience to that. 24 So do I have a second on the motion?

1 COMMISSIONER THAKKAR: I will 2 second it. 3 CHAIRMAN LOFTUS: Second by 4 Commissioner Thakkar. 5 Can we have a roll call vote please? 6 MS. SETTLES: Commissioner Arango? 7 COMMISSIONER ARANGO: Yes. 8 MS. SETTLES: Commissioner Cooper? 9 COMMISSIONER COOPER: Yes. 10 MS. SETTLES: Commissioner Kreuzer? 11 COMMISSIONER KREUZER: Yes. 12 MS. SETTLES: Commissioner Thakkar? 13 COMMISSIONER THAKKAR: Yes. 14 MS. SETTLES: Commissioner Wyant? 15 COMMISSIONER WYANT: Yes. 16 MS. SETTLES: Chairperson Loftus? 17 CHAIRMAN LOFTUS: No. 18 Motion passes. Thank you, gentlemen. 19 (Proceedings concluded at 20 8:50 p.m.) 21 22 23 24	86	1 CHAIRMAN LOFTUS: Okay. The next 2 item on the agenda is a public hearing for 285 3 Roosevelt Road. 4 Northwestern Medicine is requesting an 5 amendment to Ordinance 6090 in order to allow 6 facade changes to the previously approved exterior 7 appearance of the principal unit associated with a 8 proposed medical office to be used in the C-3 9 zoning district. 10 Can I have a motion to open the public 11 hearing? 12 COMMISSIONER COOPER: So moved. 13 CHAIRMAN LOFTUS: By Commissioner 14 Cooper. 15 Second? 16 COMMISSIONER THAKKAR: Second. 17 CHAIRMAN LOFTUS: By Commissioner 18 Thakkar. 19 All in favor? 20 ALL PRESENT: Aye. 21 CHAIRMAN LOFTUS: Opposed? 22 (No response.) 23 CHAIRMAN LOFTUS: The public 24 hearing is open, so can we get Daniel Harper sworn	87
1 in and make the staff presentation. 2 MS. SETTLES: Will you please state 3 your name and spell it and state your professional 4 capacity and your business address for the public 5 record. 6 MR. HARPER: My name is Daniel 7 Harper. I am the Planning Manager for the Village 8 of Glen Ellyn, 535 Duane Street. 9 All right. Our property, the second 10 project tonight we are discussing is located at 11 285 Roosevelt Road. 12 This is a petition by Northwestern 13 Medicine to amend an existing Ordinance 6090 in 14 order to -- in order to do facade changes as part 15 of their occupation of the building. 16 The property is zoned C-3 service 17 commercial. It was originally approved as part of 18 Ordinance 6090 in 2012. 19 The ordinance included a variety of 20 conditions, including special use permits for 21 drive-through facility, the selling of outdoor 22 merchandise and outdoor storage, as well as a 23 variety of variations regarding setbacks, the 24 lighting plan and parking lot design.	88	1 The ordinance also included an exterior 2 appearance approval for the shopping center which 3 was included in the ordinance as Exhibit E and 4 Exhibit F. 5 The scope of the proposal is to amend 6 Ordinance 6090 to allow for alterations of the 7 facade of the principal unit to accommodate units 8 proposed by Northwestern Medicine. 9 Because this building is currently 10 existing and it is not located in the C5A or C5B 11 zoning districts the Architectural Appearance 12 Commission is not required to make a 13 recommendation on the facade changes for this 14 property. 15 This is Exhibit E of Ordinance 6090 and 16 shows the southeast and north elevations of the 17 shopping center. 18 The primary concern of Northwestern 19 Medicine is that the unit that they wish to occupy 20 is 285 Roosevelt, formerly occupied as the Fresh 21 Market Grocery Store. 22 No changes are being proposed to be made 23 to the smaller units to the north -- and I am 24 sorry -- to the east and west of the primary unit.	89

1 Moving to Exhibit F, it shows all four⁹⁰ 2 elevations of the shopping center, including the 3 top down view of the exterior wall of the 4 structure showing the articulations. 5 This is the proposed design by 6 Northwestern Medicine for the remodel of the north 7 elevation of the facade. In order to conform with 8 the branding of the organization you can see the 9 proposed north elevations at the bottom of the 10 plan there. 11 The proposed changes include alterations 12 using metal panels and stone materials as well as 13 EIFS and cast stone. 14 The Village's appearance review 15 guidelines specifically do not recommend materials 16 like aluminum siding and also suggest that 17 storefront windows extend to the ground. 18 These existing windows are going to be 19 unchanged from the current condition there, just 20 adding metal panel decoration around them, as part 21 of their facade update. 22 The existing monument sign, you can see 23 No. 4. 24 The existing monument sign will be	1 refurbished to meet the proposed design style of⁹¹ 2 Northwestern Medicine and this would meet our 3 Village sign standards. 4 Then these elevations were provided by 5 Northwestern Medicine and I am going to have the 6 applicant come up and do their presentation to 7 give you greater scope later on. However this is 8 the provided design. 9 The only other feature that you can't 10 really see from this angle, from this top angle 11 here, they are proposing to expand the canopy 12 about 4 feet out from the existing -- from the 13 existing articulation to provide a little bit more 14 cover for people waiting for cars to pick them up, 15 as part of their use as a medical use. 16 So what we were -- Northwestern Medicine 17 is not proposing any other changes to the site at 18 this time. They were going to be proposing to 19 keep all the other existing site items in place. 20 One item I do want to mention before we 21 hand it off to the applicant here, you can see THE 22 proposed up-down sconce fixtures here. 23 Our standards -- Our exterior appearance 24 standards do not recommend that wall mounted
1 fixtures have light that projects into the sky.⁹² 2 So that is another item we can consider here 3 because that's in our guidelines. 4 COMMISSIONER COOPER: Mr. Harper, 5 were any of these included in the packet that was 6 sent to us? 7 MR. HARPER: I did not have these 8 particular graphics you are seeing here. I only 9 had this graphic here. 10 The reason I only had this graphic is we 11 were working with Northwestern and they made a 12 change to the windows here. 13 Their original design had windows 14 extending upward here. And they came to me just 15 before our packets were due to you saying, We want 16 to keep the windows the same size. 17 So I didn't have any colored or made up 18 renditions. I only had the actual plans that you 19 saw in your packet. So they provided it later but 20 it's the same plan that you received in your 21 packet. 22 For tonight to consider on a vote on the 23 recommendation in the Ordinance 6090 to the 24 Village Board of Trustees reviewing this project	1 which should consider how the proposed exterior⁹³ 2 appearance conforms with the character of the 3 Village and the appearance review guidelines and 4 conditions of approval are below. 5 If you have any questions I would be 6 happy to answer them now or we can hand over our 7 mic to the applicant. 8 CHAIRMAN LOFTUS: If I understood 9 the plan correctly, they are taking over the 10 entire building from one end to the other? 11 MR. HARPER: No. 12 So here -- So this is the exhibit for 13 the current approval. 14 This was the grocery store of the Fresh 15 Market and these were the other businesses, kind 16 of east and west of the primary unit. 17 Northwestern Medicine will only be 18 occupying this primary unit in the center and the 19 changes we are looking at here only address the 20 primary unit in the center. 21 The other units on the east and west 22 side of the primary unit will remain the same. 23 CHAIRMAN LOFTUS: In other words, 24 on the east side, currently if I remember, they

1 are empty. 94 2 MR. HARPER: Right. 3 CHAIRMAN LOFTUS: And then the 4 other west side doesn't have some businesses in 5 them? 6 MR. HARPER: Correct. 7 CHAIRMAN LOFTUS: Thank you. 8 COMMISSIONER WYANT: So taking the 9 same footprint as Fresh Market? 10 MR. HARPER: Yes. 11 CHAIRMAN LOFTUS: Any other 12 questions? 13 COMMISSIONER ARANGO: The expansion 14 to the east, are they going all the way to the 15 end? 16 MR. HARPER: No. So they are 17 always staying in the primary center unit that was 18 occupied as the grocery store. 19 COMMISSIONER ARANGO: Thank you. 20 CHAIRMAN LOFTUS: Any other 21 questions? 22 (No response.) 23 CHAIRMAN LOFTUS: Thank you. 24 Is the petitioner going to make a	1 presentation? Please be sworn in. 95 2 MS. SETTLES: Sir, would you please 3 state and spell your name, your professional 4 capacity and business address for the record. 5 MR. HALDEMAN: Clayton Haldeman, I 6 am a senior architect with the firm of Kluber 7 Architects and Engineers in Aurora. Our business 8 address is 41 West Benton Street, Aurora, 9 Illinois. 10 (Whereupon said witness was 11 MS. SETTLES: Thank you. 12 Ma'am, would you please state and spell 13 your name for the public record, your business 14 capacity and your address. 15 MS. FILES : Surely, Angel Files. 16 My business capacity is a project manager at 17 Northwestern Medicine and the address is 25 North 18 Winfield Road, Winfield, Illinois. 19 (Whereupon said witness was 20 duly sworn). 21 MS. SETTLES: Thank you. 22 MR. HALDEMAN: I will get started. 23 Thank you very much, Mr. Chairman, 24 Commissioners, thank you very much for allowing us
1 to come in front of you this evening and show you 96 2 our plans for this facility at 285 Roosevelt Road. 3 I also want to thank Daniel Harper and 4 Annabelle Peterson for their help in this process. 5 It was somewhat of a complex process because of 6 the nature of the ordinance and the building, the 7 fact we are dealing with Northwestern here, who is 8 a tenant in the building, so there is a landlord 9 overlaid on top of all of this. So again, thanks 10 to all of the staff and the Village for helping 11 through this process. 12 I am going to get started here. This is 13 just kind of an overview image of the proposed 14 facade changes. 15 I am going to jump to this next page 16 here and give you some key points about what we 17 are doing here. 18 Again as stated, the proposed changes 19 affect only the anchor space of this strip mall 20 and only the facade of that anchor space. 21 The existing anchor space was a Fresh 22 Market grocery, as we have been told, and it was 23 previously approved under Special Ordinance 6090. 24 That ordinance approves several	1 variations from Glen Ellyn Zoning Code. None of 97 2 those approved variations of the zoning code is 3 affected by the proposed facade changes. 4 The existing anchor space doesn't align 5 with Northwestern's brand and that is the main 6 reason we are coming before you tonight. 7 You can see from the top image on the 8 screen here the existing facade has tall 9 neoclassical type columns. It has brick coins at 10 the ends. It's got framed wall panels in the EIFS 11 area above. 12 And these elements are drawn from 13 Georgian and neoclassical architecture and that 14 language is not part of Northwestern's brand. So 15 Northwestern is looking to make a change here. 16 The proposed alterations utilize forms 17 from Northwestern buildings and neighboring 18 communities. 19 The silver metal rain screen panels that 20 you can see represented by the gray tones in the 21 image on the lower right there. 22 And then we also have stone materials 23 which are represented by the more tan tones that 24 you see in the image there.

1 Those are more in line with materials⁹⁸ 2 that Northwestern typically uses in its buildings 3 and facilities throughout the suburbs. 4 And these elements and materials are 5 also more appropriate to the use of the anchor 6 space as a medical office building versus a 7 grocery store. 8 I think could you agree that the image 9 at the top seems very appropriate for a grocery 10 store but with an image like that for a medical 11 office building is not so much very convincing. 12 So to appear in line with Northwestern 13 Medicine's brand and to convey an image of 14 stability, confidence and quality that's 15 consistent with Northwestern Medicine's patient 16 centered focus these changes are being proposed. 17 Now, a certain amount of existing 18 materials are going to be maintained. 19 So you will see up here there is 20 existing red brick and an existing tan EIFS which 21 is exterior finish and insulation system. 22 Portions of those elements, as well as 23 the limestone base that you see running all along 24 the base of the building, those elements are going	1 to be maintained, mostly because we don't want to⁹⁹ 2 completely overhaul the entire facade. There are 3 limits to what we are going to do here. 4 And also, as was mentioned, the east and 5 west existing store spaces in the strip mall are 6 not changing. 7 Northwestern is not occupying those 8 spaces and we still want to maintain a certain 9 amount of connection to the look and feel of those 10 elements of the strip mall, so that we are not 11 completely placing something entirely alien right 12 in the middle of this strip mall. 13 Lastly, the materials we have selected 14 here have been selected for both quality and 15 durability. 16 We have some samples here on the chairs. 17 If it's difficult to see, we can bring them 18 forward if you wish. 19 The stone samples you see there are 20 options we are currently considering. The option 21 in your packet or that you received information on 22 is the option -- I believe it's the one at the 23 extreme left of the three. 24 The other two are potential alternates,
1 depending on whether we can get that particular¹⁰⁰ 2 product, whether it's available in the quantity we 3 need within the timeframe we need. So that's why 4 we are looking at a couple potential alternates. 5 We have confirmed that the metal panels 6 are available in the timeframe we need and so the 7 color that you see on top of the center stone 8 sample is actually the color of panel that will be 9 provided out there. 10 So the stone, whether it's a natural 11 stone like the two panels on the right that you 12 see or a manufactured stone, which is the panel on 13 the left, all of these materials are extremely 14 durable, low maintenance, will last the life of 15 the building. 16 And the rain screen panels as well, the 17 metal panels as well, will last the life of the 18 building. Again they are extremely durable. They 19 are made of a composite material which is two 20 sheets of metal sandwiched essentially around a 21 core. 22 So this is not what was traditionally 23 called break metal that's used in roofing 24 projects. These large panels we are using are	1 much thicker and more heavy, durable, resistant to¹⁰¹ 2 deformations, like oil canning and things like 3 that. 4 Just one clarification, the samples you 5 have been handed, you can see the thickness of the 6 panels. Those are for panel construction only. 7 The colors that you see there are not 8 what we are doing. It's the color you see here 9 with the stone that we will be doing. 10 All right. So moving on, as Daniel 11 mentioned, some of the exhibits that he had in his 12 presentation we also have here. 13 So this shows the site plan for the 14 building area. You can see the entire strip 15 mall -- except for the drive through at the far 16 right -- the entire strip mall is highlighted and 17 the area between those dashed lines is the anchor 18 space that Northwestern is occupying. 19 So it's important to remember as we are 20 approaching with this that there is going to be no 21 changes to the number of parking spaces, no 22 changes to the ingress and egress to the site, no 23 changes to the existing service yard areas or the 24 loading dock areas, no changes to any fencing or

102 1 berming or retaining walls, no changes to any of 2 the landscaping, no changes to any of the existing 3 site lighting, and no changes to any of the 4 screening of any of the rooftop equipment. 5 And in fact, the parapets on this 6 building are quite high and screening just 7 mechanical equipment on a roof is just really not 8 an issue. 9 These are the existing elevations of the 10 anchor space of the strip mall. 11 In the bottom image there the other 12 store spaces to the east and west of the main 13 anchor space are out of view and so we are focused 14 here just on the anchor space. 15 Again, you will see those neoclassical 16 type columns. You will see the EIFS above the 17 brick there. You will see those flat arches above 18 the flat brick arches above the windows. 19 All of these things again are just 20 characteristics, and while they look very nice for 21 the purpose that they were serving at the time, 22 they are -- they just don't fit Northwestern's 23 brand and they are not appropriate for the medical 24 center.	103 1 However, as I did mention, much of the 2 existing face brick is going to be maintained. 3 All of the existing limestone base is going to be 4 maintained. 5 The existing exterior insulation and 6 finish system, the EIFS, the majority of that is 7 being maintained as well. 8 So here is the proposed elevations in 9 black and white and I do have some color images 10 for you. 11 But what you will see we are doing is 12 applying these rain screen panels, in sort of -- 13 if you look straight on at the lowest image we are 14 creating kind of a bent plate image coming off the 15 front of the building. That is surrounding the 16 stone facade where the Northwestern Medicine sign 17 will be located. 18 And then we were replacing the existing 19 columns, which actually the existing columns out 20 there are built out of metal stud and exterior 21 grade gypsum board that is painted. 22 So we are replacing those with this rain 23 screen panel system which is much more durable and 24 more maintenance free than what's there currently.
104 1 In addition, we have a canopy that 2 projects off the front of the building. That is 3 going to be used to shelter patients for dropoff. 4 Then on either side of the main center 5 section of the awning space we are also 6 surrounding the existing windows there. 7 And by the way, those windows are what 8 are called spandrel windows. There is no vision 9 glass in them. All of the windows are back 10 painted and they are purely decorative. And those 11 are existing. We didn't change any of that. 12 But we are adding these metal panel 13 surrounds to those windows to mostly hide the flat 14 brick arches above those windows and then tie this 15 whole facade together to make this look more like 16 Northwestern's brand. 17 Here is a plan of what the facade 18 renovations is going to look like. Basically it 19 just involves rebuilding the columns or the 20 decorative columns around the structural columns 21 that are there and we provided some dimensions as 22 to what those look like. 23 And then materials and colors, so here 24 is again another image on the left of the existing	105 1 facade. 2 And then on the right is one of 3 Northwestern's buildings on their Delnor campus in 4 Geneva. 5 And the metal panels you see there, as 6 well as the stone that you see there to the right, 7 that's the combination that we are planning to 8 use. 9 And again, if that stone for 10 availability reasons can't be had in the timeframe 11 needed, we will substitute one of the other 12 products that you see in front of you on the 13 chairs. 14 Here is a colorized image of what that 15 front facade will look like. We have annotated 16 where the stone and the metal rain screen panels 17 will go. 18 The Northwestern Medicine sign will be a 19 halo lit sign. So letters are completely opaque. 20 There will be LED lights in channels 21 behind each letter. That light is thrown back 22 onto the stone and illuminates each letter in a 23 halo effect, hence the name. 24 All of the existing storefront and

1 glazing will remain as is. It's all existing and ¹⁰⁶ 2 we are not touching any of it. We are simply 3 adding these metal panels where you see them. 4 Again, as I mentioned, the limestone 5 base running across the base of the building is 6 existing and we are not touching that. We are 7 keeping it and allowing that to be part of what 8 unifies the entire facade, in spite of these 9 changes we are making to the anchor space. 10 This is an oblique view of the front, to 11 give you an idea of the massing of the building 12 and how that bent plate image works. 13 So this would be the angle from which 14 most people would be approaching it down the drive 15 aisle. For example, if they were going to drop 16 off a patient underneath the canopy. 17 Here is the opposite angle again, just 18 to give you an idea of the massing and how the 19 canopy coming off the front works to shelter that 20 dropoff area and how all of the materials that we 21 are applying work with the existing brick, 22 limestone and EIFS that are already there. 23 Daniel also mentioned we are making some 24 changes to the monument sign that's out near the	1 sidewalk at Roosevelt Road. ¹⁰⁷ 2 The existing monument sign is called -- 3 the sign is called Fresh Market Center and 4 obviously this is no longer going to be a place 5 where Fresh Market resides. 6 So what we are proposing to do is change 7 this to a sign that says simply Roosevelt Center 8 now and Northwestern Medicine's sign would occupy 9 the top location of that monument sign. 10 Again, we will use those rain screen 11 panels again around the perimeter to make the 12 sign -- to take away the aspects of the sign that 13 looked more like the Fresh Market anchor store and 14 make it look more like our new Northwestern 15 facade. 16 And then here are some elevations of 17 what the signage looks like. The top elevation 18 there is what Northwestern Medicine's sign would 19 look like at night when it's halo lit and during 20 the day it looks like what you see immediately 21 below it and then the sign for the monument sign 22 panel is shown there as well. 23 And I think that's about it. 24 Angel, is there anything else that you
1 would like to add at this time before questions? ¹⁰⁸ 2 MS. FILES: No, I will just field 3 questions, if there are some that I need to. 4 CHAIRMAN LOFTUS: Very good. Thank 5 you. 6 You mentioned about the materials, 7 whether you can get them in time for your project. 8 What is the timing on this? 9 So to give an idea of, you know, what 10 you are presenting is your preferred material 11 selections versus what you can get? 12 MS. FILES: Yes, absolutely. 13 So our timeframe is to have this entire 14 site completed before winter. So the hope is 15 actually before Thanksgiving/early fall, if 16 possible. So right now some of these products are 17 running into lead time issues. 18 The product we are interested in, 19 unfortunately after we went down the path, we 20 created the packet, we found out it's only ran 21 four times a year as a special run, and we may 22 have missed our window with that. 23 So we would like to -- If it's completed 24 this year and before Thanksgiving, we may need to	1 pivot, unless we are able to convince them to run ¹⁰⁹ 2 a small run for us on this project. 3 CHAIRMAN LOFTUS: The extension of 4 the roof line, is that 18 feet? 5 I am curious, is it 18 feet to the edge 6 of the brick on the ground at the entrance? 7 Is that going to come out that 18 feet? 8 MR. HALDEMAN: That's a very good 9 question. Let me see if I -- make sure I 10 understand you correctly. I am going to back up a 11 little bit here. 12 So I think what you are asking, if I 13 understand correctly, is where the -- is it where 14 the face of the stone is or is it where the 15 furthest out metal panel is? 16 CHAIRMAN LOFTUS: No, it's the -- 17 The edge of your extension, does that 18 come out -- Go back one, the one that had an 19 aerial view from above, it showed the lobby. 20 Okay. So to the top of the columns, 21 that line, is the brick line of the -- you know, 22 there is existing brick flooring from the building 23 going out to the parking lot. 24 MR. HALDEMAN: Yes, I can --

1 Daniel, could you help me with the pointer here --¹¹⁰ 2 Nevermind, I have the cursor. 3 CHAIRMAN LOFTUS: There is 4 pavement, brick pavement in front of the building. 5 MR. HALDEMAN: Yes, the brick 6 pavers you are speaking of, Mr. Chairman, this 7 double line here, that represents the front -- the 8 leading edged and back edge of a concrete curb 9 that surrounds the brick pavers and separates the 10 brick pavers from the asphalt paving that's 11 beyond. 12 So where my cursor is right now below 13 those lines, that's brick pavers there. 14 CHAIRMAN LOFTUS: Right. 15 And so if I did the calculations from 16 your drawing, it looks like from the face of the 17 building out will be 18 feet now to the roof line. 18 Is that -- That brick paver that's 19 approximately 18 feet from the building face? 20 MR. HALDEMAN: It is not. It's 21 less than that -- Excuse me, I am sorry. I 22 misspoke. 23 The amount that we are coming out with 24 the overhang of the metal panels is less than	1 where that the curb is.¹¹¹ 2 The canopy that's down lower does 3 project out over the asphalt where the drive aisle 4 is. 5 CHAIRMAN LOFTUS: Okay. The reason 6 I ask that too, I am familiar with other centers. 7 I don't know what type of services we offer here, 8 but other convenient care centers we have in town, 9 you know, if it is needed you will see an 10 ambulance pull up to take someone. 11 And the idea is that that would be the 12 only entrance that an emergency vehicle would -- 13 say an ambulance, if someone had to be removed 14 from the facility to a hospital -- the purpose of 15 that is to cover -- you know, to give them some 16 cover? 17 MS. FILES: So this is actually 18 going to be a primary care and women's health, so 19 OB/GYN. 20 So in our immediate cares, yes, 21 ambulances are called every few days. 22 So you are probably thinking of our 23 other site on 885 Roosevelt Road in Glen Ellyn, 24 where we have a special ambulance entrance.
1 This is not that type of facility¹¹² 2 because we do not have immediate care. 3 So as far as ambulances, if you can see 4 my cursor, here could be a dropoff, but there is 5 actually a ramp back here in the side of the 6 building where we do have an exit. 7 So if need be, that seems to be the 8 better route for us to bring ambulances -- and we 9 haven't vetted that yet operationally -- we can 10 actually wheel them out of the entire building 11 through that door and down and then exit out on 12 Taft. 13 CHAIRMAN LOFTUS: Okay. Thank you. 14 MS. FILES: You are welcome. 15 COMMISSIONER KREUZER: Did I hear 16 correctly you want uplighting? 17 MR. HALDEMAN: Yes. 18 So let me get to one of the views to 19 show you that. 20 There are a series -- currently a series 21 of down lights that are in these locations. 22 So there is one here where my cursor is 23 here. I am going to move from left to right. 24 There is another one here, another one here and	1 here and four on the other side just like it.¹¹³ 2 Those are existing fixtures. They are 3 down light fixtures currently. They are kind of 4 an older looking -- I am going to say like 70's, 5 80's type of fixture, even though the building was 6 constructed I think in the early 2000's 7 originally. 8 But we did find a fixture similar to it. 9 It hugs the wall surface a little closer. It 10 doesn't project out as far. 11 And the purpose of these lights is more 12 to provide wall washing, both up and down, to 13 accentuate the facade at nighttime. So that is 14 the purpose and that's our goal with those 15 fixtures. 16 COMMISSIONER KREUZER: It would be 17 ornamental? 18 MR. HALDEMAN: Yes. 19 COMMISSIONER KREUZER: Is there any 20 other purpose for the uplighting other than 21 ornamental? 22 MR. HALDEMAN: No. 23 COMMISSIONER KREUZER: Would it be 24 fair to say you could find consistent fixtures

1 that would have down lighting only? 114 2 MR. HALDEMAN: In fact, this 3 particular fixture that we are specifying has an 4 alternative that is down light component only. 5 COMMISSIONER KREUZER: That would 6 be ornamentally pleasant, I would presume? 7 MR. HALDEMAN: Yes, it looks almost 8 the same. It's a few inches shorter, that's it, 9 but otherwise the same. 10 COMMISSIONER KREUZER: Your plan is 11 tremendous. It's beautiful. 12 MR. HALDEMAN: Thank you. 13 COMMISSIONER KREUZER: But I have a 14 concern about the uplighting. 15 MR. HALDEMAN: Well, we have 16 discussed this, and we can say if the uplighting 17 is a concern to the level of being a deal breaker 18 for the Village, we will happily change those 19 fixtures to all down lighting. 20 MS. FILES: However, Commissioner, 21 I do have a question. 22 What is your concern when it is merely 23 decorative and it washes the building only, so we 24 are not getting light that is spewing into the	1 atmosphere. 115 2 So if you did a heat map and you looked 3 at it, it would be very ornamental, you wouldn't 4 notice it. 5 So I am just curious, more from that 6 standpoint, your concern about uplighting that's 7 only washing the building and this is commercial. 8 COMMISSIONER KREUZER: Sure. 9 The ordinance, as I understand it right 10 now, does require full shield. So we do have 11 downward lighting only, which is presumably where 12 your patients will be. 13 When you have uplighting you are 14 bringing that light into the atmosphere. 15 I don't have an opportunity to see this 16 light personally and whether its focus is on the 17 building only. 18 But with LEDs -- I am presume you are 19 going to have an LED bulb in here -- they are very 20 bright, they are very intense, and it does add to 21 sky glow generally. 22 Now, we have so much sky glow already, 23 you know, you would probably say, Well, what would 24 the difference be.
1 But generally speaking, from my 116 2 perspective, downward lighting is better for our 3 environment. 4 MS. FILES: Thank you for giving us 5 your perspective and satisfying my curiosity. 6 I am a country girl, so I definitely 7 appreciate not having anything affecting my 8 ability to see the twilight, so thank you. 9 CHAIRMAN LOFTUS: Any other 10 questions? 11 Go ahead, Commissioner Cooper. 12 COMMISSIONER COOPER: I have a 13 question concerning the sign illumination. 14 Is that consistent with our code, 15 because I have this sense that that illumination 16 was not. 17 Are we seeking a variance with respect 18 to that? 19 MR. HARPER: Are you speaking about 20 the wall sign? 21 COMMISSIONER COOPER: Yes. 22 MR. HARPER: So we have a 23 definition for silhouetted illuminated lights, 24 which is what this would be, and that would be an	1 allowable sign. 117 2 COMMISSIONER THAKKAR: On the 3 monument sign, that's currently not illuminated? 4 You are just -- 5 MR. HALDEMAN: Correct, so the 6 monument sign, currently I believe the panels -- I 7 will tell you what, I am not going to speculate. 8 What I can tell you is that we are -- If 9 the panels there are illuminated we are not 10 changing that. 11 If the panels there are not illuminated 12 we are not changing that. 13 All we are doing is presenting what the 14 Northwestern's sign will look like going into that 15 topmost panel. 16 COMMISSIONER THAKKAR: You are not 17 changing it from not illuminating to illuminated? 18 You are keeping what it is, just 19 changing the -- 20 MR. HALDEMAN: Correct. 21 CHAIRMAN LOFTUS: Refresh; my 22 memory: 23 At one point there was a pergola on the 24 west side of the entrance to the store. It still

1 shows up on Google Maps. Honestly I forgot if¹¹⁸ 2 it's still there. 3 Would that be removed, and if it's still 4 existing -- I didn't see it in the drawing, so I 5 am assuming that that was going to get demoed. 6 MS. FILES: So that has already 7 been demoed and we have replaced the sidewalk as 8 well. 9 CHAIRMAN LOFTUS: Okay. Thank you. 10 Commissioners, have any other questions? 11 I do have a question for Mr. Harper. 12 I am not seeing anything in the writeup, 13 staff reports. I am assuming that the building 14 signs, Northwestern Medicine conforms to our sign 15 code for size and -- 16 MR. HARPER: Yes. So they have 17 submitted for a sign permit. We have been holding 18 that sign permit in lieu of what we are doing here 19 tonight, but on our initial review it appears to 20 be in compliance. 21 CHAIRMAN LOFTUS: Okay. Thank you. 22 COMMISSIONER ARANGO: I have a 23 question with regard to existing merchants on the 24 west side of the building.	1 Will it be a concern or an issue, as far¹¹⁹ 2 as -- I know that area very well, and coming into 3 that parking lot, you are passing -- to get to 4 your canopy, to drop a patient off, you are 5 passing other businesses. 6 Is that going to be a traffic issue, as 7 far as accessing the entrance to your facility? 8 MS. FILES: So we don't believe 9 that there is going to be an access issue because 10 previously when it was a grocery store people were 11 passing in cars by that and dropping people off as 12 well. 13 If you had someone going in that maybe 14 was not as able-bodied, you would drop them off 15 and they could go in. This we anticipate the same 16 thing. 17 I know it's been quite number of years 18 since this facility has been busy when that Fresh 19 Market was there. But we are not changing traffic 20 patterns. We are not doing anything different 21 than what would have happened as a grocery store. 22 We are providing a canopy because it's 23 consistent with our brand. We have that in 24 several locations. And we are applying the canopy
1 as kind of a patient satisfier, more if someone is¹²⁰ 2 standing there and waiting. 3 Truth be told, the canopy doesn't do a 4 ton of protection. It's more of an aesthetic in 5 perception. 6 And so we do not have concerns with the 7 population that is visiting us. This is not 8 internal medicine. So it is a younger, more 9 able-bodied community that comes here. 10 And I don't think we have -- We haven't 11 look at that as a concern. No one else has 12 brought that up also as a concern in our 13 discussions with them. 14 COMMISSIONER ARANGO: Is there any 15 other entrances proposed coming into that parking 16 lot other than the two that are there -- 17 MS. FILES : No. 18 COMMISSIONER ARANGO: -- on 19 Roosevelt, I am talking? 20 MS. FILES: Correct. 21 Those entrances are staying as is. We 22 did not look at those, the landlord did not 23 request us, and we would have had to go through 24 the department of transportation to get additional	1 cuts and remove parking to do so as well.¹²¹ 2 And as Clayton stated, we were not 3 proposing to change anything else in the 4 ordinances. And parking would have had to change, 5 if we added additional cuts. 6 I think it also would have caused a 7 little bit more congestion, as we discussed 8 earlier with the parking lot, if we added any more 9 entrances off of Roosevelt. 10 There is however an entrance off of 11 Taft, if patients or staff wanted to use that. 12 COMMISSIONER ARANGO: I have one 13 other question. 14 And I don't know what is existing, but 15 is there a need or is there any incorporation for 16 any kind of handicap parking? 17 Because I don't believe that parking lot 18 has anything designated as such. 19 MR. HALDEMAN: So right now there 20 are accessible parking spaces right along here and 21 there are accessible parking spaces here as well. 22 Again, we are not changing any of the 23 parking configurations. We are neither adding nor 24 removing spaces. We are not changing spaces to

1 accessible spaces or from accessible spaces. 122 2 COMMISSIONER ARANGO: But are any 3 of those designated for handicap? 4 MR. HALDEMAN: Yes. 5 COMMISSIONER ARANGO: They are? 6 MR. HALDEMAN: Yes. 7 COMMISSIONER ARANGO: Thank you. 8 CHAIRMAN LOFTUS: Just a question 9 for Daniel: 10 A point of clarification is that with a 11 change in type of business going in here and not 12 noticing any changes in parking requirements that 13 they still -- that the whole mall will still meet 14 requirements for parking? 15 MR. HARPER: Yes. 16 So when the ordinance was passed, the 17 special use permits for all the variation part of 18 that was a reduction in allowed parking but that 19 was anticipating a grocery store which is 20 considered a much more intensive use than a 21 medical office. 22 CHAIRMAN LOFTUS: Okay. Thank you. 23 COMMISSIONER COOPER: Believe it or 24 not what troubles me most is the metal cladding of	1 the monument sign, which seems so distinct in our 123 2 Village from what we usually do. 3 And one of the questions I have is how 4 committed you are. 5 I understand that the existing style 6 with the columns and the kind of the classical are 7 not consistent with your brand, but I am concerned 8 about going the other distance and now putting 9 these -- a metal clad monument sign, which is I 10 don't think consistent with anything else we have 11 in the Village. 12 So is there anything we can do that's 13 not the Georgian architecture that you are trying 14 to replace and is not the metal clad you are 15 trying to install? 16 MR. HALDEMAN: So one possibility 17 is that we could change the color. Pink was 18 there. 19 MS. FILES: Excuse me. We didn't 20 discuss that yet. 21 So what I was stating to Clayton, if you 22 can see my cursor here, this actually currently is 23 brake metal. 24 And brake metal is much thinner than
1 what we passed around. It is literally like an 124 2 aluminum. And this right now already has dips and 3 things because it's not durable. 4 So literally we are changing it to 5 another type of metal that is stronger, and it's 6 meant to sustain weather, damage, all of those 7 things. 8 If the silver color is something that 9 doesn't fit well with you for the sign, then that 10 I think we would be willing to change to another 11 color that may be available. 12 However what we are replacing is an 13 inferior product to what we are adding and our 14 preference would be to add something that is going 15 to sustain and have the longevity that the current 16 material just doesn't have. 17 MR. CHRISTENSEN: And the color is 18 more consistent with your precast. 19 MS. FILES: More like a cream type 20 color? 21 COMMISSIONER KREUZER: Yes, your 22 stone facade, could the color be more consistent 23 with that, which I think would also blend more 24 generally with the entire strip mall? You would	1 just be using a different color metal finish. 125 2 MR. HALDEMAN: I am sure those 3 colors or something in that vein is likely 4 available as a standard color from that 5 manufacturer. We would have to investigate but I 6 am reasonably certain that we could find 7 something. 8 MS. FILES: To be clear on this, it 9 would be a single color; whereas the brake, as you 10 can see, it has different -- 11 COMMISSIONER KREUZER: Yes, it 12 would be a color consistent with basically the 13 facade. 14 MS. FILES: The limestone? 15 COMMISSIONER KREUZER: Yes. 16 COMMISSIONER WYANT: I have one 17 question. 18 Did Northwestern buy this shopping 19 center or are you leasing the space? 20 MS. FILES: We are leasing it. 21 COMMISSIONER WYANT: Isn't this 22 pylon under the control of the landlord? 23 MS. FILES: It was written into our 24 lease that we had control of the sign. In fact,

1 we even also had control of naming the center.¹²⁶ 2 COMMISSIONER WYANT: The entire 3 pylon; okay. Nice job on your negotiation. 4 MS. FILES: Thank you. 5 CHAIRMAN LOFTUS: Any other 6 questions from staff or petitioner? 7 (No response.) 8 CHAIRMAN LOFTUS: None being heard. 9 Thank you. 10 MR. HALDEMAN: Thank you again. 11 MS. FILES: Thank you very much. 12 CHAIRMAN LOFTUS: Daniel, do we 13 have any written emails or comments? 14 MR. HARPER: I have not received 15 any written correspondence. 16 CHAIRMAN LOFTUS: Anybody in the 17 public who signed up to comment? 18 (No response.) 19 CHAIRMAN LOFTUS: No? Thank you. 20 Commissioners, last chance to ask 21 questions of staff or petitioner, last chance 22 before we close the public hearing. 23 COMMISSIONER THAKKAR: No. 24 CHAIRMAN LOFTUS: Okay, none being	1 heard.¹²⁷ 2 Can I have a motion to close the public 3 hearing? 4 COMMISSIONER THAKKAR: I will make 5 a motion. 6 CHAIRMAN LOFTUS: Made by 7 Commissioner Thakkar. 8 Second? 9 COMMISSIONER COOPER: Second. 10 CHAIRMAN LOFTUS: Second by 11 Commissioner Cooper. 12 All in favor? 13 ALL PRESENT: Aye. 14 CHAIRMAN LOFTUS: Opposed? 15 (No response.) 16 CHAIRMAN LOFTUS: None. 17 The public hearing is now closed. 18 Okay. Comments? Discussion? 19 COMMISSIONER KREUZER: I think it's 20 very attractive, well done, and I like the idea 21 that you are flexible with respect to the color on 22 the sign adjacent to the street. 23 You know, you are not in a residential 24 area, so some of the concerns we had previously
1 about landscaping and lighting I don't think rise¹²⁸ 2 to the level as our prior presentation. 3 But you know, when you do allow 4 uplighting in one location you are kind of setting 5 a trend for other locations and that concerns me. 6 So my concern here would be that we 7 require fully shielded lighting that's consistent 8 with what your architectural effort is and then of 9 course you do what you can with respect to the 10 color of the sign. 11 Those are my comments, Mr. Chair. 12 CHAIRMAN LOFTUS: Thank you, sir. 13 COMMISSIONER THAKKAR: I will echo. 14 The only thing is, I don't have any 15 issue with the proposed change to the monument. 16 So I am definitely in agreement on the 17 down lighting only, but I am not advocating that 18 we also propose a change to the color of the 19 monument. I am fine with what they have 20 suggested. It's a different look but it's 21 consistent color with what's there today. 22 CHAIRMAN LOFTUS: How are the other 23 Commissioners feeling on the monument? 24 COMMISSIONER COOPER: I would	1 prefer changing the color of the monument, which¹²⁹ 2 is more reflective of the cream color of the 3 limestone. 4 CHAIRMAN LOFTUS: Commissioner 5 Kreuzer, what was your preference on the monument? 6 COMMISSIONER KREUZER: A color 7 consistent with the limestone, the stone that they 8 plan to install. 9 CHAIRMAN LOFTUS: Commissioner 10 Wyant? 11 COMMISSIONER WYANT: I have no 12 additional comment. 13 CHAIRMAN LOFTUS: Doesn't care. 14 Commissioner Arango? 15 COMMISSIONER ARANGO: I think it 16 looks lovely. I am pleased with the presentation. 17 It will be nice to see that space occupied. 18 CHAIRMAN LOFTUS: And the monument? 19 COMMISSIONER ARANGO: I guess I 20 would prefer the stone. I like the coloration, as 21 opposed to the... 22 COMMISSIONER THAKKAR: My 23 recommendation would be to make it a 24 recommendation but not a stipulation. Let them

1 reconsider it. 130 2 Personally I don't think we have a very 3 consistent view on monuments throughout the 4 Village. I don't think we should be dictating the 5 color, if the color that exists now is consistent 6 with the other metal they are using. 7 But if we want to make a recommendation 8 I don't know that I would hold it up just on that. 9 CHAIRMAN LOFTUS: We are kind of 10 split here. We have two don't cares and two and 11 two -- actually three and one. 12 I agree with you guys on the color of 13 the monument sign to be something more consistent 14 with what you have. 15 I mean, generally we have let people 16 keep their own corporate sign itself inside the 17 monument along Roosevelt. 18 COMMISSIONER THAKKAR: I think we 19 are sticking our nose where it doesn't belong. 20 If it was this color, if it stays this 21 color versus beige, would anyone know or care? 22 I don't think we would, so I don't see 23 any reason to force it. I think it's -- what they 24 are proposing looks nice as well.	1 CHAIRMAN LOFTUS: I am just trying 131 2 to get to a motion that sounds like the wall 3 sconces changed to down light only and we are kind 4 of split between the color of the monument. 5 COMMISSIONER KREUZER: I am very 6 lukewarm and I am sure they will do what works 7 well for them. 8 COMMISSIONER THAKKAR: That's fine. 9 CHAIRMAN LOFTUS: Okay. Well, it 10 sounds like the only modification to a motion 11 would be the request for stipulation that the wall 12 sconces be down lights, fully shielded down lights 13 only, and the monument is the monument. 14 COMMISSIONER ARANGO: Yes, I think 15 so. 16 CHAIRMAN LOFTUS: Anybody willing 17 to make the motion? 18 COMMISSIONER THAKKAR: Sure. 19 All right. Motion to recommend approval 20 of an amendment to Ordinance 6090 in order to 21 allow facade changes to previously approved 22 exterior appearance of the principal unit 23 associated with the proposed medical office use 24 located in the C-3 zoning district.
1 After conducting a public hearing and 132 2 deliberating on the request of the petitioner, 3 Angel Files, on behalf of Northwestern Medicine, 4 for approval of an amendment to Ordinance 6090, in 5 order to allow facade changes to previously 6 approved exterior appearance of the principal unit 7 associated with the proposed medical office use 8 located in the C3 zoning district, the Plan 9 Commission hereby recommends approval, based on 10 the findings of fact, as discussed or amended at 11 the Plan Commission public hearing on May 23, 12 2024, which are hereby incorporated into the 13 motion by reference as though fully set forth 14 herein and a copy of which will be attached to the 15 minutes of this the meeting and kept on file as 16 part of the permanent records of the Village. 17 The Plan Commission makes this 18 recommendation of approval with the following 19 conditions: 20 No. 1: That the project be constructed 21 in substantial conformance with the plan, the 22 testimony presented at the Plan Commission public 23 hearing and before the Village Board of Trustees. 24 No. 2: That a building permit shall be	1 required for the exterior alterations. 133 2 No. 3: Wall sconces are fully shielded, 3 down lights only. 4 CHAIRMAN LOFTUS: Is there a 5 second? 6 COMMISSIONER ARANGO: I will 7 second. 8 CHAIRMAN LOFTUS: Commissioner 9 Arango. 10 Roll call vote please. 11 MS. SETTLES: Commissioner Arango? 12 COMMISSIONER ARANGO: Yes. 13 MS. SETTLES: Commissioner Cooper? 14 COMMISSIONER COOPER: Yes. 15 MS. SETTLES: Commissioner Kreuzer? 16 COMMISSIONER KREUZER: Yes. 17 MS. SETTLES: Commissioner Thakkar? 18 COMMISSIONER THAKKAR: Yes. 19 MS. SETTLES: Commissioner Wyant? 20 COMMISSIONER WYANT: Yes. 21 MS. SETTLES: Chairperson Loftus? 22 CHAIRMAN LOFTUS: Yes. 23 Motion passes. Congratulations. 24 Mr. Harper will let you know the next

1 steps involved in moving forward. 134 2 (Proceedings concluded at 3 9:46 p.m.) 4 5 6 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	1 CHAIRMAN LOFTUS: The next item on 135 2 the agenda is Trustees Report. 3 TRUSTEE THOMPSON: Good evening, 4 everybody, Steve Thompson, Village Trustee. 5 So what we have been doing at the 6 Village Board is we had a major discussion about 7 alternative revenue sources, so we asked the 8 Village staff to look into all the different 9 sources of revenue that exist today and could 10 exist. 11 So for instance, a motor fuel tax which 12 we do not currently have today, it would -- it 13 could generate some income, not only from 14 residents but nonresidents that are passing 15 through the Village, so that was one option. 16 We looked at -- We are looking at all 17 different sources, so everything is on the table, 18 because we are trying to decrease or limit any 19 increase to our property taxes. 20 So it was a broad range topic. It was 21 open. There was no limitation on what we would 22 talk about. It was looking at all the different 23 fees and income streams. So it was a good 24 discussion by the Village Board.
1 We also talked about fire services fees, 136 2 so -- and the Capital Fire Service Fund fees, so 3 that's coming before the Village Board at the 4 next -- our next meeting on Monday -- excuse me -- 5 Tuesday after Memorial Day, so we are discussing 6 the fire service fees. 7 We are -- as a Village pay substantially 8 less than a lot of other communities pay for fire 9 service, when you look at the unincorporated areas 10 and look at other fire districts. 11 In fact, when we annex an area that's a 12 part of another fire district, then that fee is 13 usually substantially higher than when they come 14 into the Village. So it's substantially less when 15 we start applying the Village fees. 16 So we need to keep up with these fees. 17 The equipment is getting more expensive. The 18 buildings need major renovations. So we are just 19 looking at all the fees that feed into those 20 services. 21 And services and contracts keep 22 increasing. So we are doing some deep dive 23 analysis on these fees and the contract and we are 24 renegotiating that contract as well.	1 So it was a wide range discussion of all 137 2 those issues at the workshop that we just 3 concluded. 4 We are also going to be discussing the 5 Metra station, which I know you guys have seen as 6 well, but it's coming to the Village Board for 7 discussion and workshop. 8 As well as a new refuse contract that we 9 are discussing with Groot and other vendors, so we 10 are looking at all that. 11 And then on Tuesday we are also looking 12 at the sale of the hotel property on the east 13 side, so that purchase and sale agreement is going 14 to be discussed next Tuesday. 15 So that's a little bit about what we are 16 doing. 17 Does anybody have any questions? 18 Yes, sir? 19 CHAIRMAN LOFTUS: We talked about 20 the garbage contract again. From past surveys 21 people don't care what it costs as long as it's on 22 Mondays. 23 TRUSTEE THOMPSON: Yeah, I think we 24 did do a survey and everybody loves kind of one

1 day, Mondays, and we pay for it, so because ¹³⁸ 2 sometimes to have multiple days, and they are 3 flying around different days. 4 Glen Ellyn kind of likes the way it's 5 being done right now; right? 6 And we like the unlimited refuse every 7 other year, because that's a pretty substantial 8 cost, but I think everybody loves that. 9 We did hear a little bit of blowback on 10 that unlimited trash day. Folks were thinking 11 that we look -- it makes the Village look bad 12 because all the stuff is dumped out on the curbs 13 and why aren't we pushing that stuff to recycling 14 and pushing it to SCARCE or any of the other 15 resource people. 16 But actually, I think it actually does 17 do that because you see the scavengers come in and 18 pull all the good stuff out. So isn't that kind 19 of accomplishing that? 20 I thought it was kind of a strange email 21 to say kind of the opposite of what actually 22 occurs. I don't know what you guys think about 23 that. 24 COMMISSIONER WYANT: It's a great	1 event. The kids in the community consider it the ¹³⁹ 2 best day of the year. 3 TRUSTEE THOMPSON: Why the kids? 4 COMMISSIONER KREUZER: They walk 5 around rummaging through everything. 6 TRUSTEE THOMPSON: Yeah, so that 7 was just some of the comments about that; that it 8 appeared to make us look kind of junkie. 9 COMMISSIONER COOPER: What's the 10 additional cost? 11 TRUSTEE THOMPSON: I don't 12 remember. I used to know. I don't remember now. 13 I will find out next time and -- I mean, 14 Tuesday or I will ask the question ahead of time. 15 There was a cost to it, I know. 16 COMMISSIONER COOPER: Yeah, my 17 recollection is it was something about like 20 18 bucks a household which sticks in my mind which 19 always struck me as fairly reasonable. 20 TRUSTEE THOMPSON: Yeah, I seem to 21 remember like 50 grand or 20 grand. 22 COMMISSIONER COOPER: I was going 23 to say 80 grand. 24 TRUSTEE THOMPSON: I will look into
1 it. I will write that question down and ask. ¹⁴⁰ 2 But it's well-received, so I think 3 everybody likes it, and it gets absorbed into the 4 cost, so it's just a part of our contract. 5 Anything else? 6 COMMISSIONER WYANT: I want to 7 commend you and the Board on the workshop to look 8 at revenue sources. 9 What I think we probably all hear with 10 the District 41, 87 referendum, you know, everyone 11 is kind up to here with property tax increases, so 12 I compliment those efforts. 13 TRUSTEE THOMPSON: Yeah. 14 So, you know, there's different 15 philosophies on the Board, on how we look at 16 things. 17 There is the people that -- We want to 18 stay at the CPI levels with the Village levy, so 19 that we are staying consistent with CPI. 20 Because the Village can get behind in 21 that. There were years that we have been behind, 22 we are not keeping up. So inflation really hit us 23 last year. 24 You know, we've got five new police	1 officers in town that were added, five police ¹⁴¹ 2 officers in the field, so that adds up. 3 We have added EMS, fire people. We have 4 a paid fire chief now. We have added expense on 5 the EMS contract. 6 So our Village, we are providing more 7 services, and we are trying to be efficient with 8 our funds as well too. 9 But we have to look at all the different 10 sources of revenue, not just property taxes. 11 The food and beverage tax has been very 12 successful. It's been over -- overproducing what 13 the expectations were. 14 So that's good, because that is paying 15 for capital expense within the Village, you know. 16 So that's how the streets have been done, that's 17 how the parking garage was done, that was how, you 18 know, the train station has been funded as well up 19 to now. 20 So what else? 21 There's been -- And nothing is off the 22 table and that includes adjusting budgets 23 downward, if we need to. 24 So everything is on the table. Nobody

1 is saying No, that's a protected issue. So ¹⁴² 2 everything is on the table right now. 3 COMMISSIONER WYANT: Thank you. 4 TRUSTEE THOMPSON: Thanks. 5 (Proceedings concluded at 6 9:57 p.m.) 7 8 9 10 11 12 13 14 15 16 17 18 19 20 21 22 23 24	1 CHAIRMAN LOFTUS: Next, item ¹⁴³ 2 Chairman's Report. 3 I have nothing. Just waiting for the 4 staff report to find out what's coming down the 5 pipe. 6 MR. HARPER: What is coming down 7 the pipe? 8 Two weeks from now, thank you all for 9 making yourselves available for the Special Plan 10 Commission meeting for the Churchill School 11 expansion. 12 The school district has been pushing 13 very heavily to get their project started, so 14 moving up our Plan Commission date to meet that 15 was very important to them. So I want to thank 16 you all for making yourselves available for that. 17 Our dining platform and outdoor 18 entertainment text amendments we discussed last 19 month went to the Village Board and was approved. 20 So we are currently in the process of making the 21 last minor changes that the Board brought up and 22 we are going to have those recorded. 23 And then we are updating our 24 applications as we speak to get the applications
1 updated to the requirements that we discussed. ¹⁴⁴ 2 And then coming down perhaps in the 3 regular meeting in June we will have a sign 4 variation application for Baker Hill. 5 This is at the Pete's Shopping Center on 6 Roosevelt. They are requesting a sign variation 7 to allow for essentially TVs like this to be 8 mounted to the outside wall to access signage. Of 9 course this does not meet our code and we have 10 told them that. 11 COMMISSIONER KREUZER: They want 12 lit billboards. 13 MR. HARPER: Essentially. 14 So that's what we will be most likely 15 discussing on our next meeting. 16 CHAIRMAN LOFTUS: This is at 17 Pete's? 18 MR. HARPER: At the shopping center 19 of Pete's. It's kind of on the walls. It's not 20 Pete's themselves. It's actually the property 21 owners. 22 And then we have direction from the 23 Village Board to continue working with our text 24 amendments to keep hens and chickens, so we are	1 working on, I think, Revision No. 3 for that. ¹⁴⁵ 2 COMMISSIONER THAKKAR: Hoping it 3 will die. 4 MR. HARPER: Look for that either 5 June or July. 6 COMMISSIONER WYANT: Who is pushing 7 that again? 8 COMMISSIONER THAKKAR: Hens of Glen 9 Ellyn. 10 CHAIRMAN LOFTUS: Quick question 11 back on the Churchill. 12 Are they coming to us with approvals 13 from whatever other governmental entities they 14 need? 15 MR. HARPER: The primary concern we 16 have right now is traffic with DuPage County. 17 Both of those roads are DuPage County highways. 18 We do not have a full sign-off from 19 DuPage County. We have had multiple meetings with 20 them. 21 We have been given a verbal, Yes, we 22 feel comfortable moving forward with this, but we 23 don't have a full -- you know, something with a 24 signature on it saying, Yes, we are comfortable

1 with the changes as proposed. 146 2 But we do have a verbal understanding 3 with DuPage County with their engineer's traffic 4 department that they are comfortable moving 5 forward with this project. 6 CHAIRMAN LOFTUS: Will we have -- 7 maybe not a signed document -- but something other 8 than verbal? 9 MR. HARPER: I can work on getting 10 that for you. 11 CHAIRMAN LOFTUS: We don't want to 12 run into the same issue we had with Popeye's. 13 MR. HARPER: Right. We have been 14 pushing them very hard on getting that because of 15 the history we have had before. 16 CHAIRMAN LOFTUS: Not being asked 17 to approve a plan that can never be built. 18 MR. HARPER: Right. 19 CHAIRMAN LOFTUS: Anything else? 20 COMMISSIONER KREUZER: No. Thank 21 you. 22 CHAIRMAN LOFTUS: Make motion to 23 adjourn? 24 COMMISSIONER COOPER: So moved.	1 CHAIRMAN LOFTUS: Motion by 147 2 Commissioner Cooper. 3 Second? 4 COMMISSIONER THAKKAR: Second. 5 CHAIRMAN LOFTUS: Second by 6 Commissioner Thakkar. 7 All in favor? 8 ALL PRESENT: Aye. 9 CHAIRMAN LOFTUS: Opposed -- 10 (No response.) 11 CHAIRMAN LOFTUS: -- No? 12 The meeting is adjourned at 10:02. 13 Thank you. 14 (Proceedings adjourned at 15 10:02 p.m.) 16 /// 17 /// 18 /// 19 /// 20 /// 21 /// 22 /// 23 /// 24 ///
1 I, LYN DOERING, Certified Shorthand 148 2 Reporter and Notary Public in and for the State of 3 Illinois do hereby certify that the foregoing 4 proceedings were reported stenographically by me, 5 was thereafter reduced to a printed transcript by 6 me, and constitutes a true record of the testimony 7 given and the proceedings had; 8 That I am not a relative or employee or 9 attorney or counsel, nor a relative or employee of 10 such attorney or counsel for any of the parties 11 hereto, nor interested directly or indirectly in 12 the outcome of this action. 13 IN WITNESS WHEREOF, I do hereunto set my 14 verified digital signature at Chicago, Illinois, 15 this 16th day of June, 2024. 16 17 18 19  Certified Shorthand Reporter State of Illinois CSR License No. 084-003037 20 21 22 23 24	

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, June 6, 2024 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:01 PM and explained the Plan Commission's function and operating procedure as an advisory board. He described the public hearing protocol including for public comment and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Tim Loftus, Plan Commissioners Connie Arango, Laura Brown, Peter Cooper, Ian Dawson, Adam Kreuzer and Robert Wyant

ABSENT: Commissioners Sumita Mukherjee, Parag Thakkar and Student Plan Commissioner Smith.

Also in attendance: Trustee Liaison Steve Thompson; Emily Rodman, Assistant Village Manager/Community Development Director; Daniel Harper, Planning Manager and Julie Settles, Recording Secretary.

B. Public Comment (non-agenda items)

None

C. New Business

1. Public Hearing – Churchill Elementary School Expansion – 240 Geneva Road, 1N221 Bloomingdale Road and 1N249 Bloomingdale Road

Commissioner Arango 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: Churchill Elementary School Expansion – 240 Geneva Road, 1N221 Bloomingdale Road and 1N249 Bloomingdale Road. The applicant is proposing to annex properties known as 1N221 Bloomingdale Road and 1N249 Bloomingdale Road with automatic zoning of R2 Single-Family applied to annexed properties and to consolidate all lots consisting of the Churchill Elementary School Campus in order to construct a 33,876 square foot expansion to the north side

of Churchill Elementary School. The expansion will allow the District to provide full-day kindergarten to all families within the District. The District's plan to create space for a full-day kindergarten aligns with Illinois House Bill 2396 which requires each school board to develop a kindergarten program with full-day attendance. The District plans to be ready to host students in the new addition at the start of the 2025-2026 school year. In addition to annexation and lot consolidation, Glen Ellyn School District 41 is requesting the following zoning variations for proposal:

A) Variance from 10-5-5 Yards, Table 10-5-5 (B) 4 – To allow recreation equipment in the side yard and located at 28.3' from the side lot line in lieu of the minimum 42.1' or 10 percent of the lot width. The proposed addition includes a relocation and addition of playground equipment and play areas from the western border of the property to the eastern side of the property.

Approximately 3,990 square feet of total outdoor recreation space is to be located in the required setback.

B) Variance from 10-5-5 Yards, Table 10-5-5 (B) 4 – To allow for a retaining wall greater than 3 feet in height to be setback 24 feet from the side property line in lieu of the required 42.1 feet setback. Due to the existing topography, a retaining wall is being proposed south of the proposed kindergarten playground area. A retaining wall is also proposed along the western side of the site to maintain a swale for stormwater runoff and provide a sidewalk.

C) Variance from 10-5-5 Yards, Table 10-5-5 (B) – To allow impervious surface to be located 6.4' from the side property line in lieu of the required 21' or 5 percent of the lot width.

D) Variance from 4-5-8 Sign Schedule – To allow for more than one freestanding sign on the property. The School District is proposing an additional monument sign to be located at the proposed Bloomingdale Road entrance of the site.

Mr. Haper stated that the Plan Commission is to consider and vote on recommendation of proposed Plat of Consolidation and Zoning Variations to Village Board of Trustees. In reviewing the project, the Plan Commission should consider criteria in Sections 10-10-12 of the Zoning Code and 11-3-9 of the Subdivision Regulations Code.

Sworn in, Eric DePorter, Assistant Superintendent of Finance, Facilities & Operations for School District 41, thanked the Plan Commission and thanked the Village for their significant amount of time working with the District. He stated that the District attempted a referendum a few years ago and failed. The District is proposing this addition based on the funding we have. He stated when they came before the AAC meeting a few months ago they proposed some great ideas, but with money constraints, as much as we'd like this to be bigger, we can't.

Sworn in, Craig Siepka, Architect for Wight & Company, 2500 North Frontage Road, Darien IL stated that this project has been years in the making. All school sites were reviewed to support full day kindergarten. Churchill School was decided because it was the most feasible. The two-story addition would provide twelve classrooms for approximately 300 students. He stated that W&C spoke with the School Board, parents and went in front of the AAC in March with all the recommendations, they did as best they could especially with regard to the lighting.

Sworn in, David Evans, Senior Project Engineer for Wight & Company, stated that some challenges they are facing include a creek to the north and east side of the property creating a floodplain, a 25' elevation change and some underground detention. He stated the proposed

parking lot will provide 42 parking spaces. The proposed north addition will be accessible by vehicle by the proposed Bloomingdale Road access drive. The traffic circulation and student drop-off incorporate a one-way counterclockwise loop with two separate lanes. The interior lane will be the designated bus lane where five buses are expected for the kindergarten addition. The project will meet the DuPage County Stormwater and Floodplain Ordinance by proposing a new storm sewer, expanding the existing detention system and a new detention pond.

Commissioner Kreuzer asked how the school will limit first through fifth grade parents from entering in the new parking lot if it's for kindergarten only. Mr. DePorter answered that school staff will be on hand to direct the parents. He stated that all the schools deal with traffic challenges.

Chairperson Loftus stated that with five additional buses he is concerned with them making a left-hand turn onto Bloomingdale Road where the speed limit is 40 mph.

Commissioner Brown asked if they anticipated homeschool and asked if half day kindergarten would be offered at Churchill. Mr. DePorter answered that the school has to offer half day and full day kindergarten. Each year more half day students move to full day. He also stated that this wouldn't happen for another few years if they were to poll parents now, it wouldn't be the same when the project is complete. He answered that Churchill would only offer full day with the expansion.

Commissioner Cooper asked if it is conceptual where there would be a single school doing half day or will all schools offer it. Mr. DePorter stated that would be determined based on interest level.

Sworn in, Gage Berger, Landscape Architect for Wight & Company, showed landscape plan and stated approximately 99 trees are being proposed. The majority of evergreen trees are proposed along the western property line that is shared with the rear property lines of residential properties ranging from 7-11' in height. He stated landscape islands are proposed in the parking lot as required by code. There are proposed new shrub plantings not less than 4' tall along the western parking spaces to provide a buffer for the neighbors. Along the western property line will be an evergreen tree line to screen headlights.

Chairperson Loftus asked if the trees would be 11' now or in the future. Mr. Berger stated when planted they would be 11'.

Commissioner Kreuzer asked why only 4' on the west side. Mr. Berger answered that is the Village ordinance for headlights. Commissioner Kreuzer then asked what mature growth would be. Mr. Berger answered 30-50'.

Chairperson Loftus referenced page 64 of the traffic study and asked if the landscaping would be in the line of site. He also asked if a person would have to go past the stop signs to be able to see traffic.

Sworn in, Javier Millan, Traffic Engineer for KOA Inc., answered that when a person makes a stop and then creeps up, they are at the 17' stop bar. Under final engineering, the County will need to review that. Chairperson Loftus then asked if the view on the site plan does not show how it's going to be. Mr. Millan answered with the final engineering this will be reviewed and more specific on the plans. Chairperson Loftus asked if the sign would be east of the stop bar. Mr. Millan answered yes.

Commissioner Kreuzer asked if a stoplight was considered at Bloomingdale. Mr. Millan stated that it was not warranted by the traffic study. Commissioner Kreuzer asked what about for safety. Mr. Millan answered that Federal Government guidelines have to be followed and volume wise, a stoplight isn't warranted. Commissioner Kreuzer stated that Geneva and Kenilworth have a stoplight that doesn't seem warranted. Mr. Harper answered that it is mandated by DuPage County.

Mr. Millan stated that all the data is collected in the traffic study. Cars, bikes, pedestrians, etc. Most of the students when very young are in buses, private vehicles or parents will be walking with them. The existing signals where they are now create gaps in traffic that will allow school traffic to get out. DuPage County has reviewed the traffic study and agrees.

Commissioner Kreuzer asked if the existing lights have pedestrian buttons. He stated that most pedestrians will be from the south of the school. Mr. DePorter answered yes and that most kids who live north of the school will be able to be bused.

Commissioner Wyant asked if buses are allowed to make a left-hand turn with no signal. Mr. Millan answered yes. Commissioner Wyant stated that he finds it odd that they can make a left-hand turn when they can't turn right on a red light. Mr. Millan answered that the study takes everything into consideration.

Commissioner Dawson stated that he drives that way frequently and is very concerned about the buses making a left there. He asked if there was a consideration not to have an entrance off Bloomingdale. Mr. DePorter answered that it was considered, but the County didn't like our Kenilworth entrance. They don't want more traffic there and want an entrance on Bloomingdale.

Commissioner Arango stated the light on Kenilworth and Geneva goes right into school property and it's warranted. Why wouldn't Bloomingdale count. Mr. Millan answered that with all the analysis has been taken into account and a light isn't warranted. Commissioner Arango stated she'd hate to see an accident on Bloomingdale. Mr. Millan stated that accidents can happen anywhere and again the traffic study didn't warrant it.

Commissioner Cooper referenced Table 5 on page 16 of the traffic study and asked what the source was. Mr. Millan answered it was based off the counts that were done with a 15% allocation based on the number of students. Commissioner Cooper stated that 5 buses to handle kindergarteners only will be a long bus ride for little children. He stated that he believes parents aren't going to like that long of a ride and will be dropping off their children. He also doesn't see a parent letting a 5- or 6-year-old walk home. If there are more cars dropping off children, there will be more backup on Bloomingdale Road, and he's concerned the data is wrong. Mr. Millan

stated this has been researched a lot and showed on the plans where double stacking can happen to fit all vehicles.

Commissioner Wyant stated that making a left-hand turn is going to slow traffic and is guessing the buses will eventually turn right because of this.

Commissioner Brown asked what the times are for full day kindergarten. Mr. DePorter answered that they are going to stagger the times due to families with multiple children going to different schools. He stated the Commission is making great points and the District will continue to monitor.

Chairperson Loftus asked how close the plans are to approval from the County. Mr. DePorter answered that the traffic has been ok with the County. This started in July of last year. There are weekly meetings with the County, and he didn't see that the plans weren't going to be approved.

Sworn in, Jack Hayes, Construction Manager for District with FQC, stated their company has done three major construction projects with the District so he is very familiar with the District. Mr. Hayes showed the site management plan and stated the project area will be fenced in and secure, all stormwater best management practices will be handled and showed where workers will park, and material will be stored. He stated they did the addition in 2014 so they are aware of how their traffic flow needs to go and will work with neighbors on dust control and street cleanup.

Commissioner Kreuzer asked if they have worked with the Park District. Mr. Hayes answered they have talked with the Park District about ways to have shared expenses if applicable.

Sworn in, Erica Nelson, 1734 Kay Rd., Wheaton, stated she lives in the part of Wheaton that is the Glen Ellyn Park District and has been a Churchill Board Member from 2007-2019. She stated that knowing who a part of this development has been, she fully supports it and thanked the Commission for their ideas.

Sworn in, Joseph Strobel, 825 Bloomingdale Road, Glen Ellyn, asked if the new building will be north of his lot. Mr. DePorter answered yes. Mr. Strobel commented that his property drains to the east towards the school sidewalk area and asked if there is going to be any elevation change to stop that. Mr. Evans showed on the plans where the addition is going to go. Mr. Strobel asked about the retaining wall. Mr. Evans stated it will be north of Mr. Strobel's property.

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

Commissioner Deliberation and Recommendation

Commissioner Loftus stated that he was in favor of the project but would like to see every entity involved give their approval before Glen Ellyn approves the project. He also stated he is concerned about the traffic plan, but it is not in the Plan Commission purview.

Commissioner Cooper stated that he is impressed with what the District has done with limited resources. He is in favor of granting the variances but also has traffic concerns. He stated he wants it on the record that the Commission has traffic concerns and hopes the Village Board looks into it further.

Commissioner Kreuzer stated that the variations seem to be well thought through.

Mr. Harper stated that the Village would like to add four conditions:

1. That the developer shall acquire approval of a Construction Access Permit issued by DuPage County.
2. That the developer shall acquire approval of Roadway Improvement permits issued by DuPage County.
3. That the developer shall acquire approval of all necessary wetland mitigation permits issued by the U.S. Army Corps of Engineers.
4. A building permit shall not be issued until the developer acquires approval of Civil Engineering plans including Wetland, Stormwater and Flood Plain mitigation plans by the Village's Community Development Engineer.

Commissioner Brown suggested that the homeowners get a landscape credit to help them. Chairperson Loftus stated that the developers stated earlier that they will do everything possible to accommodate the neighbors. Commissioner Brown stated she knows that, but the neighbors should get a credit for their own landscaping.

Commissioner Arango stated that the weekly meetings have paid off and the presentation was excellent. She also stated she is in favor of the variances but is concerned about the traffic.

Commissioner Wyant stated he believes this will create a parental nightmare down the road with the traffic but is in favor of the variances.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Eric DePorter on behalf of Glen Ellyn School District 41, for approval of a plat of consolidation and grant Zoning Variations to allow an expansion to Churchill Elementary School in the R2 Zoning District, the Plan Commission public hearing on June 6, 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 follow conditions:

- 1. The property shall be developed in substantial compliance with the Site Development Plans prepared by Wight & Company dated March 6, 2024 last revised March 28, 2024.**
- 2. That prior to the issuance of any building permits for the parking lot expansion, a Plat of Consolidation shall be executed and recorded for the property.**

- 3. That the developer shall acquire approval of a Construction Access Permit issued by DuPage County.**
- 4. That the developer shall acquire approval of Roadway Improvement permits issued by DuPage County.**
- 5. That the developer shall acquire approval of all necessary wetland mitigation permits issued by the U.S. Army Corps of Engineers.**
- 6. A building permit shall not be issued until the developer acquires approval of Civil Engineering plans including Wetland, Stormwater and Flood Plain mitigation plans by the Village's Community Development Engineer.**

Commissioner Dawson seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed unanimously on a roll call vote.

D. Trustee Liaison's Report

Trustee Thompson thanked the Plan Commission and said that this was a great meeting.

Chairperson Loftus asked what was going on at Butterfield and 53. Trustee Thompson answered the state is still working on it.

Commissioner Brown stated there was a park to the north of the new building and it's not there now. She asked if it will be coming back. Trustee Thompson answered that the plan is for the park to remain. He believes they are going to redo somethings and it will be back. He stated he would look and let her know.

E. Chairman's Report

None.

F. Staff Report

Daniel Harper stated that at the regular June meeting there will be a sign variance for Baker Hill and that letters to all property owners around that location go out tomorrow. Commissioner Kreuzer asked if staff will be making a recommendation on the variance.

Sworn in, Emily Rodman, Assistant Village Manager/Community Development Director, stated the Village doesn't normally do that but if the Commission would like us to, we will. She also stated that the Village has attempted to dissuade the petitioner, but they still want to proceed.

Commissioner Cooper asked if maybe staff in the memo could add some pitfalls the Village may see.

G. Other Business

None.

H. Adjournment

Commissioner Dawson made a motion to adjourn the meeting: Commissioner Cooper seconded the motion and the motion passed by voice vote at 9:11 PM.



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

Meeting 7/25/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2024-451)**

DOC ID: 2024-451

Public Hearing - 599 Roosevelt Road Jewel Special Use Permit

Statement of the Issue:

A Special Use Permit application was submitted by Jewel Food Stores, Inc for an expansion of previously approved outdoor storage, display and merchandising. The attached diagram details the current and proposed use for outdoor merchandising at 599 Roosevelt Road. This permit application was submitted in March 2024, and updated site plans were received on April 22, 2024. Due to outdoor merchandising locations being in noncompliance in accordance with the currently approved ordinance (Ordinance No. 6791), processing of the special use permit application in question was delayed until these deficiencies were corrected.

Analysis:

Jewel Food Stores, Inc has previously been approved for two special use permits for outdoor merchandising, and this application seeks to expand on the 2020 Ordinance. The original 2005 ordinance (Ordinance No. 5347) permitted Display Areas B through E as depicted in the "Current Approved Area" diagram. These display areas are marked in green and can be seen in the recessed areas along the frontage of the building on the west (Display Area C) and east (Display Area B), and at the east/southeast of the store (Display Areas D and E). Outdoor merchandising, sale and display in these areas were limited to Seasonal Garden Tools and Watermelon from April through July and Holiday Decor September through December. Salt and propane, and cart storage were approved for year-round use in Display Areas C and D respectively, while "Bag Goods Storage" was permitted in Display Area E from April to July. In 2020, Jewel Food Stores, Inc sought an expansion of this outdoor merchandising also depicted in the "Current Approved Area" Diagram. The Display Areas approved in 2020 (Ordinance No. 6791) are shown in red as Display Areas F, G, and H to be utilized April through July and September through December for seasonal displays in the following categories: seasonal plants and produce, summer items (e.g. charcoal, firewood), water or beverage displays, and holiday decor. These added displays are present immediately at the frontage of the building, placed within recessions between columns at the front of the store.

The 2024 special use permit application seeks a reconfiguration of these outdoor display areas. The two proposed uses are separated between Areas A and B: with Area A containing Display Areas 1 through 7 for seasonal plants and produce from April through July, and holiday decor from September through December. Display Area 8 would allow for outdoor storage and merchandising of firewood and charcoal, while Display Area 9 would allow for the outdoor storage and sale of propane canisters. Display Area A is marked in red at the north and northeast of the store. Placement of these display racks is similar to the locations approved in 2020. However, racks are

added within the middle of the building frontage where previously no racks were requested for approval. Display Area B is marked in green at the east of the building and proposes seasonal display in addition to cart storage in Area 10 and "cart storage fence (all year)" in Area 11.

Concerns raised by the Village pertain to the pedestrian walkway and fire lane in front of the building. As indicated by the site plan, "displays must always be kept neat and presentable, to ensure customers are able to safely walk in and out of the store with or without shopping carts." However, limited space exists within this walkway. According to the submitted site plan, the sidewalk is 6 feet and 3 inches wide from the curb to the front wall. With display areas proposed in Display Area A having a width of 3 feet, this would leave 39 inches of walkway, just 3 inches from the ADA minimum walkway width for a continuous path of 36 inches. To the east in Display Area B, the proposed fenced cart storage area measures a width of 3 feet and 1 inch. At 37 inches, this indicates a 1-inch difference from the minimum width of a walkway per ADA requirements.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the petitioner's request for Special Use Permit and make a recommendation to the Village Board for approval, approval with conditions or denial.

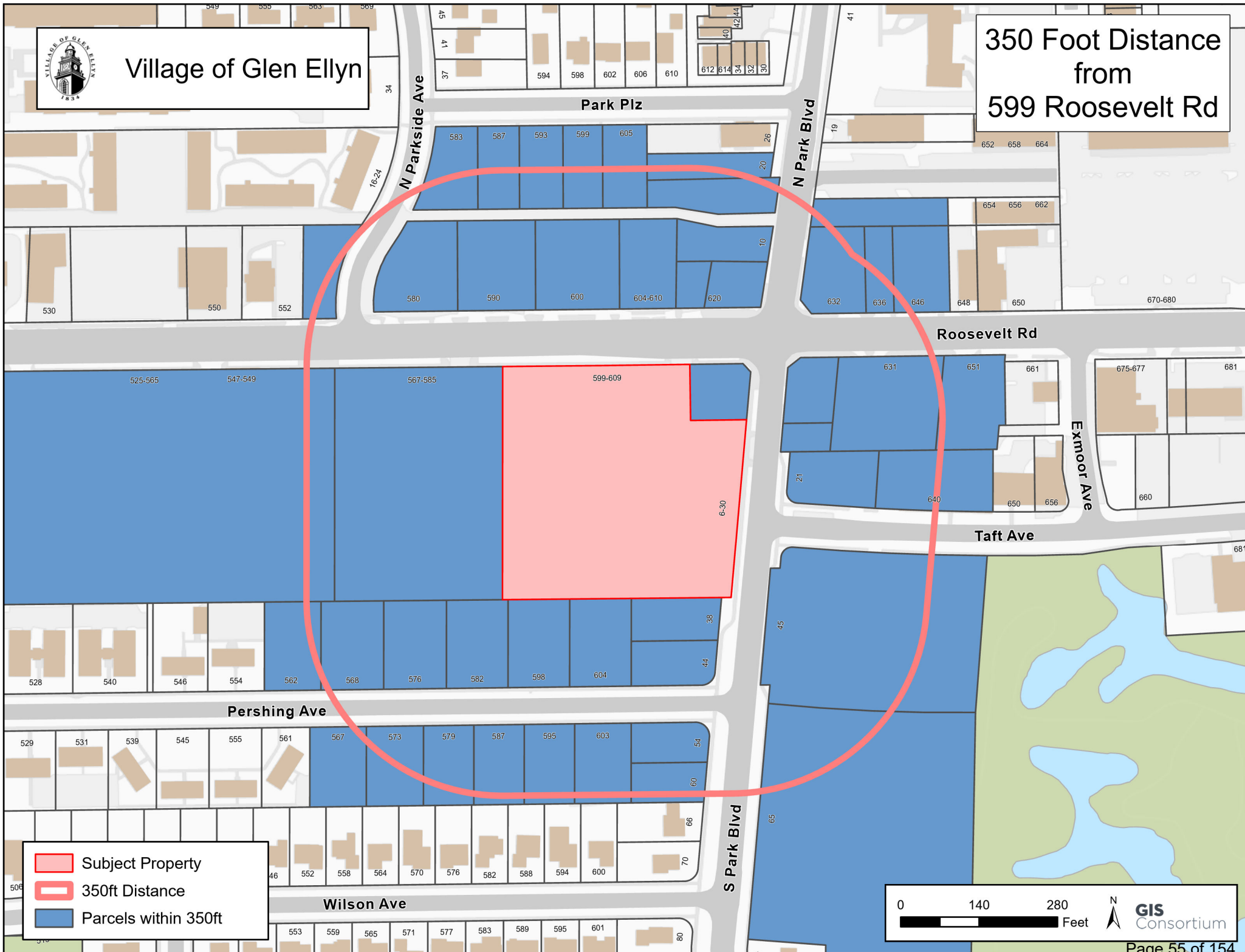
Attachments:

1. Public Notice Map
2. Outdoor Merchandising Current and Proposed Use Diagrams
3. Jewel SUP Application
4. Jewel Ord 5347
5. Jewel Ord 6791



Village of Glen Ellyn

350 Foot Distance
from
599 Roosevelt Rd





CURRENT APPROVED AREA

Previously approved Areas (B), (C), (D) and (E)

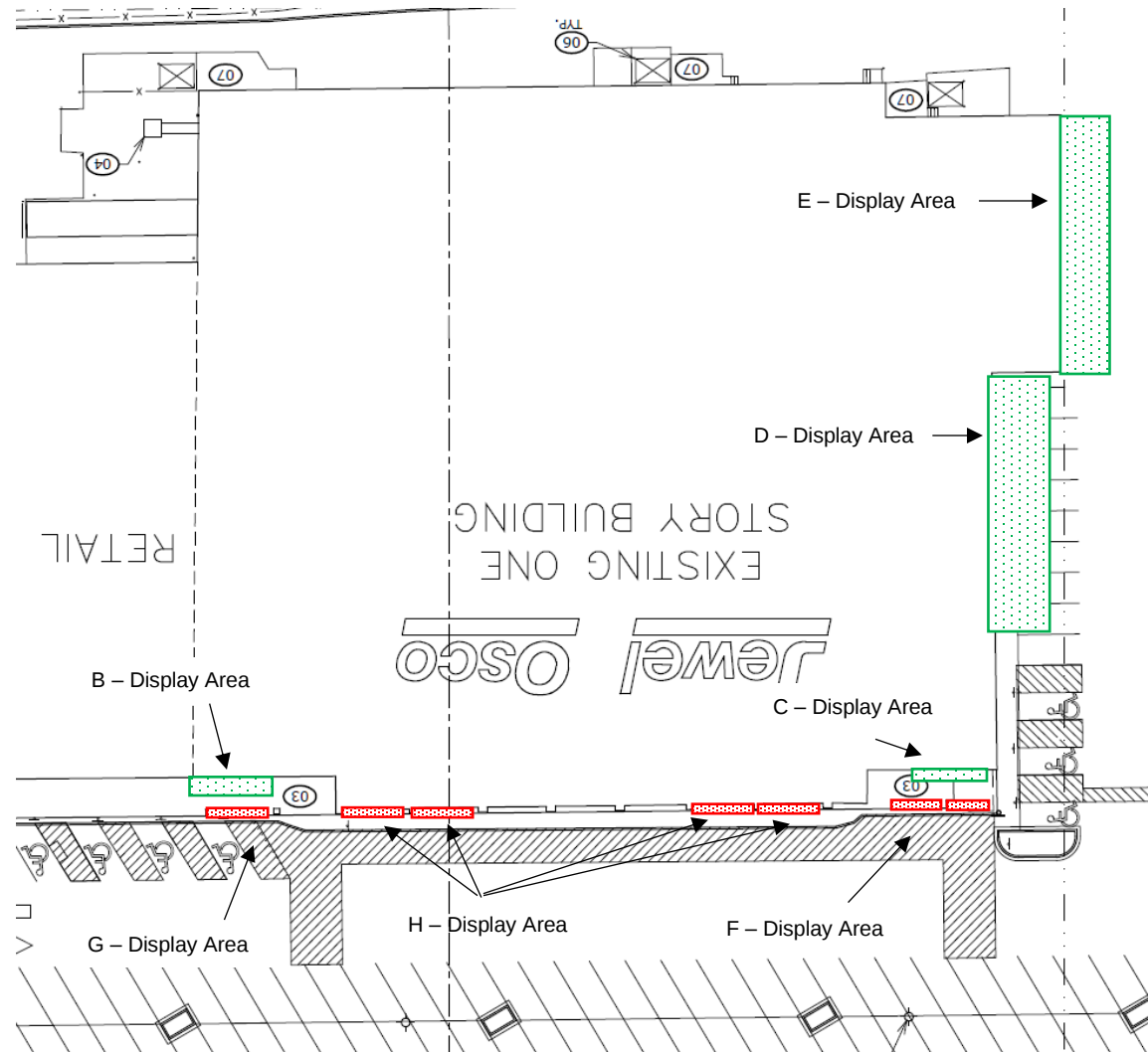
- (B) Seasonal Garden Tools, Watermelon (April-July)
Holiday Décor (September – December)
- (C) Salt, Propane (All Year)
- (D) Cart Storage (All Year)
- (E) Bag Goods Storage (April-July)

Recently approved Area (F), (G) and (H) to be utilized for Seasonal Displays between April thru July and September thru December.

Example:

- Seasonal Plants & Produce (April thru July)
 - i.e. Hydrangeas, Watermelon
- Summer Items (April thru July)
 - i.e. Charcoal, Firewood
- Water/Beverage Displays (April thru July)
- Holiday Décor (September thru December)
 - i.e. Pumpkins, Wreath, Firewood

All approved areas can be kept out all night. Displays must always be kept neat and presentable, to ensure customers are able to safely walk in and out of the store with or without shopping carts.

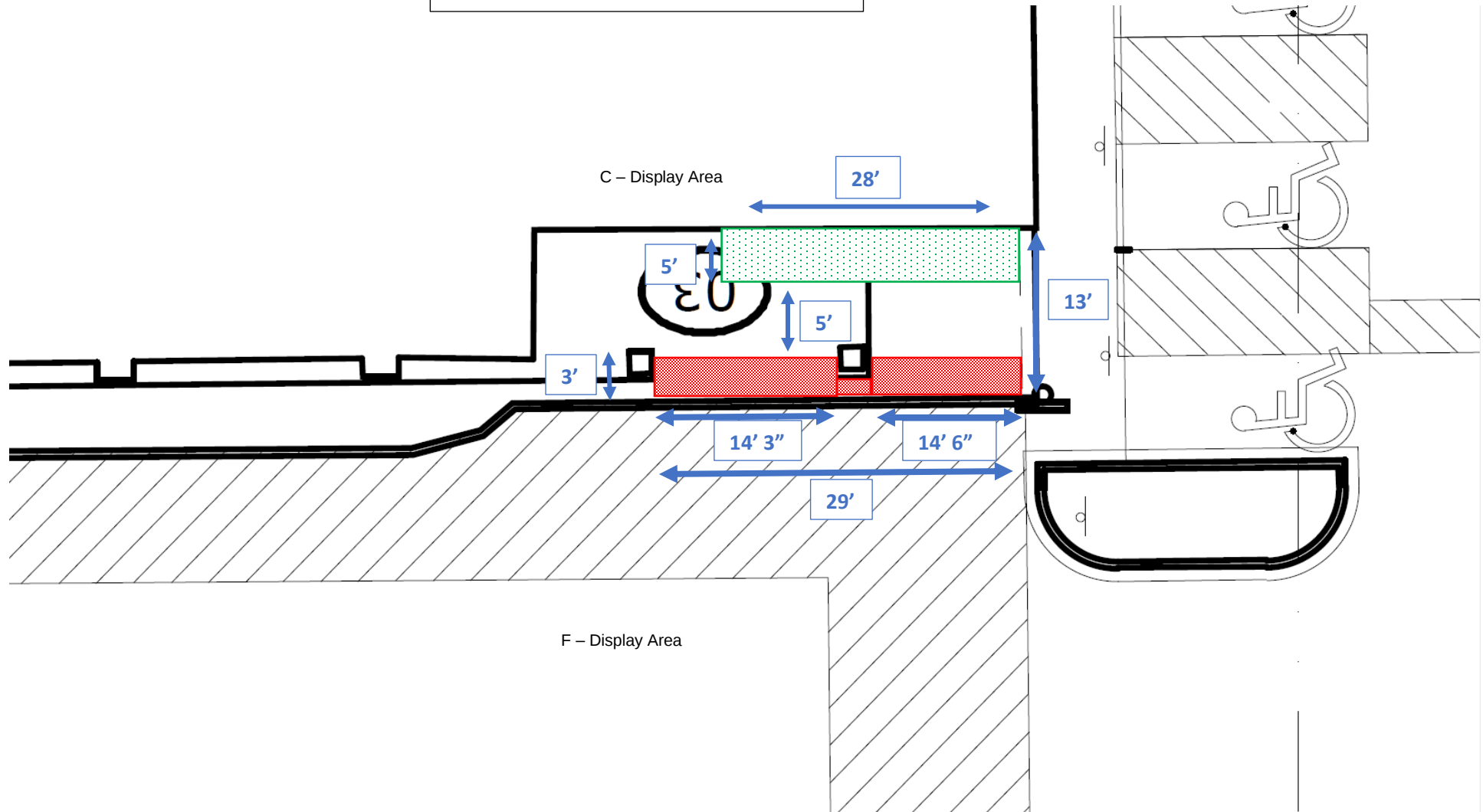


DISPLAY AREA (B)

- 5' (H) x 28' (W) x 5' (L)

DISPLAY AREA (F)

- 5' (H) x 29' (W) x 3' (L)

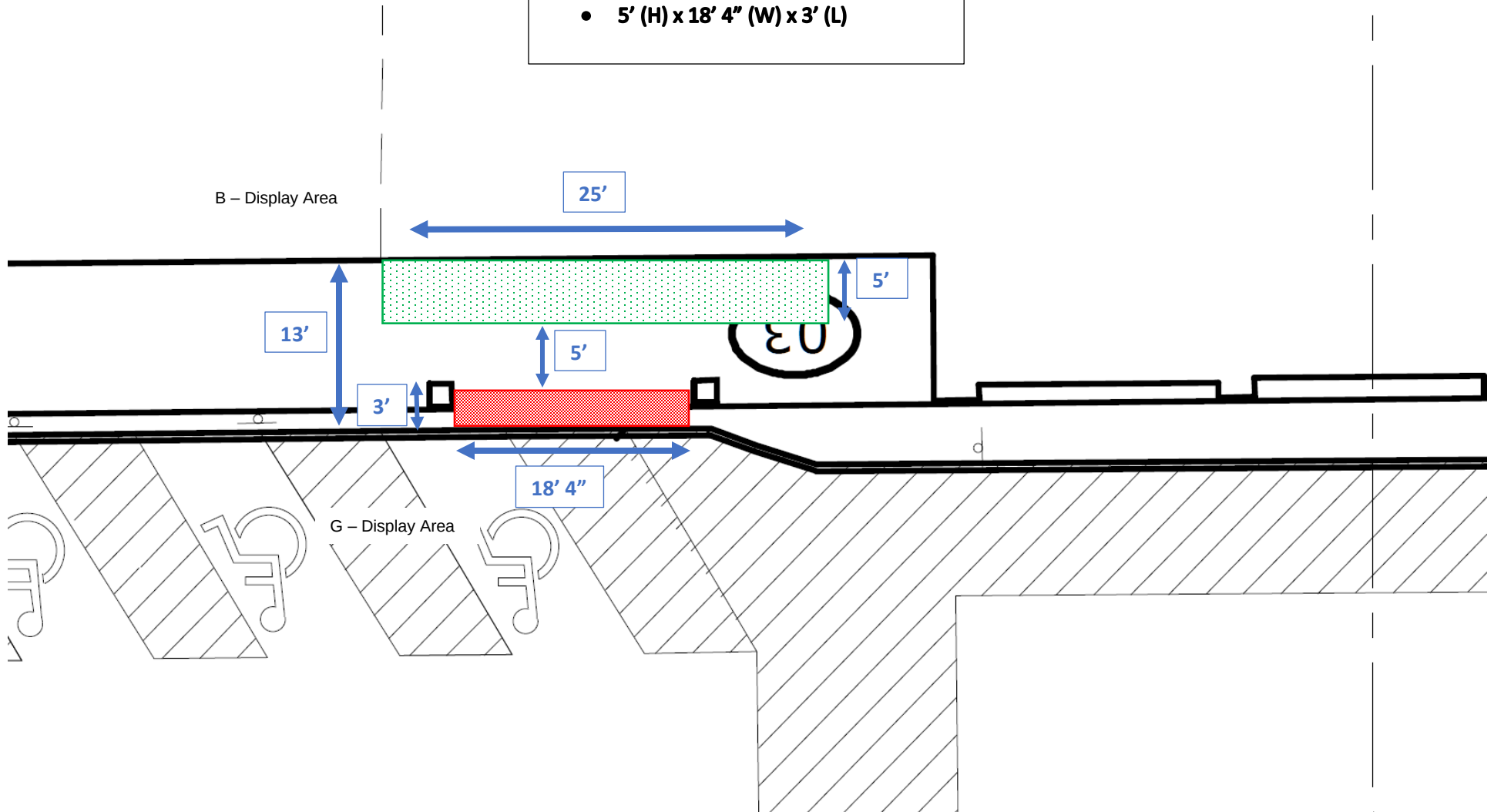


**DISPLAY AREA (B)**

- 5' (H) x 25' (W) x 5' (L)

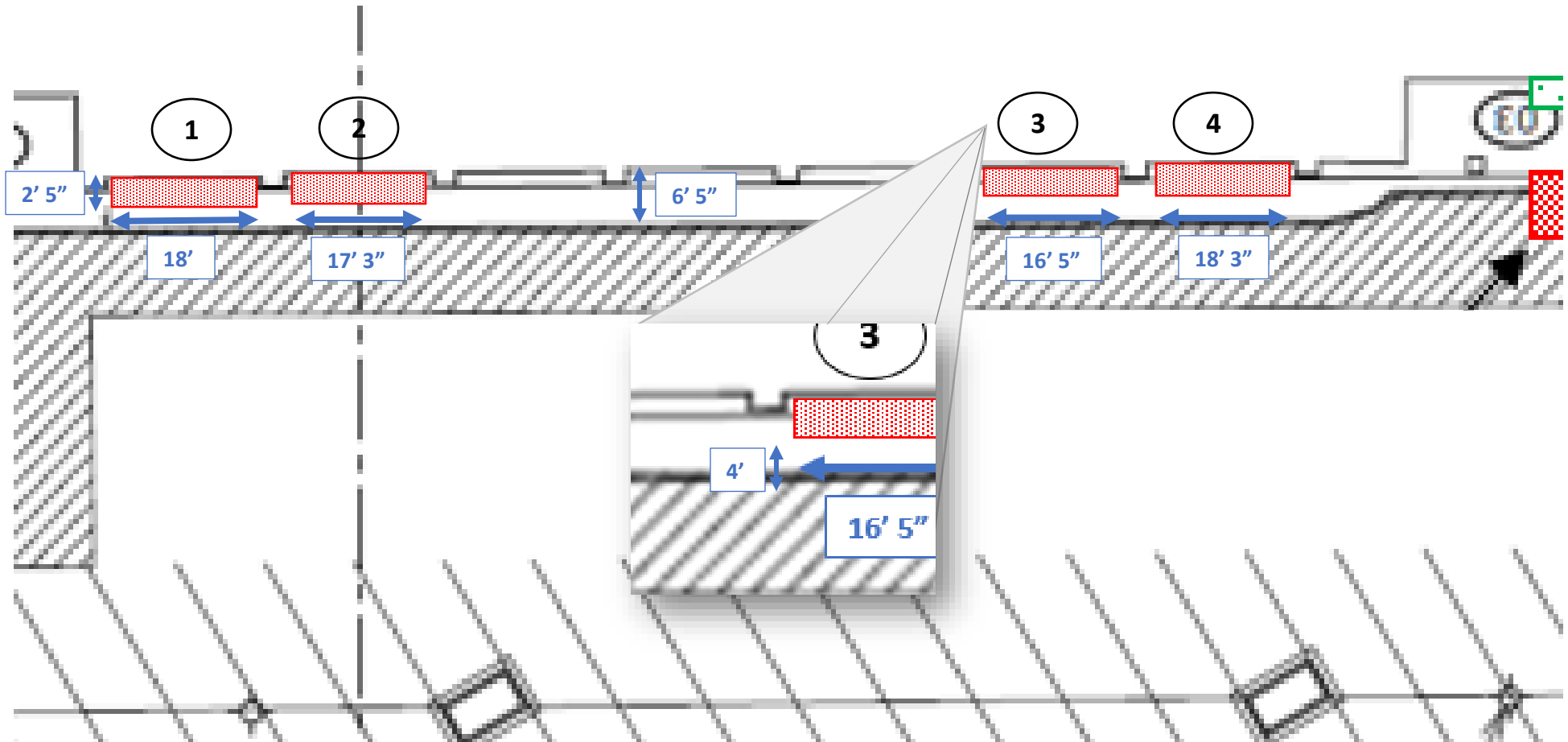
DISPLAY AREA (G)

- 5' (H) x 18' 4" (W) x 3' (L)



DISPLAY AREA (H)

- (1) 5' (H) x 2' 5" (W) x 18' (L)
- (2) 5' (H) x 2' 5" (W) x 17' 3" (L)
- (3) 5' (H) x 2' 5" (W) x 16' 3" (L)
- (4) 5' (H) x 2' 5" (W) x 18' 3" (L)



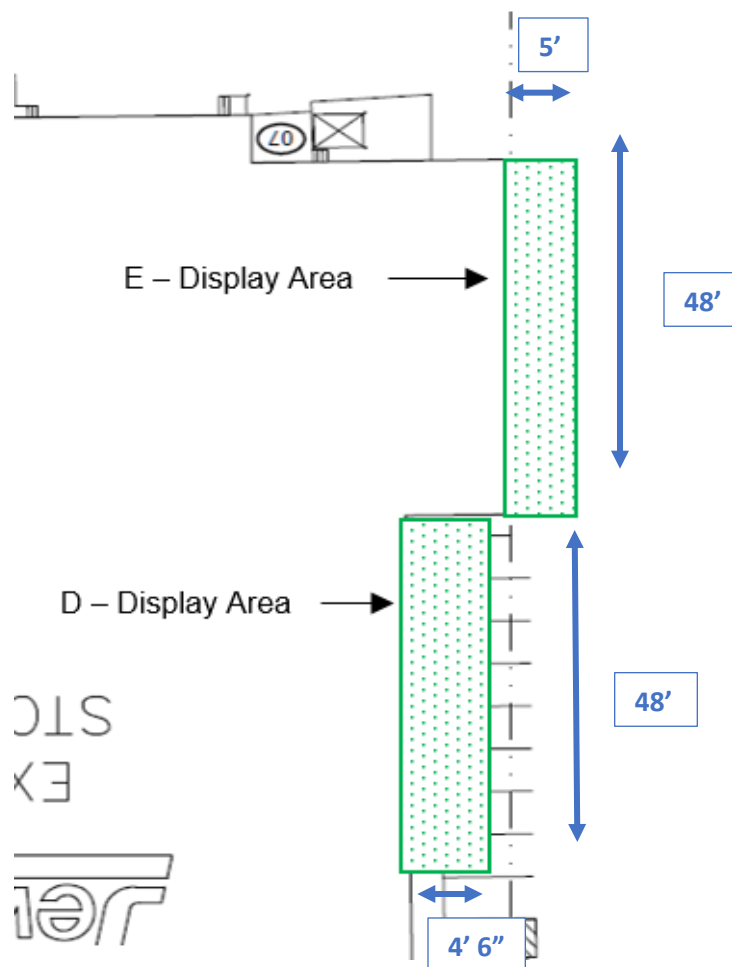


DISPLAY AREA (D)

- 4' 6" (W) x 48' (L)

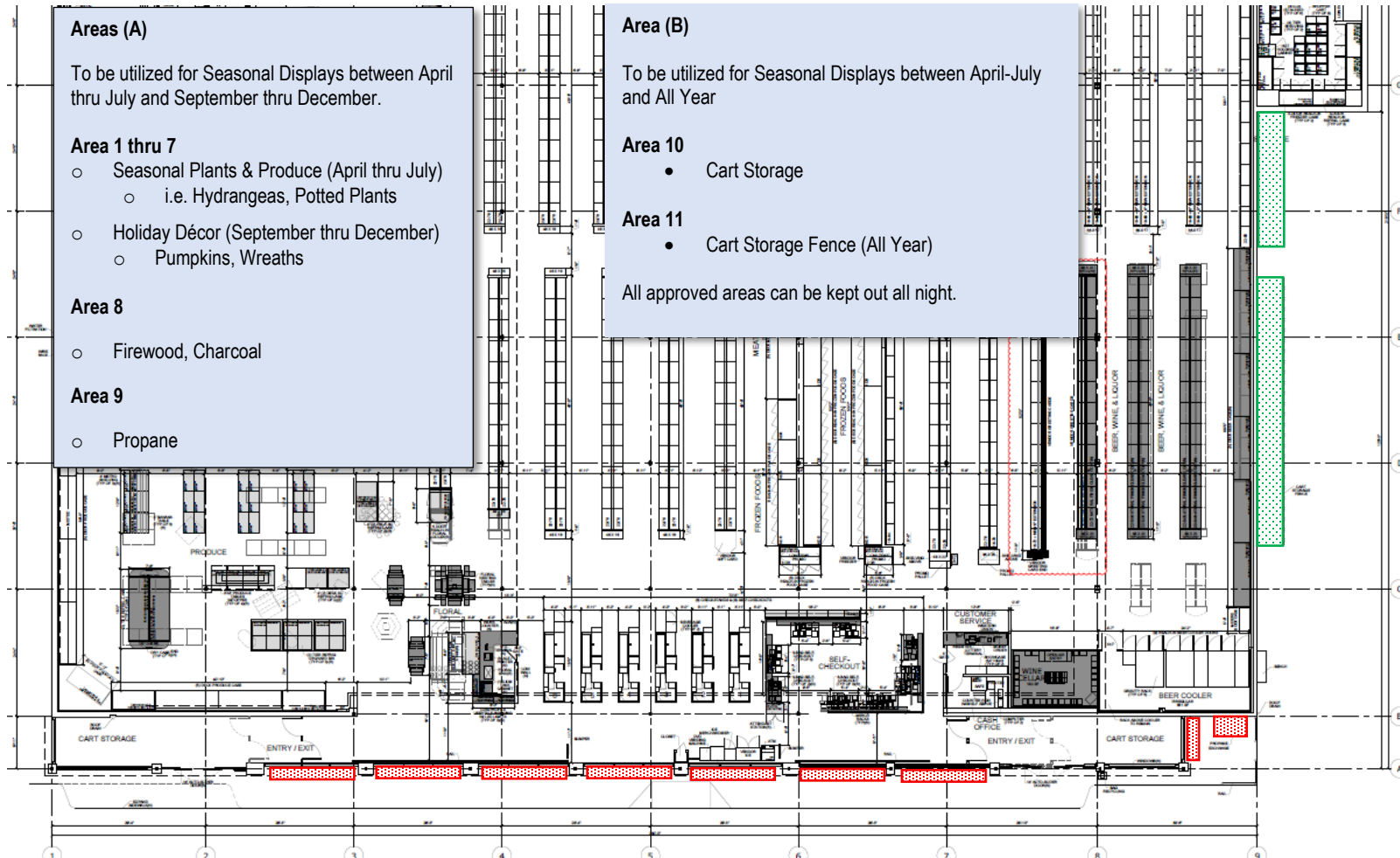
DISPLAY AREA (E)

- 5' (W) x 48' (L)





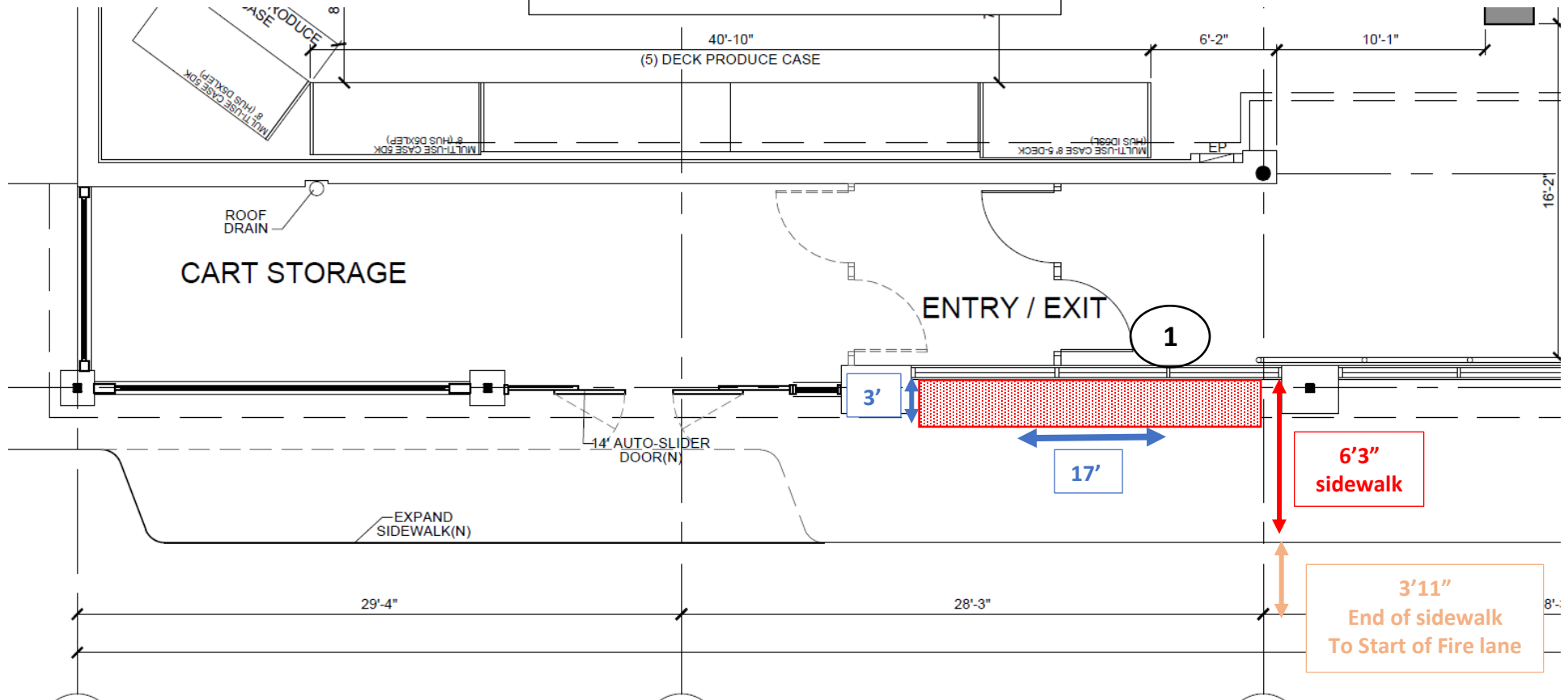
PROPOSED NEW AREA





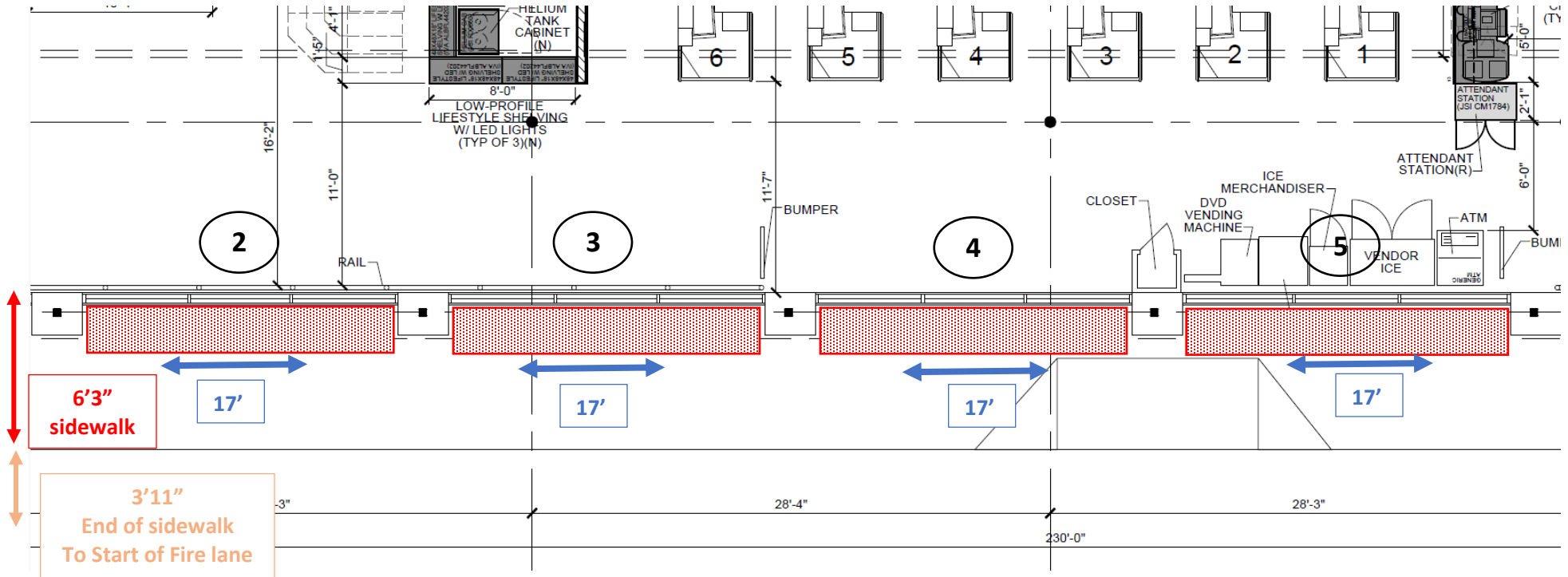
DISPLAY AREA (A)

(1) 6' (H) x 3' (W) x 17' (L)



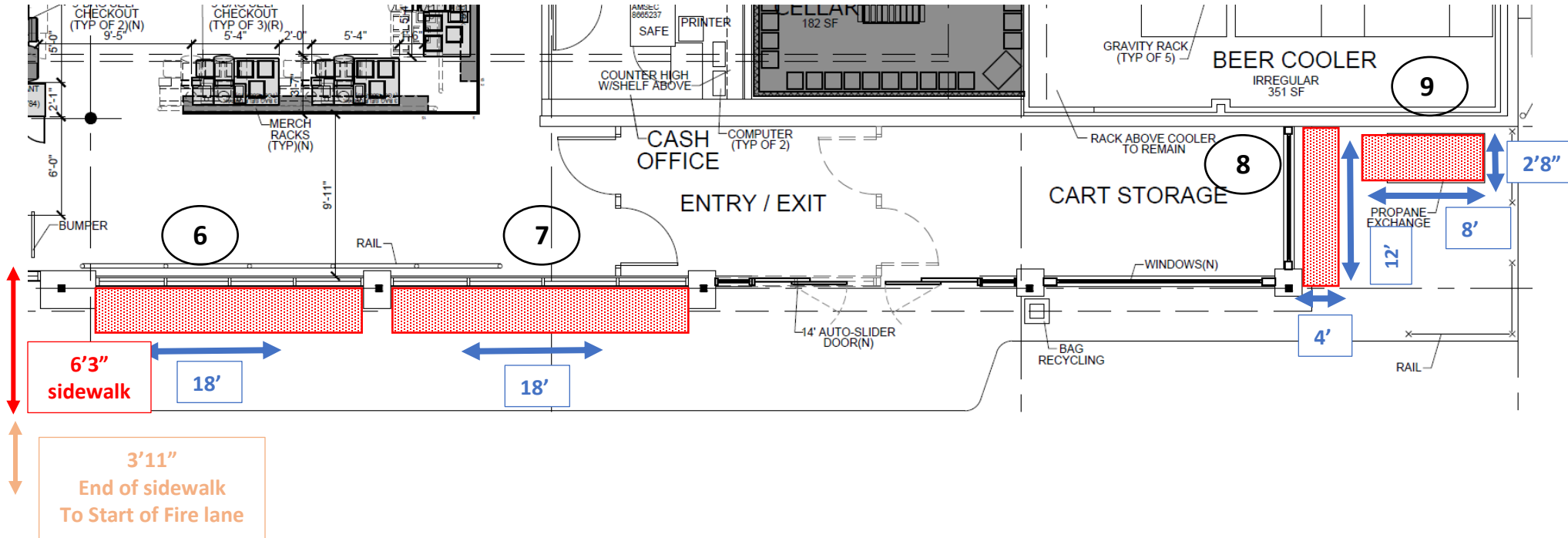
DISPLAY AREA (A)

- (2) 6' (H) x 3' (W) x 17' (L)
- (3) 6' (H) x 3' (W) x 17' (L)
- (4) 6' (H) x 3' (W) x 17' (L)
- (5) 6' (H) x 3' (W) x 17' (L)



DISPLAY AREA (A)

- (6) 6' (H) x 3' (W) x 18' (L)
- (7) 6' (H) x 3' (W) x 18' (L)
- (8) 6' (H) x 4' (W) x 12' (L)
- (9) 6' (H) x 2'8" (W) x 8' (L)

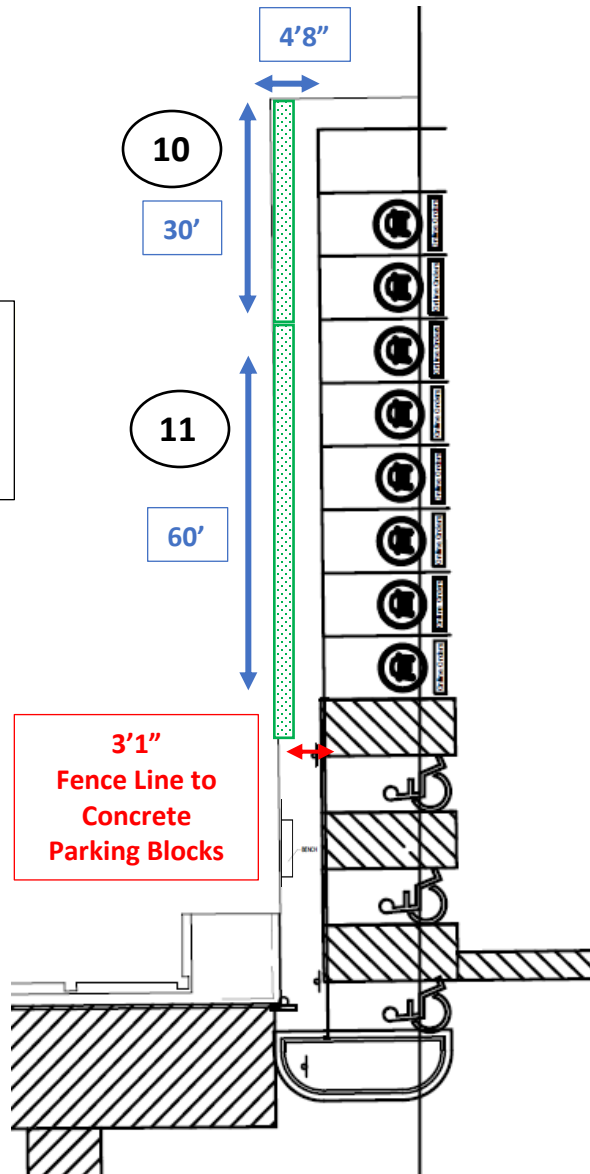




DISPLAY AREA (B)

(10) 6' (H) x 4'8" (W) x 48' (L)

(11) 6' (H) x 4'8" (W) x 60' (L)





April 1, 2024

Village of Glen Ellyn
Planning and Development Department
535 Duane Street
Glen Ellyn, IL 60137

Re: **Special Use Permit Application Packet**
Jewel-Osco #3340- 599 E. Roosevelt Road, Glen Ellyn, IL 60137

To Whom It May Concern,

Enclosed please find the application packet for a Special Use Permit and location maps for seasonal displays.

Should you have any additional questions or concerns, feel free to contact me at 630-948-6017 Karen.Doran@jewelosco.com or Johanna Chacon at 630-948-6010 johanna.chacon@jewelosco.com, Thank you for your help and assistance.

Sincerely,

Karen Doran
Albertsons Companies
Corporate Legal Licensing





VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

SPECIAL USE PERMIT PROCEDURE OUTLINE

1. Pre-application meeting with Planning and Development Department;
2. Preparation of application packet;
3. Review of packet by Planning and Development Department staff (recommended);
4. Formal application (submission of packets and fee);
5. Notice in newspaper, notice by letter to surrounding property owners, sign on site;
6. Review by Plan Commission at a public hearing;
7. Preparation of public hearing transcripts or minutes;
8. Review by Village Board at workshop;
9. Action by Village Board at meeting;
10. Adoption of ordinance.

SPECIAL USE PERMIT PROCEDURE

1. **Pre-Application Meeting:** The petitioner should meet with the Village Planner or Director of Planning and Development for a pre-application meeting to informally discuss the proposed Special Use prior to filling out a formal application. At the pre-application meeting, the petitioner should provide general information that describes or outlines the existing conditions of the site and the proposed Special Use. A request to informally discuss the proposed Special Use with the Plan Commission may be made at this time. The Planning and Development Department staff will also review the types of required submittals (see item #2), the number of copies required and the approximate length of review time required by the Village.

The petitioner is encouraged to become familiar with the appropriate provisions of the Zoning Code.

2. **Required Submittals:** The petitioner shall prepare the following items for submittal to Village staff:

- a. **Application:** Completed application for Special Use Permit (form attached and associated fee);
- b. **Reimbursement of Fees Agreement:** Signed agreement consenting to reimburse the Village for out of pocket expenses incurred in processing the application.
- c. **Plat of Survey:** A current Plat of Survey of the property, prepared by a land surveyor registered with the State of Illinois, with contour lines depicting the existing grade and a statement that the property is or is not in the floodplain;
- d. **Site Plan:** A plan or plat drawn to scale, including a north arrow, address of the site, name of the preparer and date, showing:
 1. Lot line dimensions and lot area;
 2. Existing or proposed grades with contour intervals not in excess of two feet;
 3. Location of any existing and proposed structures on the lot;
 4. Street locations, right-of-way widths and pavement widths;
 5. Location, width and materials of sidewalks, curb cuts and driveways;
 6. Location and size of any sanitary sewer and water lines or septic systems and wells, location of storm sewers;
 7. Location and width of easements;
 8. Location of parking areas, type of surface, dimension of parking spaces and drive aisles;
 9. Location of loading areas, types of surface, dimensions, striping and signing, type of screening;
 10. On-site traffic access and circulation delineated by directional arrows and signs;
 11. Open spaces;
 12. Location of existing and proposed signs;
 13. Location, height and type of existing and proposed lighting;
 14. Location, size and species of existing and proposed landscaping;

- 15. Zoning of subject property and adjacent properties;
- 16. Other data that may be necessary for the review of the application, as determined by the Planning and Development staff;

- d. Proof of Ownership: A copy of a Guarantee Title Policy or other proof of ownership as approved by the Planning and Development Department staff;
- e. Disclosure of Interest: If the subject property is held in a trust, a complete disclosure of interest of the ownership, including the names of trustees and beneficial owners, shall be provided. If the subject property is owned by a corporation, a disclosure of the shareholders, including the names of the officers and directors, should be provided (form attached);
- f. Affidavit of Authorization: A document signed by the owner of the subject property which authorizes the petitioner to represent them for the Special Use request shall be provided (form attached);
- g. Narrative Statement: A description of the existing and proposed use(s) of all structures and land. The statement should evaluate the economic effects of the proposed Special Use and the impacts of such elements as noise, glare, odor, fumes, and vibration on adjoining property. The statement should discuss the general compatibility with existing and proposed uses in the general vicinity and with the recommendations of the Comprehensive Plan; and
- h. Land Use Opinion: A Land Use Opinion from the Kane DuPage Soil and Water Conservation District Board, if required.

NOTE: Waiver of the required documentary evidence can be granted by the Director of Planning and Development provided staff determines that the information is insignificant or unnecessary.

NOTE: If the plans accompanying the Special Use application are required to be recorded with the DuPage County Recorder of Deeds, the petitioner should have the surveyor sign a Letter of Authorization (form attached) which designates a representative from the Village of Glen Ellyn as the agent to record the plan.

NOTE: The petitioner should be aware that the requirements outlined herein are the minimum requirements for processing an application for Special Use and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed Special Use meets the intent and requirements of the Zoning Code.

- 3. Preliminary Staff Review: When the petitioner has plans in substantially completed form, it is recommended that a draft copy of all application documents shall be submitted for preliminary review by the Planning and Development staff. Staff will review the project for compliance with all applicable Village ordinances and will raise any concerns or issues with the proposal. Following review by staff, the petitioner may wish to modify the proposal to respond to staff comments.
- 4. Escrow Account for Consultants: The Village utilizes consultants for engineering, legal and Plan Commission secretarial services. Prior to involving these individuals in the

review of a proposed Special Use Permit, the Village requires a petitioner to establish an escrow account to pay the Village consultant costs. The minimum amount of an escrow account is five hundred dollars (\$500). The Director of Planning and Development may set a higher minimum based on an evaluation of the size of the project and likely expenses associated with the review process. Once the escrow account is established, the Village involves its consultants in the review process as necessary. When invoices are received from the consultants, the Village draws on the account. The developer receives a monthly accounting of the invoices and is requested to replenish the escrow account back to the original amount, when the balance is less than five hundred dollars (\$500). The escrow account is maintained throughout the review and building processes. Once the project is complete, any remaining funds in the escrow account are returned to the petitioner.

5. **Formal Application:**

- a. Special Use requests require an application fee. Staff will identify the amount of the fee, as determined by the Village Board, at the pre-application meeting. This fee is applied toward project review costs. The fee is payable when formal application is made for a Special Use Permit;
- b. Upon receipt of the required number of copies of all of the items enumerated above and the application fee, the Planning and Development staff shall set a date for a public hearing before the Plan Commission on the application for Special Use Permit. The application must be received a minimum of 21 days in advance of the proposed public hearing date;
- c. Not more than 30 days nor less than 15 days before the public hearing before the Plan Commission, the Planning and Development staff will place a legal notice in The Glen Ellyn News which will describe the petitioner's request, location of the subject property and the time, date, and location of the public hearing. The staff will also mail a notice of the Special Use request to property owners within 250 feet of the subject property and will cause a sign to be placed on the subject property not less than 15 days prior to the public hearing which announces that a public hearing regarding the subject property will be held. The sign shall remain until completion of the public hearing, after which it will be removed. Jurisdiction of the Plan Commission to hold the public hearing shall not be affected by the absence of a sign, if such absence is not the result of the petitioner; and
- d. The Director of Planning and Development, if he/she considers it necessary, may call upon any Village department or official for their review of the proposed Special Use prior to any public hearing. Such review shall be in writing and take no more than ten days.

6. **Staff Review:** The Village Planner or Director of Planning and Development will review the request for compliance with the provisions of the Comprehensive Plan, Zoning Code and other applicable codes. Staff will also visit the subject property. A staff report, which summarizes the request and presents staff concerns, will be prepared and submitted to the Plan Commission. The petitioner will be provided a copy of the staff report and the agenda of the Plan Commission meeting.

7. Public Hearing:

- a. The Planning and Development staff will submit the application, staff report and any other supporting documents to the Plan Commission to conduct the public hearing thereon. The Plan Commission meets on the second and fourth Thursday of each month, at 7:00 p.m. in the Glen Ellyn Civic Center, 535 Duane Street;
- b. The petitioner or his/her representative must attend the public hearing. It is the responsibility of the petitioner to present an argument supporting the request for a Special Use Permit in a complete and logical manner and to have available all evidence necessary to support the request. It is advisable, but not required, for the petitioner to prepare color versions of the plans (site plan, landscaping, building drawings), mounted for presentation purposes;
- c. The Plan Commission may make a decision at one meeting or choose to continue the public hearing to another date for a variety of reasons, including but not limited to: additional information is deemed necessary; Plan Commissioners desire an opportunity to visit the site or request staff to conduct further research; or insufficient time remains on the night of the public hearing to conclude the hearing. If the hearing is continued, no additional public notice is required to be published, however the sign remains on the subject property;
- d. At the close of the public hearing, the Plan Commission will take a roll call vote on the requested Special Use. The Plan Commission may recommend approval, approval with conditions, or denial. In making its recommendation, the Plan Commission must find that the requested Special Use:
 1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan or the Zoning Code;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structure, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed Special Use shall be able to provide adequately any such services;
 5. Will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village;
 6. Will not involve uses, activities, processes, materials, equipment or conditions of operation that will be detrimental to any persons, property or

the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;

7. Will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community.

8. **Final Action:**

- a. Within 90 days after the close of the public hearing, the Plan Commission will submit to the Village Board the minutes or transcripts which contain the Commission's recommendations to the Village Board and summarize what occurred at the public hearing, the exhibits presented and the citizens and witnesses heard;

NOTE: Before the Village Board takes final action and votes on the request, the petitioner must have the escrow account balance brought back to the original amount.

- b. After receiving the minutes or transcripts and supporting documents, the Village Board will schedule the request on a Village Board agenda. The Village Board meets on the 2nd, 3rd, and 4th Monday of each month. The third Monday is a workshop, and the second and fourth Mondays are formal meetings. There is a pre-board meeting before the formal meeting on the 2nd Monday. At the workshop and pre-board meetings, the Village Board discusses and decides what action will be taken on the agenda items for the formal meeting. The petitioner will be informed by Planning and Development staff at which Village Board workshop or pre-board meeting and formal meeting they are scheduled to be heard. The petitioner or his/her representative must be in attendance at these meetings.
- c. The meeting of the Village Board is not a public hearing. The Village Board may decide to approve, approve with conditions, or deny the requested Special Use. Any proposed Special Use that fails to receive the approval of the Plan Commission may be approved by a favorable vote of two-thirds of the Village Board. If a proposed Special Use receives the approval of the Plan Commission, a favorable vote of the majority of the members of the Village Board is sufficient to grant the Special Use. Conditions or restrictions may be required to reduce or minimize injurious effects of Special Uses on other property or to implement the general purpose and intent of the Zoning Code. Action on the requested Special Use will be by an ordinance which is adopted by the Village Board.
- d. After the Village Board votes on the petition, Director of Planning and Development, Building and Zoning Official and Director of Public Works are informed of the action. If the decision is to approve the Special Use Permit, the

petitioner may seek building permits after the ordinance has been approved and signed. A building permit must be applied for within 18 months from the date of the ordinance or the Special Use Permit will become null and void. The Planning and Development Department will compare plans submitted for permits to the plans that were approved by the Village Board and any conditions applied to the Special Use Permit.

Questions may be directed to the Village Planner at phone number 630-547-5250.

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

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

Date Filed: 03/02/2024 Application No: _____

Name of Applicant: Jewel Food Stores, Inc dba Jewel Food Store #3340

Address of Applicant: 599 E. Roosevelt Road, Glen Ellyn IL 60137

Business Phone: 630-858-9096 Fax: n/a

Home Phone: n/a Mobile Phone: n/a

Email: johanna.chacon@jewelosco.com

Property Interest of Applicant: Manager/Representative

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: NARE Market Plaza, LLC

Address of Owner: 27 N. Green St., Chicago IL 60707

Business Phone: 847-882-0471 Fax: 847-882-0490

Home Phone: n/a Mobile Phone: 224-795-3457

Email: angela@naregroup.com

Property Address: 599 E. Roosevelt Road, Glen Ellyn IL 60137

Legal Description of Property:

The North 467.0 feet (except the West 1166.82 feet thereof) of the Northeast Quarter of the Northwest Quarter of Section 23 and the North 467.0 feet of that part of the Northwest Quarter of the Northeast Quarter lying West of the Center Line of Park Boulevard of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, said parcel also known as Tract 1 of John S. Wagner's Plat of Survey, according to the Plat thereof recorded May 31 1956 as Document 798962, in DuPage County, Illinois.

Excepting from the above those portions of the premises lying in the Roosevelt (Route 38) Road and Park (Joliet Road) Boulevard right-of-ways.

Permanent Index No. (PIN): 05-23-104-037 Zoning: Property Class C

Lot Dimensions: See attached Lot Area: 3.84 acres

Present Use:

Retail Food Store

Requested Use/Construction:

Permission to temporarily display seasonal/holiday product outside of the store.

Estimated Date to Begin New Use/Construction: 03/02/2024

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

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n/a

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

Please see attached document

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

Display set up will meet the applicable requirements and will not cause obstruction to the users or neighbors.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

Display area will be maintain clean and organized.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

Displays will not block or disturb Jewel-Osco customers or its neighbors.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

Display areas will be treated in the same manner as any other area within the store.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

Displays will not create additional cost or services

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

Displays will not produce excessive noise or conditions detrimental to Jewel-Osco customers or its neighbors.

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

Displays will not have the need for vehicle use.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

Displays will not increase potential for flood damage to the property or adjacent properties.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

Display areas will not cause damage to any feature.

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

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

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

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

<u>03/01/24</u>	<u>Johanna Chacon - POA</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

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

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

The North 467.0 feet (except the West 1166.82 feet thereof) of the Northeast Quarter of the Northwest Quarter of Section 23 and the North 467.0 feet of that part of the Northwest Quarter of the Northeast Quarter lying Westerly of the Center Line of Park Boulevard of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, said parcel also known as Tract 1 of John S. Wagner's Plat of Survey, according to the Plat thereof recorded May 31 1956 as Document 798962, in DuPage County, Illinois. Excepting from the above those portions of the premises lying in the Roosevelt (Route 38) Road and Park (Joliet Road) Boulevard right-of-ways.

TRUSTEE: _____ TRUST NO.: _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 03/13/2024

Address: 599 E. Roosevelt Road, Glen Ellyn IL 60137

Legal Description:

The North 467.0 feet (except the West 1166.82 feet thereof) of the Northeast Quarter of the Northwest Quarter of Section 23 and the North 467.0 feet of that part of the Northwest Quarter of the Northeast Quarter lying Westerly of the Center Line of Park Boulevard of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, said parcel also known as Tract 1 of John S. Wegner's Plat of Survey, according to the Plat thereof recorded May 31 1956 as Document 798962, in DuPage County, Illinois. Excepting from the above those portions of the premises lying in the Roosevelt (Route 38) Road and Park (Joliet Road) Boulevard right-of-ways.

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: <u>Savas Er</u>	Address: <u>27 N. Green St., Chicago IL 60607</u>	% <u>100</u>
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____

AFFIDAVIT OF AUTHORIZATION

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I, **NARE Market Plaza, LLC**

owner of the property described as

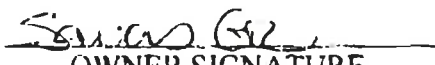
The North 467.0 feet (except the Nest 1166.82 feet thereof) of the Northeast Quarter of the Northwest Quarter of Section 23 and the North 467.0 feet of that part of the Northwest Quarter of the Northeast Quarter lying Westerly of the Center Line of Park Boulevard of Section 23, Township 39 North, Range 10, East of the Third Principal Meridian, said parcel also known as Tract 1 of John S. Wagner's Plat of Survey, according to the Plat thereof recorded May 31 1956 as Document 798962, in DuPage County, Illinois.

Excepting from the above those portions of the premises lying in the Roosevelt (Route 38) Road and Park (Joliet Road) Boulevard right-of-ways.

verify that **Jewel Food Stores #3340**

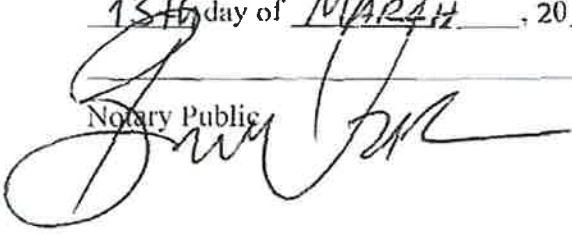
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

BARIS OZAR
Official Seal
Notary Public - State of Illinois
My Commission Expires Apr 1, 2025


OWNER SIGNATURE

Subscribed and sworn to before me this

~~13th~~ day of MARCH, 2024

Notary Public


LETTER OF AUTHORIZATION

CLEAR PAGE

I, _____, Registered Land Surveyor
with the State of Illinois, hereby authorize a representative from the Village of Glen Ellyn to
record the plat(s) or plan(s) prepared by me for:

Signature

Date

IDNR ENDANGERED SPECIES CONSULTATION

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Special Use Permit application packet. The online EcoCAT information and application can be found at <https://dnr.illinois.gov/ecopublic/>.

Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

What actions require consultation?

Any action that will change existing environmental conditions, i.e. anything that disturbs the land, water, or air. Examples include:

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

What actions are exempt from consultation?

Unless it is evident that they could directly or indirectly affect an endangered or threatened species or a Natural Area, the following actions are exempt from consultation:

- mowing within maintained highway rights-of-way
- routine resurfacing and application of oil and gravel to existing roads
- maintenance or repair of existing structures
- actions under a Department-approved management plan undertaken to maintain or improve natural ecosystem conditions or to re-establish pre-settlement vegetation conditions (such as prescribed burns, spot application of herbicides or brush clearing)
- maintenance of existing lawns, yards, and ornamental plantings
- routine cultivation of agricultural lands
- change of zoning requests for land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes

**KANE DUPAGE SOIL AND WATER CONSERVATION DISTRICT
LAND USE OPINION**

A Land Use Opinion from the Kane DuPage Soil and Water Conservation District may be required to be submitted with an application for approval of a Special Use Permit. If a Land Use Opinion is required for your project, the required fee and application should be submitted directly to the Kane DuPage Soil and Water Conservation District. A link to this typing enabled form can be found at <http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp13.pdf>.

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: Jewel-Osco Outdoor Display Special Use Permit
- II. OWNER:
- A. Owner of Property: NARE Market Plaza, LLC
- B. Owner's Address: 27 N. Green St., Chicago IL 60707
- C. Owner's Home Phone Number: n/a Fax: 847-882-0490
- D. Owner's Work Phone Number: 847-882-0471
- E. Owner's E-mail: angela@naregroup.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: Johanna Chacon
- B. Petitioner's Address: 150 E. Pierce Road, Itasca IL 60143
- C. Petitioner's Home Phone Number: n/a
- D. Petitioner's Work Number: 630-948-6010
- E. Petitioner's E-mail: johanna.chacon@jewelosco.com
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 599 E. Roosevelt Road, Glen Ellyn
- B. Acreage of Parcel: 3.84 acres
- C. Permanent Index Number(s): 05-23-104-037 and 05-23-104-038
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and

the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

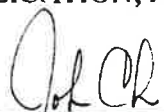
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

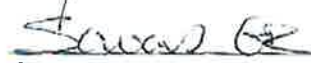
Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.



Petitioner



Owner

Date: _____

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5347

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR OUTDOOR SALES AND STORAGE
FOR JEWEL-OSCO
LOCATED AT 599 ROOSEVELT ROAD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 28TH DAY OF MARCH, 20 05.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 29TH
day of MARCH, 20 05.

ORDINANCE NO. 5347

AN ORDINANCE GRANTING A SPECIAL USE PERMIT
FOR OUTDOOR SALES AND STORAGE
FOR JEWEL-OSCO
LOCATED AT 599 ROOSEVELT ROAD

WHEREAS, Jewel-Osco located at 599 Roosevelt Road in Market Plaza has petitioned the Village President and Board of Trustees for approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage at the store; and

WHEREAS, the subject property is zoned C3 Service Commercial District and is legally described as follows:

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTERLINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNERS' PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY ILLINOIS.

EXCEPTION FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS.

P.I.N. 05-23-104-037

WHEREAS, following due notice by publication in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and by mailing notice to all property owners within 250 feet of the subject property at least ten (10) days prior thereto, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted public hearings on February 10, 2005 and March 10, 2005, at

which the petitioner presented evidence, testimony, and exhibits in support of the requested Special Use Permit and no persons spoke either in favor of or in opposition to the request; and

WHEREAS, based upon the evidence, testimony, and exhibits presented at the February 10, 2005 and March 10, 2005 public hearings, the Glen Ellyn Plan Commission adopted findings of fact and, by a vote of six (6) "yes", zero (0) "no" and one (1) "abstention", recommended that the requested Special Use Permit be granted for Areas B, C, D and E, but recommended that a Special Use Permit not be granted for Area A due to concerns about safety and visibility; and

WHEREAS, the Plan Commission encouraged the petitioner to meet with staff and revise the plans prior to appearing before the Village Board to respond to the safety and visibility concerns raised about proposed outdoor sales and storage Area A; and

WHEREAS, the recommendation of the Plan Commission is set forth in the Report and Recommendation of the Plan Commission, dated February 10, 2005 and March 10, 2005, a copy of which is appended hereto as Exhibit "A"; and

WHEREAS, on March 14, 2005, the petitioner met with Village staff to discuss the safety and visibility concerns raised by the Plan Commission in regard to Area A and the petitioner offered to modify the plans in manner which staff felt would minimize these concerns; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the exhibits presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings and have considered the findings of fact and recommendations of the Glen Ellyn Plan Commission and the revised plans submitted by the petitioner for Area "A"; and

WHEREAS, the President and Board of Trustees have determined that granting a Special Use Permit to allow outdoor sales and storage at Jewel-Osco located at 599 Roosevelt Road is consistent with the goals of the Glen Ellyn Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in exercise of its home rule powers, as follows:

SECTION ONE: The Report and Recommendation of the Glen Ellyn Plan Commission, Exhibit "A" appended hereto, is hereby accepted, and the findings of fact and conclusions set forth therein are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: The President and Board of Trustees hereby grant a Special Use Permit to allow outdoor sales and storage for Jewel-Osco located at 599 Roosevelt Road.

SECTION THREE: The grant of a Special Use Permit is conditioned upon and limited to the following:

A. Any outdoor sales and storage shall be in substantial conformance with the plans and testimony presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings and with the petitioner's application packet, including the later revisions made to outdoor sales and storage Area "A" and the following documents:

- Special Use Permit application dated November 11, 2004
- Letter to the Plan Commission stamped received February 24, 2005 attached hereto as Exhibit "B"
- Proposed Cart Maintenance Plan attached hereto as Exhibit "C"
- Picture of Cart Storage "Shed"
- Letter to Village Board stamped received March 17, 2005 attached hereto as Exhibit "D"
- Pictures of Property
- Sketch of Proposed Fence stamped received March 17, 2005
- Picture of Proposed Display Vehicle stamped received March 17, 2005
- Site Plan stamped received March 24, 2005 and attached hereto as Exhibit "E"

and said documents shall be filed with and made a permanent part of the records of the Planning and Development Department

- B. Areas D and E shall be used for storage only and items shall not be displayed in Areas D and E for the purpose of sale.
- C. The petitioner shall provide an enclosed cart storage "shed" in Area D with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to cover the cart storage area with a roof.

SECTION FOUR: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

SECTION FIVE: Failure of the owner 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 said Ordinance, shall subject the owner 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.

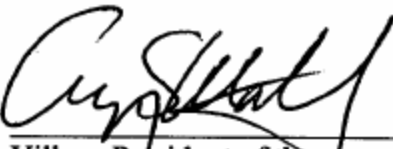
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 28TH day of MARCH, 20 05.

AYES: MULHERN, LOCH, CHAPMAN, PFEFFERMAN

NAYS: - 0 -

ABSENT: BARDNER, RILEY

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 28TH day of MARCH, 20 05.



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 29TH day of MARCH 2005)

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**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN PLAN COMMISSION
REGARDING A REQUEST FOR APPROVAL OF A
SPECIAL USE PERMIT FOR JEWEL OSCO
LOCATED AT 599 ROOSEVELT ROAD**

TO: The President and Board of Trustees,
Village of Glen Ellyn, Illinois

DATES: February 10, 2005
March 10, 2005

Jewel-Osco, represented by Constance Zaio, compliance manager, and Joseph Mango, store manager, has submitted an application for approval of a Special Use Permit to allow outdoor sales and storage at the Jewel-Osco store located at 599 Roosevelt Road in Market Plaza. The subject site is located on the south side of Roosevelt Road in the C3 Service Commercial district.

The petitioner appeared before the Glen Ellyn Plan Commission at public hearings on February 10, 2005 and March 10, 2005 for review and recommendation of the requested Special Use Permit. The Plan Commission issued the following Report and Recommendation:

I. REPORT:

- A. Request. The petitioner is requesting approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage at the Jewel-Osco store located at 599 Roosevelt Road.
- B. Exhibits. The following exhibits were distributed to the Plan Commission prior to the February 10, 2005 public hearing:
1. Staff Report dated February 4, 2005
 2. Location Map
 3. Public Hearing Notice
 4. Mailing Labels for Public Hearing Notice
 5. Pages 159 and 160 of the Glen Ellyn Zoning Code
 6. Letter to Jewel-Osco from Dale Wilson dated June 10, 2004
 7. Letter to Jewel-Osco from Dale Wilson dated July 30, 2004
 8. Letter to Jewel-Osco from Michele Stegall dated August 24, 2004
 9. Letter to Jewel-Osco from Dale Wilson dated October 25, 2004
 10. Four pictures of outdoor storage taken June 8, 2004
 11. Five pictures of outdoor storage taken October 25, 2004
 12. Petitioner's application packet stamped received January 26, 2005 and including the following materials:
 - Cover letter dated January 24, 2005
 - Special Use Permit application dated November 11, 2004
 - Ownership by Land Trust (blank)

- Ownership by a Corporation
- Affidavit of Authorization
- Narrative Statement (no date)
- Diagram of Outdoor Sales and Storage Areas
- Site Plan showing proposed Outdoor Sales and Storage Areas

Pictures of the property taken on the evening of Sunday, February 6, 2004 by Commissioner Whalen and showing the cart storage on the site were also distributed at the meeting.

The following materials were distributed to the Plan Commission prior to the March 10, 2005 public hearing:

1. Staff Report dated March 4, 2005
2. Petitioner's revised application materials stamped received February 24, 2005 and including the following materials:
 - Cover Letter
 - Detail of Shelving Unit
 - Proposed Cart Maintenance Plan
 - Picture of Covered Cart "Shed" with attached Site Plan and Quote (3 pages)
 - Amended Site Plan

C. February 10, 2005 Public Hearing.

1. Staff Presentation. Village Planner Michele Stegall indicated that Jewel-Osco located at 599 Roosevelt Road in Market Plaza is requesting approval of a Special Use Permit to allow outdoor sales and storage at this facility. The subject property is located in the C3 Service Commercial district. Commercial establishments and C3 zoning are located to the north, east and west of the site. The property immediately south of the site is developed with apartments and is zoned R4 Residential district.

Last year, the petitioner received several violation notices from the Planning and Development Department notifying the store that the outdoor sales and storage areas on the property were in violation of the Zoning Code and that the store must obtain approval of a Special Use Permit to allow any outdoor sales or storage on the property. Therefore, the petitioner has submitted a Special Use Permit application to allow outdoor sales and storage at this location.

The petitioner is requesting approval to allow outdoor sales and storage at a total of four locations along the front and side of the building. The proposed outdoor sales and storage areas are shown on the site plan submitted with the petitioner's application packet and are labeled A, B, C, and D.

Proposed areas B and C are located under the canopies in front of the building. Area B is proposed to be 5 feet deep by 25 feet long. Area B is located under the west canopy. Seasonal garden tools are proposed to be sold in Area B between April and July 1st of each year and Holiday Ornaments are proposed to be sold in this area in November and December of each year. Area C is located under the east canopy and is proposed to be 5 feet deep by 28 feet long. Area C is proposed for year-round outdoor sales and storage of propane, salt and firewood. There is an existing fence at the east end of Area C, which provides some separation between Area C and the adjacent parking lot and drive lanes. As proposed, there would be a 6-foot clear area between Areas B and C and the adjacent parcel pick-up zone.

Area A is located along the 6½-foot wide sidewalk in front of the building. The petitioner has indicated that outdoor sales in this area would be confined to the southern or back 3½ feet of Area A. This would leave a 3-foot clear area between Area A and the adjacent parcel pick up area. Plants and lawn supplies would be sold in Area A between April and July 1st of each year.

Shopping cart and pallet storage is proposed on the side of the building in Area D. This area is proposed to be 5 feet deep by 48 feet long.

The petitioner has indicated that the outdoor sales and storage areas on the site would be limited to a height of 5 feet.

Planner Stegall noted that a copy of the recently approved Ordinance that granted approval to allow outdoor sales and storage at Len's Ace Hardware at 485 Roosevelt Road had been distributed to the Plan Commission prior to the meeting for reference.

2. Petitioner's Presentation. Constance Zaio, compliance manager for Jewel-Osco, and Joseph Mango, store manager, addressed the Commission. Ms. Zaio apologized for the store's delay in coming before the Village to request the Special Use Permit. She indicated that there had been a change in management at the store, which lent to the paperwork falling through the cracks.

Ms. Zaio indicated that Jewel realizes about \$150,000 a year from outdoor sales. She stated that Jewel-Osco is permitted outdoor sales and storage in all of the surrounding communities, including Lombard, Wheaton and Glendale Heights.

Commissioner Swanson inquired about the photos taken by the Village inspectors showing the outdoors sales and storage on the property in June and October of 2004. He indicated that these pictures appeared to show products being stored in areas outside of where the petitioner was requesting approval for storage. Mr. Mango indicated the store only planned to use the areas shown on the plan for outdoor sales and storage. Commissioner Swanson indicated that Area C is often crowded with carts and that the various organizations such as the Girl Scouts and

Salvation Army tend to set up in this location to sell goods. Therefore, he inquired if the proposal was sufficient and if the store would be able to abide by it. Mr. Mango stated that the proposal does minimize the outdoor sales and storage that would be on the site but believes it is sufficient. Commissioner Swanson indicated that it is his perception that the east side of the store near Area B is longer and questioned if some of the proposed year-round storage might be better suited for Area B. Mr. Mango indicated that this was a possibility but noted that there are other tenants nearby in this area.

Commissioner Lee asked if carts were proposed to be located in Area C as one of the inspector's photos shows carts in this area. Mr. Mango indicated that carts would not be placed in Area C. Commissioner Lee also noted that the outdoor sales and storage proposed in Area B seems small compared to what has been done in the past and what is shown on the pictures that were taken last year. Ms. Zaio noted that the petitioner is proposing to downsize the outdoor sales and storage areas from what has been used in the past, particularly as the Village's inspector had questioned placing these areas so close to the parcel pickup lane.

Commissioner Lee noted that in her experience it can be difficult to drive in front of the store, particularly as the stop signs seem to be continually moving. She believes this is problematic in regard to proposed Area A and expressed concern that someone could be hit by vehicle.

Commissioner Swanson stated that he did not have any concerns about the proposal as presented but was concerned about the management of the shopping carts for which a provision had not been made. He noted that he has often seen carts lined up in front of the building along Area A. Mr. Mango indicated that the store is much smaller than other Jewel stores. Therefore, there is not a lot of room inside the store for cart storage.

Acting Chairperson Scanlan asked if a cart enclosure could be placed in Area D along the side of the building. Ms. Zaio stated that a cart enclosure has been designed for some of their other stores and that she could inquire about doing something similar at this store. She noted that cart storage is proposed along Area D but that it might have to be enlarged if this were done.

Commissioner Whalen asked how the carts were currently being stored on the site. Mr. Mango stated that as many carts as possible are stored inside the store behind the storefront windows. He does not know the exact number of carts that the store has. Commissioner Whalen stated that he has seen carts lined up outside of the building in and near Area B and extending in front of and blocking the entrances of other stores at the eastern end of the shopping center. Staff distributed pictures taken by Commissioner Whalen, which showed this. Mr. Mango indicated that these pictures were probably taken in the evening when the floors were being cleaned and the adjacent businesses were closed. Mr. Mango stated that the floors are cleaned 7 days a week and that the carts are typically

placed outside during this time. Commissioner Whalen stated that at the time the pictures were taken, no carts were located in proposed Area D or in the cart corrals located throughout the parking lot. Commissioner Whalen inquired if this may have been because the forecast called for snow and questioned if it would be beneficial to have a covered cart storage area.

Commissioner Scanlan indicated that when she visited the site, there were numerous carts in Area B blocking the sidewalk and that she had to walk outside of the pillars in this area.

Commissioner Swanson suggested that one possibility might be to extend the proposed outdoor sales and storage area into the parcel pick-up area, which does not appear to get much use. Planner Stegall noted that the parcel pick-up zone also serves as a fire lane.

Commissioner Whalen asked if Area D instead of Area A could be used for plant sales. Mr. Mango indicated that plants create excitement in front of the store and attract people. Therefore, he would prefer to have them visible. Commissioner Whalen asked if the plants could be placed in Area B and D and their stock rotated. He noted that when Len's Ace Hardware applied for a similar Special Use Permit, they made arrangement to store some of their goods off-site. Mr. Mango reminded the Commission that Area D was proposed for both cart and pallet storage. Ms. Zaio noted that if the cart storage in Area D is enlarged, there may not be sufficient room for plants also. Commissioner Swanson suggested that locating plants along Area D could increase the incidence of shop lifting unless a sales person was placed in this location.

Commissioner Whalen stated that he believed the store is in a unique situation because it is an older store and their options are somewhat limited. However, he expressed concern about allowing the retail to extend too far outside of the building in a manner that would create a precedent and possibly encourage other businesses, such as gas stations, to make similar requests.

Commissioner Whalen also indicated that he is concerned about allowing outdoor sales in Area A as it would encourage pedestrian traffic in this area and place people and vehicles in close proximity of each other. Therefore, he indicated that he was looking for another alternative to proposed storage Area A. Ms. Zaio stated that Jewel has received approval of Special Use Permits to do tents in the parking lots of some of their other stores. However, parking in this Shopping Center is more limited than at some of their other locations.

Commissioner Kasserman inquired about making the drive aisle in front of the store a one-way lane, which would allow the sidewalk in front of the store to be widened without narrowing the parcel pick-up lane. He noted that before the shopping center had been redone, he believed there had been one-way drive aisles in the parking lot. A short discussion regarding traffic flow in the parking lot

followed. It was noted that the Shopping Center Management Company and other stores in the Center would need to be involved in any discussion regarding changing the traffic flow in the parking lot.

3. Public Comment. No members of the public commented on the proposal.
4. Plan Commission Deliberation. There was a general consensus that the Commission would like the petitioner to return with a cart management plan and an alternate plan that would address the safety concerns raised in regard to proposed Area A. Some Commissioners encouraged the petitioner to look into the option of having a tent in the parking lot for plant sales rather than using Area A. At least one Commissioner also indicated that she would like the petitioner to take a closer look at Area B to make sure that pedestrian traffic in this area is not blocked.
5. Motion. Commissioner Swanson moved, seconded by Commissioner Kasserman, to continue the public hearing until the March 10, 2005 Plan Commission meeting.

Acting Chairperson Scanlan declared the motion carried on a roll call vote with 8 "yes" and 0 "no" votes as follows: Commissioners Lee, Swanson, Fullerton, Garwood, Hanley, Kasserman, Whalen and Acting Chairperson Scanlan voted "yes".

D. March 10, 2005 Public Hearing.

1. Staff Presentation. Planner Stegall indicated that since the February 10, 2005 public hearing, the petitioner had submitted revised materials in an attempt to address the concerns raised by the Commission. These revised materials include a cart management plan with a cart storage "shed" to be located on the west side of the building in Area D and newly proposed outdoor storage Area E, also on the west side of the building, to be used for the storage of bagged goods. The petitioner has also indicated that shelving units would be placed in Area A to ensure that the outdoor sales and storage in Area A would be confined to the rear 3'1" of the 6'5" sidewalk in this location. This would leave a 3'4" clear sidewalk between the building and the adjacent parcel pick-up area. The petitioner has also made some modifications to the items and dates of materials that would be stored outdoors and raised the proposed maximum stacking height of these materials from 5' to 5'6".

Although there is no mention of a possible tent in the petitioner's application materials, the petitioner has verbally indicated to staff that the store may present such an application for consideration next year. However, given that the parking lot is used by other stores in Shopping Center and is not owned by the petitioner, making any changes to the number of parking spaces or traffic flow in parking lot

would necessitate involvement by more parties and, at this time, Jewel-Osco does not have the authority to cause such a change.

Planner Stegall noted that staff had asked for input on the application from Police Chief Norton who expressed several concerns about proposed outdoor storage Area A. Chief Norton had noted that the weather is nice and more people are walking around outside during the months that storage is proposed in Area A. He also noted that 3'4" is not enough room for 2 people with shopping carts to pass on the sidewalk. Therefore, he believes that there are inherent safety concerns related to outdoor storage Area A as it encourages pedestrian traffic near the parcel pick-up zone. Planner Stegall noted that Chief Norton also expressed concern that allowing outdoor sales in Area A would obstruct the view into the store.

Planner Stegall noted that although Commissioner Hase was not at the first public hearing for this request, she had listened to the tape of the meeting and was, therefore, able to vote on the application.

2. Petitioner's Presentation. Ms. Zaio indicated that the petitioners could keep two full windows open if this would alleviate some of the Police Department's concerns about visibility into the store. There are a total of 6 window openings along Area A. She also noted that the plant racks would be moved at the end of the season. Commissioner Loveless asked if these openings could be on the west side of the building by the bank. Ms. Zaio indicated that they would be willing to work with the Village to leave open whatever 2 spaces they preferred.

In response to a question from one of the Commissioners, Ms. Zaio indicated that Area E would be used for pallet storage only and that the petitioner had not planned to screen or enclose this area.

Various questions were asked about the proposed construction of the cart storage "shed". Ms. Zaio stated that it would be constructed with chain link and that slats would be placed in between.

3. Public Comment. No members of the public commented on the proposal.
4. Plan Commission Deliberation. Commissioner Kasserman stated that he would like to approve the request but continued to have safety concerns about proposed outdoor storage Area A.

Commissioner Whalen concurred that he was in favor of the proposal with the exception of Area A. He also encouraged the petitioner to look into doing a tent in the future.

Commissioner Hanley indicated that she was not concerned about the width of the sidewalk adjacent to Area A but was concerned about the visibility issue raised by the Police Chief.

Commissioner Lee agreed with the concerns about Area A raised by the other Commissioners.

Commissioner Hase indicated that she would like to see the cart storage area enclosed with a roof as shown on the picture that was submitted as this would protect the carts from the elements. She also stated that she had safety concerns about proposed outdoor storage Area A and encouraged the petitioner to look into using a tent in the future.

Commissioner Loveless concurred with the other Commissioners about outdoor storage Area A and encouraged the petitioner to meet with the Police Chief prior to going to the Village Board to see if the plans could be amended in a way that would provide the police suitable visibility into the store.

Acting Chairperson Scanlan indicated that she concurred with the previous comments and would like to see the cart storage "shed" enclosed. However, Commissioner Hanley indicated that she had safety concerns about enclosing the outdoor cart storage area. The Commission discussed this issue and decided that they would recommend leaving this issue up to the petitioner.

Commissioner Whalen encouraged the petitioner to match the color of the slats in the cart storage "shed" to the building. The Commission generally concurred with this suggestion.

5. Findings of Fact. The Commission made the following findings of fact in regard to requested outdoor sales and storage areas B, C, D and E.
 - a. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective, of the Comprehensive Plan because all guidelines will be followed.
 - b. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the area will be kept clean and properly maintained.
 - c. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because product will be stored on pallets and other display vehicles will not block the right-of-way of customers.

- d. The proposed use will be served adequately by the existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, and that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because merchandise displays will be appropriately designed and situated.
- e. 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 sales from item display areas will enhance the economic welfare of the Village.
- f. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the propane tanks will be stored in locked displays.
- g. The project will have vehicular approaches to the property, which shall be so designed to not create undue interference with traffic on surrounding public streets or roads because no displays will deter or block traffic.
- h. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because no entrances, fire hydrants, sewers, etc. will be blocked by displays.
- i. The project will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community.

II. RECOMMENDATION:

Commissioner Hanley moved, seconded by Commissioner Whalen, to recommend approval of a Special Use Permit in accordance with Section 10-4-11(B)13 of the Glen Ellyn Zoning Code to allow outdoor sales and storage for Jewel-Osco located at 599 Roosevelt Road subject to the following conditions:

- A. The outdoor sales and storage areas shall be in substantial conformance with the plans as submitted and the testimony presented at the February 10, 2005 and March 10, 2005 Plan Commission public hearings.
- B. For safety reasons, this grant of approval for outdoor sales and storage shall not be applicable to proposed outdoor sales and storage Area A and no materials shall be displayed or sold in proposed outdoor sales and storage Area A as shown in the submitted plans.

- C. Areas D and E shall be used for storage only and items shall not be displayed in these areas for the purpose of sale.
- D. The petitioner shall provide an "enclosed" cart storage area with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to roof the cart storage area.

Acting Chairperson Scanlan declared the motion carried on a roll call vote with six (6) "yes", zero (0) "no" and one (1) "abstention" as follows: Commissioners Lee, Hanley, Hase, Kasserman, Whalen and Acting Chairperson Scanlan voted "yes". Commissioner Loveless abstained as he was not at the February 10, 2005 public hearing and was not able to listen to the tape from this meeting prior to the March 10, 2004 public hearing.

Respectfully Submitted,



Phyllis Scanlan,
Acting Plan Commission Chair

Date of Meeting: February 10, 2005

Present: Commissioners Lee, Swanson, Fullerton, Garwood, Hanley, Kasserman, Whalen and Acting Chairperson Scanlan

Absent: Commissioners Loveless, Mansfield and Chairperson Hase

Also Present:

Trustee Liaison, Thomas Riley
Village Planner, Michele Stegall
Recording Secretary, Barbara Utterback

Date Of Meeting: March 10, 2005

Present: Commissioners Lee, Loveless, Hanley, Hase, Kasserman, Whalen and Acting Chairperson Scanlan

Absent: Commissioners Fullerton, Garwood, Swanson and Mansfield

Also Present:

Trustee Liaison, Thomas Riley
Michele Stegall, Village Planner
Court Reporter

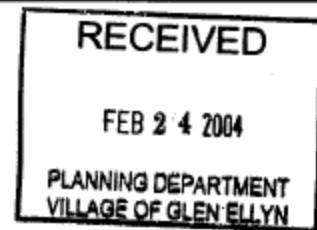
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Exhibit "B"

An Albertson's Company

Re: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Wheaton, IL 60187



Dear Members of the Glen Ellyn Plan Commission:

Pursuant to your request in regard to our Special Use Permit application, please see the attached revisions and additions for your review.

- The slight receiving area extension was omitted from the original site plan submitted with our application. This area is outlined in red on the attached plan. (behind Area D)
- We have drafted a proposed cart maintenance plan. (attached)
- The storage area as referenced on your site plan as "D" on the west side of the store has been increased to 53' x 4'6".
- Storage area "D" will be utilized only for cart storage.
- We have added a request for storage area "E" which will be utilized for summer bag goods that were originally proposed for area "D".
- The dimension of area "E" will be 5' x 28'
- The height of the pallets have been amended from 5' to 6'.
- We have attached pictures of the plant display vehicles. ~~As discussed, the dimensions of these display, which will be utilized in the front of the building are 3'1". The width of the sidewalk is 6'5". [6'5" minus 3'1" (width of display) leaves a clearance of 3'4" on the front sidewalk].~~
- Special note on the front sidewalk; customers walk right from the parking lot to either the east or west entrance. The front sidewalk is not regularly utilized by customers in order to enter the store.
- Summary of display dates (some amended)

Front of Store (A)	April thru July - Plants
East Entrance (B):	April thru July - Plants July & August - Watermelon September thru December - Holiday Décor (pumpkins, wreaths, etc.)
West Entrance (C)	All Year - Salt, Propane
West Side (D)	All Year - Cart Storage
West Side Rear (E)	April thru July - Bag Goods





An Albertson's Company

Re: Jewel-Osco #3340
599 W. Roosevelt Road
Glen Ellyn, IL 60137

Purpose: In order to eliminate the storage of carts on the east side of the building and to prevent the blocking of any neighboring businesses, the above captioned location will have a cart storage shed built. This will afford the store a designated location for excess carts and allow the store to remain in compliance with all local fire regulations.

PROPOSED CART MAINTENANCE PLAN

- Jewel-Osco #3340 has a total cart allocation of 175.
- Each day the store will start out with approximately 75 carts in the store, approximately 100 carts will be stored on west side of the building in cart storage shed.
- Proposed cart storage shed's dimensions are 53' x 4'6". The shed has a roof with both ends open for easy access.
- Except for a few hours on Sunday night, no carts will be stored on the east side of the building near other retail stores.
- On Sunday evenings when floor maintenance is scheduled, the 75 designated interior carts will be placed on the east side of the building for a few hours until floor maintenance is complete.
- There are many times on busy weekends or on holidays when all carts will be in use at one time.
- When carts are collected from various parking lot cart corrals, front and side of store, excess carts will continue to be filtered into the shed.
- We usually have one to two people scheduled daily to collect carts hourly from 7:00 a.m. to 12 midnight.
- Upon approval, this cart maintenance plan will be posted in the Store Director's office in an effort to insure that all future management teams adhere to these guidelines.





An Albertson's Company

Re: Special Use Permit
Jewel-Osco #3340
599 Roosevelt Road
Wheaton, IL 60187

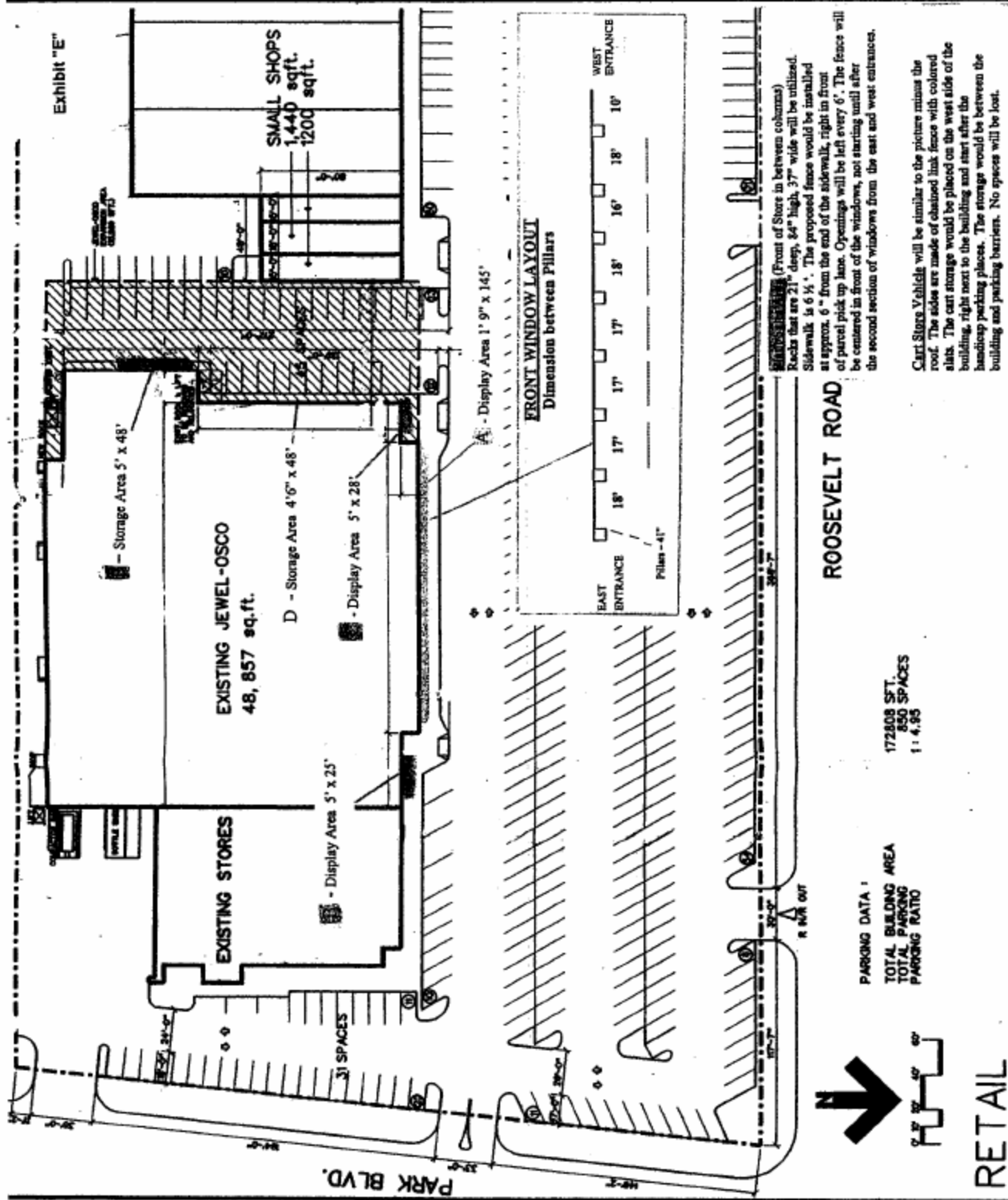
Dear Members of the Village Board:

Pursuant to our meeting with Police Chief Philip Norton, please see the attached revisions and additions for your review.

- Attached is a site plan including the front window layout w/dimensions and designated fence placement.
- The fencing will run the width of the respective window sections with an opening by each pillar. The opening will be large enough for a customer to pass through, but not large enough for a shopping cart.
- We are showing six sections of fencing, but possibly may only utilize 4 sections.
- We have attached a sketch of the proposed fencing. The fencing is similar to the type utilized on the west side of our building.
- The fencing comes in 4' sections, but in our case several sections will be attached with no separation to correspond to the respective window section width.
- The fencing will be anchored into the concrete.
- We have attached pictures of the plant display vehicles. As discussed, the dimensions of this display, which will be utilized in the front of the building, will be amended to 1'9". The width of the sidewalk is 6'5". [6'5" minus 1'9" (width of display) leaves a clearance of 4'8" on the front sidewalk].
- If we utilize three step benches per window section, there will be a minimum of 3'3" opening on each side of the 37" display vehicle for visibility into the store. [smallest window 16' minus 9'3" (3 x 37" = 111", 3'9") = 6' 7" ÷ 2 = 3'3"]
- We are proposing NOT to utilize the first window section on the east side and the first window section on the west side of the store for plant display. These two sections will be completely open allowing complete visibility into the store.
- Special note on the front sidewalk; customers walk right from the parking lot to either the east or west entrance. The front sidewalk is not regularly utilized by customers in order to enter the store.
- Front of the store plant display dates will be: April thru July



RECEIVED
MAR 24 2004
PLANNING DEPARTMENT
CITY OF GLEN ELLYN

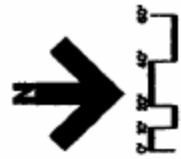


OUTDOOR SALES AREA

- A - Plants (April - July)
- B - Bag Goods (April - July)
- B - Seasonal Garden Tools (April - July)
- B - Watermelon (July & August)
- B - Holiday Décor (September - December)
- C - Salt, Propane (All Year)
- D - Cart Storage (All Year)
- E - Bag Goods Storage (April - July)

PARKING DATA
TOTAL BUILDING AREA
TOTAL PARKING
PARKING RATIO

172808 SFT.
850 SPACES
1:4.95

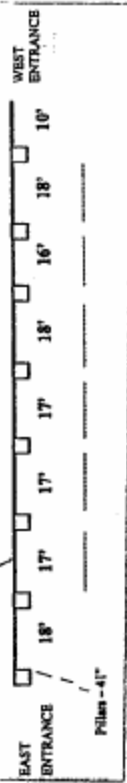


RETAIL

ROOSEVELT ROAD

Cart Store Vehicle will be similar to the picture minus the roof. The sides are made of chain-link fence with colored slats. The cart storage would be placed on the west side of the building, right next to the building and start after the handicap parking places. The storage would be between the building and parking barriers. No spaces will be lost.

FRONT WINDOW LAYOUT Dimension between Pillars





8 0 7 1 3 1 8 9

Tx:40184865

FRED BUCHOLZ, RECORDER

DUPAGE COUNTY ILLINOIS

09/11/2020 09:42 AM



DOCUMENT # R2020-102274

Village of Glen Ellyn

Ordinance No. 6791

**An Ordinance Amending Ordinance No. 5347 Granting Approval of
a Special Use Permit for Outside Display and Storage
for the Jewel-Osco
Located at 599 Roosevelt Road
Glen Ellyn, Illinois 60137**

Adopted by the
President and the Board of Trustees
Of the Village of Glen Ellyn
DuPage County, Illinois
This 27 Day of July, 2020

Published in pamphlet form by the authority
of the President and Board of Trustees of the
Village of Glen Ellyn, DuPage County, Illinois,
this 28 day of July, 2020.

PREPARED BY AND MAIL TO:
(VILLAGE OF GLEN ELLYN)
ATTN: VILLAGE CLERK
535 DUANE STREET
GLEN ELLYN, IL 60137

Ordinance No. 6791

**An Ordinance Amending Ordinance No. 5347 Granting Approval of
a Special Use Permit for Outside Display and Storage
for the Jewel-Osco
Located at 599 Roosevelt Road
Glen Ellyn, Illinois 60137**

Whereas, the Johanna Chacon, representing Jewel-Osco and the property located at 599 Roosevelt Road, has petitioned the Village President and Board of Trustees for approval of the following:

1. Approval of an amendment to the Special Use Permit granted on March 28, 2005 by the adoption of Ordinance No. 5347 to allow additional outdoor storage and display locations on the property; and

Whereas, the subject property is located on the south side of Roosevelt Road, west of Park Boulevard in the C3 Service Commercial District, and is legally described as follows:

THE NORTH 467.0 FEET (EXCEPT THE WEST 1166.82 FEET THEREOF) OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 23 AND THE NORTH 467.0 FEET OF THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER LYING WESTERLY OF THE CENTER LINE OF PARK BOULEVARD OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, SAID PARCEL ALSO KNOWN AS TRACT 1 OF JOHN S. WAGNER'S PLAT OF SURVEY, ACCORDING TO THE PLAT THEREOF RECORDED MAY 31 1956 AS DOCUMENT 798962, IN DUPAGE COUNTY, ILLINOIS.

EXCEPTING FROM THE ABOVE THOSE PORTIONS OF THE PREMISES LYING IN THE ROOSEVELT (ROUTE 38) ROAD AND PARK (JOLIET ROAD) BOULEVARD RIGHT-OF-WAYS

P.I.N. 05-23-104-037; and

Whereas, following due and proper publication of notice in the Daily Herald not less than 15 nor more than 30 days prior thereto, and following written notice to all property owners within 250 feet, and the placement of a placard on the subject property not less than 15 days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on

June 25, 2020, to consider the petitioner's request for approval of an amended Special Use Permit; and

Whereas, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from June 25, 2020 Plan Commission meeting, a copy of which is attached hereto as Exhibit "A", and by a vote of 9 "yes" and 0 "no", the Plan Commission recommended approval of the requested Special Use Permit amendment; and

Whereas, at the June 25, 2020 public hearing of the Plan Commission, the petitioner presented evidence and testimony relative to the requested Special Use Permit amendment and no persons spoke in favor of or in opposition to the request; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the June 25, 2020 Plan Commission public hearing and have considered the recommendation of the Plan Commission and hereby make the following findings of fact in regard to the request for an amendment to the Special Use Permit:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because outdoor storage is permitted in the C3 zoning district with the approval of a Special Use Permit.
2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area because the displays will not cause obstruction to users or neighbors, there are already displays located on this site, and there will be adequate space for customers to move between and around displays.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the display area will be clean and organized and not block or disturb customers or neighbors and because the displays are all temporary and can be removed if necessary.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services because displays will be treated in the same manner as any other area within the store and there will be no change to the public facilities and/or services due to the proposed displays.
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 displays will not create any additional costs or need for services.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the displays will not create additional traffic or produce excessive noise or conditions detrimental to the site or surrounding neighbors.
7. The project 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 existing vehicular access will not change.
8. The project will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the displays will not increase potential for flood damage to the property or surrounding properties. There will not be any increase in impervious surface due to the displays.
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community because the displays will not damage any features as there are no natural, scenic, or historic features in the locations where the displays are proposed.

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

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 minutes from the June 25, 2020 Plan Commission public hearing, a copy of which is attached hereto as Exhibit "A", and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the June 25, 2020 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Special Use Permit amendment to allow additional outdoor storage and display locations at the existing Jewel-Osco at 599 Roosevelt Road.

Section Three: Section Three of Ordinance No. 5347 is hereby repealed and replaced in its entirety to read as follows, and all new terms and conditions are underlined:

"Section Three: The grant of a Special Use Permit is conditioned upon and limited to the following:

A. Any outdoor sales and storage shall be in substantial conformance with the plans and testimony presented at the February 10, 2005, March 10, 2005 and June 25, 2020 Plan Commission public hearings and with the petitioner's application packet, including the later revisions made to outdoor sales and storage Area "A" and the following documents:

- *Special Use Permit application dated November 11, 2004*
- *Letter to the Plan Commission stamped received February 24, 2005 attached hereto as Exhibit "B"*
- *Proposed Cart Maintenance Plan attached hereto as Exhibit "C"*
- *Picture of Cart Storage "Shed"*
- *Letter to Village Board stamped received March 17, 2005 attached hereto as Exhibit "D"*
- *Pictures of Property*

- Sketch of Proposed Fence stamped received March 17, 2005
- Picture of Proposed Display Vehicle stamped received March 17, 2005
- Site Plan stamped received March 24, 2005 and attached hereto as Exhibit "E"

As well as the following plans from the petitioner's Special Use Permit application packet dated September 6, 2019. Where there may be conflicts or discrepancies between the plans and materials listed below and those identified herein above, the plans and materials listed below shall supersede and take precedent over any such plans or materials:

- Letter to the Plan Commission dated September 6, 2019, attached hereto as Exhibit "B" to the Ordinance amending the Special Use Permit approved by Ordinance No. 5347
- Site Plan Sketch of the existing and proposed display areas attached hereto as Exhibit "C" to the Ordinance amending the Special Use Permit approved by Ordinance No. 5347
- Display Dimension Exhibits attached hereto as Group Exhibit "D" to the Ordinance amending the Special Use Permit approved by Ordinance No. 5347

and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Plan Commission.

- B. Areas D and E shall be used for storage only and items shall not be displayed in Areas D and E for the purpose of sale.
- C. The petitioner shall provide an enclosed cart storage "shed" in Area D with opaque sides similar in color to the color of the building. The petitioner may choose whether or not to cover the cart storage area with a roof.
- D. Outdoor Storage and displays placed in front of windows shall not exceed three feet in height."

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

Section Five: Failure of the owners or other party in interest or a subsequent owner or

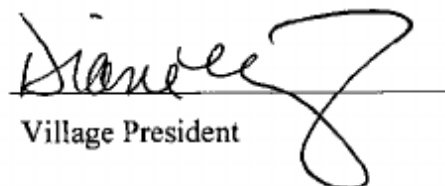
other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

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

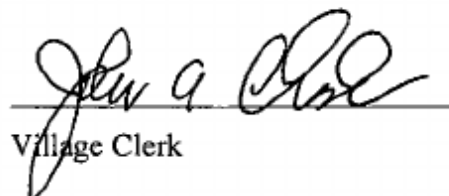
Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 27 day of July 2020.

Ayes		Diane McGinley	☒	Steve Thompson	☒	Mark Senak
	☒	Craig Pryde	☒	Bill Enright	☒	Gary Fasules
	☒	Kelli Christiansen				
Nays		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				
Absent		Diane McGinley		Steve Thompson		Mark Senak
		Craig Pryde		Bill Enright		Gary Fasules
		Kelli Christiansen				

Approved by the Village President of the Village of Glen Ellyn, Illinois this 27 day of July 2020.


Village President

Attest:


Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 28 day of July, 2020.)

Exhibit "A"

MINUTES REGULAR PLAN COMMISSION MEETING June 25, 2020

Call to Order and Roll Call

The meeting was called to order at 7:02 p.m. by Chairperson Mary Loch, who described the Commission's charge, advisory in nature, and listed the various methods used to notify the public of the meeting, a public hearing procedure, and allow for feedback from the public. She also outlined the evening's meeting procedures, explaining that due to COVID-19 concerns the meeting was being conducted remotely using Zoom platform technology.

Chairperson Loch introduced the following Village Staff participating in the meeting: Community Development Director Staci Springer, Planners Katie Ashbaugh and Kelly Purvis, Associate Planner Cole Jackson, Recording Secretary Barbara Dutton, and Board liaison to the Plan Commission Village Trustee Bill Enright.

In addition to Chairperson Loch, Plan Commissioners Lloyd Berry, Laura Broman Brown, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting carried unanimously by a roll call vote.

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of May 28, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin moved to approve the draft minutes of the May 28, 2020 Regular Plan Commission meeting; seconded by Commissioner Berry, the motion carried with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Berry, Mulherin, Fanella, Saeed, Broman Brown, Rodemann and Vondruska, and Chairperson Loch, voted "yes." Motion carried.

Public Hearing – 599 Roosevelt Road – Jewel Osco – Special Use Permit for Outside Storage of Merchandise

A motion to open the Public Hearing concerning Special Use Permit for Outside Storage of Merchandise at Jewel Osco, 599 Roosevelt Road was made by Commissioner Fanella, and seconded by Commissioner Saeed. The motion carried with a roll call vote of nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Berry, Mulherin, Broman Brown, Rodemann, Vondruska, and Chairperson Loch, voted "yes." Motion carried.

Staff Introduction

After being sworn in, Associate Planner Jackson, 535 Duane Street, Glen Ellyn, provided an overview of the request for an amendment to the special use permit granted by Ordinance 5347 to allow outdoor

sales and storage at the Jewel Osco at 599 Roosevelt Road. Displaying photo and map imagery, Planner Jackson gave a rundown of the uses in the area of the subject property: To the south are residential; and to the east, a small office district. Site plans delineated Park and Roosevelt entries to it, current outdoor storage and display, and proposed space for seasonal outdoor displays between April and July and September to December. Items are expected to include plants, produce, firewood, and holiday decorations. Because some of the proposed spaces are in front storefront windows, staff, said Jackson, is recommending any approval be on condition that displays not exceed 3 feet in height, as per request by the Police Department for safety.

Petitioner's Presentation

Sworn in were Petitioner representatives Johanna Chacon and Spiro Piperi, both of 599 Roosevelt Road, Glen Ellyn, Ill., Jewel Osco. Petitioner representative Chacon thanked Village staff for their help, and explained that the store would like to offer customers greater variety, and so is seeking to expand product display space in front of the store. She cited watermelons, pumpkins, wreaths, charcoal displays as examples, as well as said the grocery envisions placing for shopper consideration planters in front of windows in an aesthetic manner. Petitioner Piperi restated the goal to have greater variety of product for customers, and an eye-appealing presentation of wares. Chacon said displays would remain overnight and be moved around as supplies deplete.

Commissioner Questions

Commissioner Rodemann asked if the displays in front of the windows would be on palettes that look temporary. Mr. Piperi said these displays would not be palettes, but a temporary display fixture – most likely of seasonal plants – moved when products are sold. Watermelons, he said, would be on display only for a short time. Chairperson Loch asked if the proposed display were devised as a solution to better manage lines of customers under Covid19 conditions. Ms. Chacon responded that displays were planned to allow adequate space for shoppers with carts and should not present an issue relative to Covid19 protocols.

Commissioner Saeed asked if fencing would be placed around displays for late-night hours. Ms. Chacon said no plans were in place for such. Commissioner Heming-Littwin asked how deep the proposed displays by the windows would be and about the sidewalk depth. Ms. Chacon responded 2 ½ feet and 6 ½ feet respectively, but said that columns currently in place between windows already disrupt the sidewalk space.

Public Comment

There was no public comment.

Commissioner Saeed moved to close the Public Hearing; seconded by Commissioner Heming-Littwin, the motion carried by roll call with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Saeed and Heming-Littwin, Chairperson Loch, and Commissioners Berry, Brown, Fanella, Mulherin Rodemann and Vondruska voted "yes."

Commissioner Discussion

Commissioner Mulherin supports amending the special use permit, believing there is plenty of space for the proposed display plan at the grocery store. He added that, for the most part, drivers in the lot are considerate, and that encourage businesses to do well is in everybody's best interest.

Commissioner Heming-Littwin, who thinks it's common to have such displays and so is fine with the request, proceeded to move for the following:

After conducting a public hearing and deliberating on the request of Johanna Chacon, representing Jewel Osco for the property at 599 Roosevelt Road for approval of an amendment to a Special Use Permit to allow additional outdoor storage on the site, the Plan Commission hereby makes the following findings of fact:

1. The proposed use will be harmonious and in accordance with the general objectives, or specific objectives of the Comprehensive Plan and/or Zoning Code.
2. The proposed project is designed and shall be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property.
4. The proposed use will be served adequately by existing public facilities and services.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services.
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.
7. The project will have vehicular approaches to the property which shall be so designed as not to create an undue interference with traffic.
8. The project will not increase the potential for flood damage to adjacent property
9. The project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance.

Therefore, the Plan Commission recommends that the Village Board approve an amendment to the Special Use Permit granted by Ordinance No. 5347 in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code to allow additional outdoor storage at 599 Roosevelt Road subject to the following conditions:

- A. That the outdoor storage/display areas substantially conform with the site plan and testimony presented at the Plan Commission public hearing on June 25, 2020; and
- B. That the outdoor storage/display areas in front of windows shall not exceed three feet in height.

Seconded by Commissioner Mulherin, the motion carried by roll call with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Mulherin, and Chairperson Loch and Commissioners Berry, Brown, Fanella, Rodemann, Saeed and Vondruska voted "yes."

Public Hearing – 25780 IL-53 & 22W151 Butterfield Road – BP Wash-N-Go & Commercial Drive-Thru – Minor Subdivision with Variations (Extraterritorial)

A motion to open the Public Hearing concerning a Minor Subdivision with Variations relative to 25780 IL-53 & 22W151 Butterfield Road – BP Wash-N-Go & Commercial Drive-Thru, was made by Commissioner Heming-Littwin, and seconded by Commissioner Saeed. The motion carried by a roll call vote with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Saeed, Chairperson Loch, Commissioners Berry, Broman Brown, Fanella, Mulherin, Rodemann and Vondruska voted "yes."

Staff Introduction

Planner Katie Ashbaugh, Village of Glen Ellyn, 535 Duane Street, Glen Ellyn, was sworn in, and introduced the subject of the hearing: a minor plat of subdivision and required variances to the Subdivision Code in relation to the redevelopment of the southwest corner of State Route 53 and Butterfield Road, more commonly known as the BP Wash-n-Go. She noted an unoccupied Chase bank facility to the west of the BP Wash-n-Go, and reviewed the means of notice of this public hearing: publication in the *Daily Herald* on June 9, 2020, mailing to property owners within 350 feet of the subject properties, and a placard placed between the subject two properties.

Planner Ashbaugh stated that the subdivision—in unincorporated DuPage County – is "extraterritorial," being within 1 ¼ miles of Glen Ellyn's corporate boundaries, but not within the Village's zoning jurisdiction. She continued that the State, however, has granted the Village the authority to apply subdivision regulations, if the Village elects to do so, which it has.

Planner Ashbaugh provided the development history of the project, which included that the DuPage County Board, which has final zoning authority over redevelopment of the property, approved a planned unit development with five zoning deviations, a conditional use for a new gas station, convenience store and car wash to redevelop the existing BP, and a conditional use for a drive-thru, quick-service restaurant on January 28, 2020. She continued that on May 8, 2020, the DuPage County Plat Committee also approved the plat of subdivision that the Plan Commission was now reviewing this evening. She continued that now the plat, termed a minor plat subdivision in the Glen Ellyn Subdivision Code, is before the Plan Commission and that the final determination will be made on July 27, 2020, meeting of the Village Board in addition to the hearing for the annexation agreement.

The following variances being sought by the Petitioner are as follows:

- To not install sidewalks along Butterfield Road and State Route IL 53;
- To not install a multiuse path along Butterfield Road and State Route IL 53;
- To not install parkway trees along Butterfield Road and State Route IL 53; and
- To not bury existing overhead utility lines.

Planner Ashbaugh described the surrounding conditions of the subject property, which includes a Walmart store to the south; Hidden Lake Forest Preserve across Route 53 to the east, and townhomes to the north. She continued to describe the existing conditions of the current BP site, including its four curb cuts from roadway and the adjacent Chase site has a private-access drive not directly accessible from a roadway. She also stated the site's current zoning designation in the county is B1. She described the surrounding properties' zoning designations as follows: residential zoning (R3) is to the north; the Forest Preserve to the east is R1 zoning designation in the Village of Downers Grove. She added that the development also incorporates a small 0.15 acre parcel under contract for purchase.

Planner Ashbaugh briefly described the proposed redevelopment as approved by DuPage County and the two access points, being a right-in right-out on Butterfield Road and a second right-in right-out on State Route 53.

Commissioner Rodemann inquired if a canopy, as appeared in a rendering (evidently over vacuum stations), was to be included as it wasn't noted on the site plan. Planner Ashbaugh said she'd defer to the Petitioner on a response. Commissioner Rodemann speculated that storm water management would be worked out at the County level.

Planner Ashbaugh pointed out that the landscape plan calls for installation of trees along the north and east property lines on the subject site on the private property, noting that IDOT does not permit them in either right-of-way. She stated that the Plan Commission may recommend approval, approval with conditions, or denial of the minor subdivision, and may recommend a combination of variances or none. The petitioner, she said, has provided details of hardships relative to the variances requested.

Commissioner Fanella asked for confirmation that the variance requests were because IDOT directives would not allow the petitioner to fulfill the Village's subdivision code requirements. Planner Ashbaugh stated this was correct, but pointed out that some design constraints were related to utility placement and that the sidewalk and multi-use path replacement carried a drainage concern.

Petitioner's Presentation

Sworn in and representing FMI Properties, LLC, was Petitioner Mark Gil, 2429 Old Tavern Road, Lisle; and project engineer Steve Shanholtzer, Manhard Consulting, 700 Springer Drive, Lombard, Ill. Mr. Gil, who is managing partner of FMI Properties, LLC, the developer, said he owns the BP station and has a history in and close ties to the community. He said that the planning process for the development proposed has been transparent and has invited community input, yielding substantial support.

He confirmed that since the DuPage County Board approved the site plan that IDOT has required a right-in/right-out Route 53 access, and noted that left-turns will be prevented by a curb on the road because of a median. He said the site plan delineates 10 vacuum stations, but that charging stations are being explored. Regarding storm water and impervious surfaces, Mr. Gil said the current site has 57 percent impervious, but after redevelopment will be 58 percent, going up by some 2,000SF, which is beneath County's threshold, will not require retention.

Mr. Gil continued to provide the status of the redevelopment, stating that the former Chase building is set for demolition and conversion to a quick-service restaurant with a drive-thru, in the form of a

2,200SF structure for a tenant. He said the stacking will accommodate 19 cars, so they will not back up on to Butterfield Road. He said that's about double the traffic the tenant typically sees at their restaurants in terms of stacking. He added that an outdoor seating area and bicycle racks will be featured.

Mr. Gil said the current gas station will be demolished and replaced with a convenience store-gas station facility supporting 12 fueling positions. Mr. Gil said that the approximately 3,800SF convenience store will prominently feature foodservice, and have an 800SF outdoor seating area. He continued that the carwash will have a dual-lane approach, and could conceivably contain water-reuse applications.

Mr. Gil said that the proposed right-in/right-out on Butterfield will be placed at point from the intersection to create a distance that pleases IDOT, which is requiring a deceleration lane on Butterfield Road. He touted the gas station's tradition of thoughtful landscaping, outlining the landscape plan for the new development, to feature an array of trees, shrubs, ornamental grasses, perennials and vines.

Commissioner Questions

Commissioner Mulherin asked about plans for mitigating rain runoff, and potential underground leakage from tanks, noting the site to be in a high-risk aquifer location. Mr. Gil explained that currently in the ground are single-wall steel tanks that have associated protection, though acknowledged that the technology is old. He said that new tanks will be double-walled, have sensors to alert of breaches, and that there will be a containment mechanism under fuel dispensers to capture leakage. Mr. Shanholtzer also addressed the water runoff query, stated that the site primarily drains to Route 53, and indicated that a storm sewer system will collect contact storm water on the new parking facility. He added that a manufactured storm water treatment device adjacent to the fueling area will treat storm water before it is discharged into the IDOT storm sewer, capturing the "first flush" in the event of a spill or fuel getting washed into the storm sewer.

Commissioner Heming-Littwin asked if the new facility would still accommodate signs such as those bearing birthday wishes. Mr. Gil expects that practice will remain.

Commissioner Saeed asked if the petitioner had discussed with IDOT permission to bury utility cables. Mr. Shanholtzer indicated that FMI is working with IDOT on planning improvements, and also pointed out that overhead wires lie along both roads, which he asserts, make the utility companies not inclined to want to bury a section of infrastructure. Mr. Gil said that a challenge in coordinating plans with IDOT, as road-widening plans are in the offing. The expectation of a "taking" to accommodate new left-turn lanes, he said, is the reason FMI is asking for a variance on widening. He mentioned restricted space as a factor as a barring underground lines.

Commissioner Brown asked Mr. Gil how bikes would enter the property to go to the restaurant and convenience store. Mr. Gil stated he is aware of plans for a bike path, which he hopes will reach feature a bridge over Butterfield Road. He noted a planned pathway into the nearby preserve, and hopes a way can be found to accommodate safe access to the subject site from across Route 53. He believes that at present the safest crossing is at the Butterfield Road intersection, where push-button signals will facilitate crossing from Hidden Lake.

Commissioner Rodemann asked whether sidewalks were not going to be installed due to IDOT prohibition. Mr. Gil stated that IDOT is not putting anything on his side of the street. Commissioner Rodemann asked how many employees were to be onsite at a time, noting site planned components as it relates to parking, and expressing a concern that the plan was "under parked." Mr. Gil responded average two in the store and two at the car wash, but that it could be higher during peak season. He added that FMI was granted a five-space variance from the County on parking spaces for the restaurant, as the drive-thru is projected to make up 60 percent of traffic.

Commissioner Berry asked if the restaurant tenant is subject to approval of the various groups involved. Mr. Gil said he has a signed letter of intent, and a yet-to-be-signed lease that it is not contingent upon these proceedings.

Public Comment

Planner Ashbaugh read the following letter, received in advance of the meeting, into the record:

Kevin Stough, Land Preservation Manager, Forest Preserve District of DuPage County, 35580 Naperville Road, Wheaton, IL: "Dear Ms. Loch, The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding FMI Properties, LLC's request for approval of a Minor Subdivision and multiple variances as it relates to the properties located at 25780 State Rt. 53 and 22W151 Butterfield Rd. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

District Staff has reviewed the information provided and does not have any comments."

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Fanella, the motion carried by roll call vote with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Fanella, Chairperson Loch, and Plan Commissioners Berry, Brown, Mulherin, Rodemann, Saeed and Vondruska voted "yes."

Commissioner Comments

Commissioner Fanella expressed that, based on the testimony provided and the requirements of IDOT, she approves of the plan as presented.

Commissioner Berry opined that the proposed project represents significant improvement to that corner.

Commissioner Rodemann said he is in full support of the plan, which he called "well-thought out." He said his only concern – being aware of flooding that has occurred in the area – is the storm water aspect, but he is comfortable knowing that this will go through a process of review.

Commissioner Mulherin said he "totally" supports the proposal, seeing it as being a vast improvement of the site, which he looks forward to seeing.

Commissioner Vondruska concurred that the concept presents a "big improvement," and doesn't see any major issues with the plan, and it is nice to see significant improvements being made to the corner.

Commissioner Heming-Littwin moved, seconded by Commissioner Saeed, to recommend approval of a Minor Subdivision Plat with variances at 2S780 State Route 53 & 22W151 Butterfield Road (BP Wash N Go Redevelopment), declaring the following:

After conducting a public hearing and deliberating on the request of Mark Gil, representing FMI Properties, LLC, for the properties at 2S780 State Route 53 & 22W151 Butterfield Road to be subdivided as depicted on the plat presented and available for public review and so as to construct the development as depicted on the plans presented and available for public review, the Plan Commission hereby makes the following findings of fact:

In regard to the request for approval of a Minor Subdivision Plat in accordance with in accordance with Section 11-3-7 of the Glen Ellyn Subdivision Regulation Code, the Plan Commission finds that

1. The applicable statutory provisions are met;
2. Although the Village of Glen Ellyn Zoning Code does not apply as the properties are within unincorporated DuPage County, the proposed two lots resulting from this Minor Subdivision Plat do meet the minimum lot size requirements of the planned future zoning district designation of C3 Service Commercial within the Village;
3. All other applicable laws of the appropriate jurisdictions are met or will be met as required by the DuPage County Building & Zoning Department;
4. The purpose and intent of the Village of Glen Ellyn 2001 Comprehensive Plan and most recently adopted capital improvement plans are met;
5. The special requirements of the regulations and any rules of the county health department and/or appropriate state agencies are met or will be;
6. The rules of the Illinois Department of Transportation are met;
7. The DuPage County Countywide Storm Sewer and Floodplain Ordinance as adopted, amended or varied by the Village; and
8. The Village of Glen Ellyn standard for construction of public improvements, except those for which the petitioner is requesting the following variations from the Subdivision Code, are met; and

In regard to the request for approval of the following Variances from the Glen Ellyn Subdivision Regulations Code in accordance with Section 11-3-11 of the Glen Ellyn Subdivision Regulations Code, the Plan Commission further finds that:

1. Subsections 11-4-7(A) and (B) do not require the installation of sidewalks with a minimum width of 5 feet along both sides of the right-of-way adjacent to the subject property;
2. Subsection 11-4-7(D) to not require the installation of a multi-use path with a minimum width of 10 feet in the right-of-way adjacent to the subject properties, per the 2014 DuPage County Regional Bikeway Map;
3. Subsection 11-4-8(A) to not require the burial of communication and electric facilities in the right-of-ways adjacent to the subject property; and
4. Subsection 11-4-9(C) to not require the installation of parkway trees in the rights-of-way adjacent to the subject properties.

Therefore, having considered the petition of Mark Gil of FMI Properties, LLC, owner of the properties at 25780 State Route 53 & 22W151 Butterfield Road, to request said properties to be subdivided as depicted on the plat presented and available for public review so as to construct the development as depicted on the plans presented and available for public review, the Plan Commission recommends that the plat, plans and the presentation which included the findings associated with the Minor Plat of Subdivision and the requested Variances from the Subdivision Code have been satisfied and therefore recommends that the Village Board approve the Minor Plat of Subdivision and related Variances as requested.

The motion carried by roll call vote with nine (9) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Saeed, Chairperson Loch, and Commissioners Berry, Brown, Fanella, Mulherin, Rodemann and Vondruska voted "yes." Motion carried.

Trustee's Report

Village Board Trustee Bill Enright began his remarks by saying that the proposed project discussed immediately prior sounds like it will be "a cool gas station" if it all goes through. He reported that the Village Board had voted to make Glen Ellyn "100-percent green" with its electricity purchases, so will continue with a green program. The Board, he said, also voted to ask the Forest Preserve District to allow the American Legion to use the McKee House at Churchill Woods for meetings and to give the Legion time to raise rehab funds, and is waiting to hear back from the Forest Preserve District on this.

Chairman's Report

Chairperson Loch thanked Staff for facilitating this remotely conducted meeting.

Staff Report

Planner Purvis announced a project coming forward for a townhome development at 403-07 Duane Street. Anticipated to be the subject of a July 9th public hearing, she said the Plan Commission will be asked to consider zoning variations and exterior appearance approval. She also mentioned the prospect of a small cell text amendment and other amendments, and expects a heavy autumn schedule.

Planner Ashbaugh reported that applications have been filed for formal approval of the Planned Unit Development with zoning deviations and exterior appearance in connection with apartment complex proposed for the McChesney site. She said staff is hoping for continued updates to the architectural design and is seeking professional feedback, which will hopefully get incorporated before an autumn hearing. Director Springer reported that the Village Board reviewed the project and numbers related to the TIF request and overall were supportive of a TIF incentive subject to approval of the project.

Director Springer also described the work and composition of the "Architectural Appearance Group," a volunteer body of professionals formed to offer suggestions for project designs, and which provided input to the aforementioned Duane Street townhome concept. Lastly, she stated that under Phase 4 of the Governor's reopening plan, Village offices would reopen to the public on Monday, June 29th.

Other Business

None.

Adjournment

Following a motion by Commissioner Fanella to adjourn second by Commissioner Saeed, after a voice vote, Chairperson Loch concluded the meeting at 8:49 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP
Planner, and

Cole Jackson
Associate Planner

Exhibit "B"

09/06/2019

RE: **Special Use Permit**
Jewel-Osco #3340
599 Roosevelt Road
Glen Ellyn, IL 60137

Dear Members of the Glen Ellyn Plan Commission:

Jewel-Osco would like to request permission from the Village of Glen Ellyn to add additional outdoor display areas at the above caption location.

The attached diagram outlines, in red, **THREE** areas with the specific location, layout and dimensions of these new outdoor display areas.

- o Area F (Under West Canopy) - *Display Area size – 3' W x 29' L x 6' H*
- o Area G (Under East Canopy) - *Display Area size – 3' W x 18' 4" L x 6' H*
- o Area H – located between the front window columns.
 - Display Area (1) 2' 5" W x 18' L x 5' H*
 - Display Area (2) 2' 5" W x 17' 3" L x 5' H*
 - Display Area (3) 2' 5" W x 16' 3" L x 5' H*
 - Display Area (4) 2' 5" W x 18' 3" L x 5' H*

The display areas will allow the store to showcase additional seasonal or high demand product such as:

- o **April thru July**
 - Seasonal Plants & Produce - i.e. Hydrangeas, Hanging Baskets, Potted Plants, Watermelon.*
 - Summer Items - i.e. Charcoal, Firewood, Soil.*
 - Water/Beverage Displays (April thru July)*
- o **September thru December**
 - Holiday Décor - i.e. Pumpkins, Wreath, Firewood.*

Product will remain outdoors throughout the evening and will be displayed for the seasonal period agreed upon or until product is depleted.

In addition, depending on the amount of product remaining, displayed product may be shifted between display areas throughout the season in order to enhance the look of the store or to accommodate additional product display.

Approved display dimensions will be considered when shifting product in between display areas.

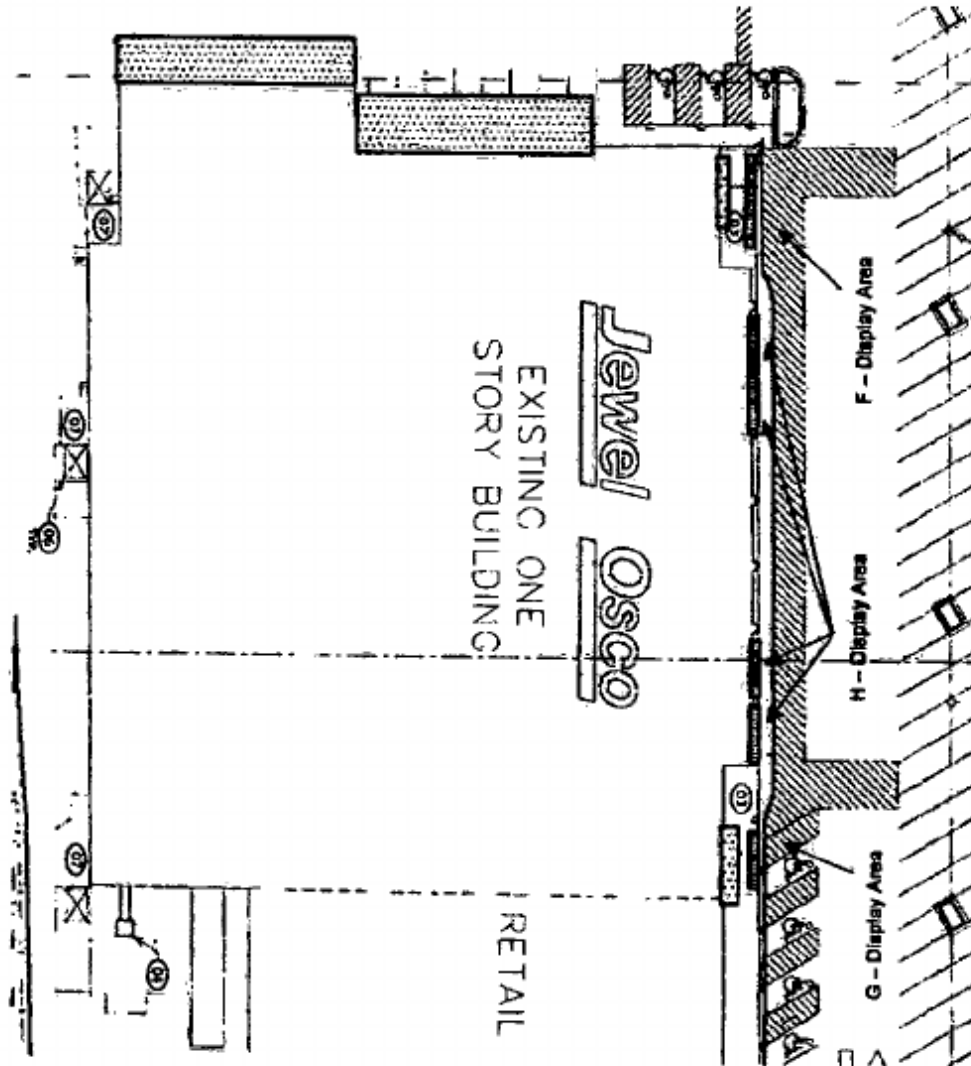
Sincerely,

Johanna Chacon
Assistant Secretary

Jewel Osco

STORE NO. 3346
509 E. ROOSEVELT RD.
GLEN ELLEN, IL 60137

Exhibit "C"



Proposed Area (F), (G) and (H) to be utilized for Seasonal Displays between April thru July and September thru December.

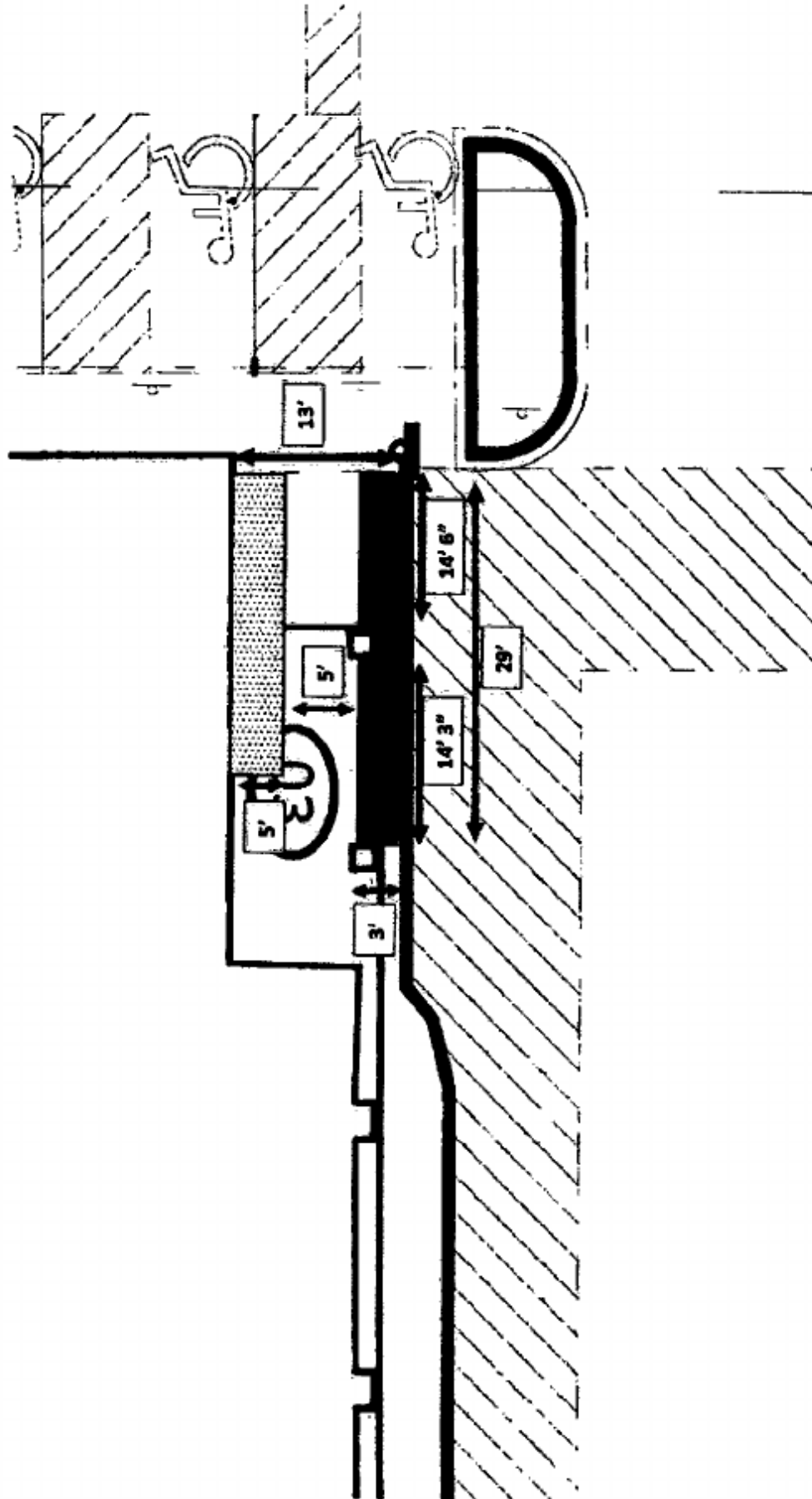
Example:

- Seasonal Plants & Produce (April thru July)
 - i.e. Hydrangeas, Watermelon
- Summer Items (April thru July)
 - i.e. Charcoal, Firewood
- Water/Beverage Displays (April thru July)
- Holiday Décor (September thru December)
 - i.e. Pumpkins, Wreath, Firewood

Exhibit "D"

EXHIBIT F

DISPLAY AREA 6' (H) x 3' (W) x 28' (L)

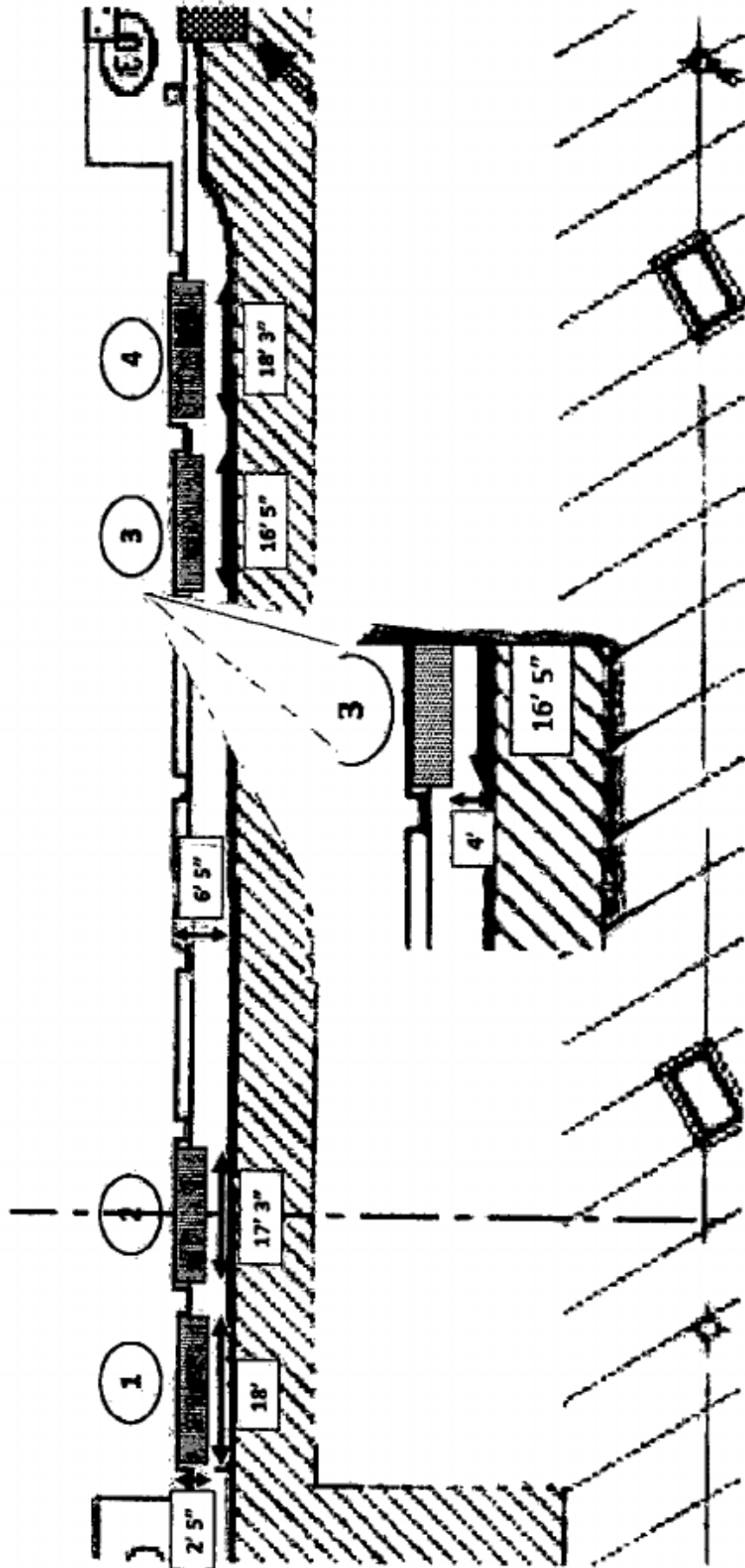


Jewel Osco

STORE NO. 3340
590 E. ROOSEVELT RD.
GLEN ELLEN, IL 60137

EXHIBIT H

DISPLAY AREA (1) 5' (H) x 2' 5" (W) x 18' (L)
DISPLAY AREA (2) 5' (H) x 2' 5" (W) x 17' 3" (L)
DISPLAY AREA (3) 5' (H) x 2' 5" (W) x 16' 5" (L)
DISPLAY AREA (4) 5' (H) x 2' 5" (W) x 18' 3" (L)



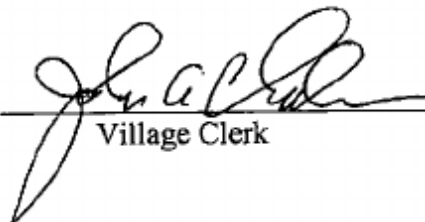
CERTIFICATION

I, John Chereskin, 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. 6791, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 27 day of July 2020, and that the same was signed and approved by the President of said Village on the 27 day of July 2020.

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 27 day of July, 2020.

CORPORATE SEAL


Village Clerk



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

Meeting 7/25/2024 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2024-502)**

DOC ID: 2024-502

Public Hearing - Proposed Text Amendments Regarding the Keeping of Hens within the Village.

Statement of the Issue:

Village staff is requesting review of proposed text amendments regarding the keeping of hens to the Village Code at a public hearing and subsequent recommendations to the Village Board.

Analysis:

In 2023, a local group known as Hen Ellyn approached the Village Board seeking code changes to allow the keeping of hens within the Village. The Village Board directed staff to begin researching the issue and to bring the results to the Plan Commission for consideration.

Draft text amendments were brought forward to the Plan Commission during the March 9, 2023, meeting. The Commission reviewed the draft regulations, held a public hearing, and asked a series of questions to Village staff. Members of Hen Ellyn and other residents voiced their support for the code amendments and promised to provide additional suggestions and resources based on the concerns expressed by members of the Plan Commission.

This discussion was continued to April 2023 where it was tabled due to Village staff constraints until May 25, 2023. In this meeting, Planning Consultant Scott Viger sought to answer questions that were raised by the Plan Commission. The proposed hen keeping text amendment was not continued to any additional Plan Commission meetings, nor was the proposed text amendment acted on by the Village Board.

In 2024, the topic of hen keeping was broached at a Village Board Workshop on April 15, again by Hen Ellyn. Community Development Staff was instructed to revisit the proposed text amendments from the previous year. Village staff met with a representative of Hen Ellyn and conducted an interview with the Animal Curator at the Cosley Zoo in Wheaton, Angie Musselman, to investigate best practices of hen keeping in residential environments. The following is a summary of changes to the proposed text amendments from the 2023 draft, while also noting how the new proposed text amendments address major questions from the Plan Commission in March 2023.

Shed Size

10-5-23 (B)2.

This proposed text amendment reduced the maximum allowed coop size from 150 square feet to

100 square feet. Although the previous text amendment notes that 150 square feet for a chicken coop would be rare, this proposal instead allows for a total of 150 square feet for both a chicken coop and a chicken run. The 2024 proposal increases the minimum square footage from 3 sq. ft per hen to 4 sq. ft per hen. The rationale for this increase is predicated on accepted best practices of 3-5 sq. ft per hen. Ridge height was changed from a maximum of 15 feet to a maximum of 10 feet, citing Angie Musselman of the Cosley Zoo, although hens like an elevated place to roost, this height is more than satisfactory.

Zoning and Yard Requirements

10-5-23 (A).4.

Like in the 2023 proposals, the keeping of hens is proposed here only for residentially zoned properties improved by a single-family residential structure. Hen Ellyn proposed a progressive scale for lot size to assuage previous concerns of noise or odor on smaller lots. This proposal allows for up to 8 hens on lots greater than 15,000 sq. ft, whereas lots less than 10,000 square feet are allowed a maximum of 4 hens. Item (A).4.a. establishes a minimum flock size of two hens. This requirement is derived from best practices for hen-keeping, as this species is considered a social animal.

10-5-23(B).2.c. and 10-5-23(B).2.d.

In addition to lot size restrictions, Village Staff believes that a required setback from adjacent residential properties also addresses nuisance concerns. A 30-foot setback from a neighbor's primary residential structure is proposed. Furthermore, a 10-foot setback from all property lines is maintained from previous proposals. Although most accessory structures maintain a 10-percent lot width setback requirement, other accessory structures, or obstructions (like sport courts) have a higher standard for setbacks. Although the requirements for this specific structure are more involved than other small building permits, staff believes that the volume of applications will be relatively low and that this higher level of zoning review will not be burdensome.

10-5-23(A).3.

Text on hens' ability to roam has been revised to allow such activity only in fully enclosed yards in the presence of a hen keeper, eliminating language referring to temporary fencing. Hens must remain in their coop and enclosure when unattended. However, fences are not included as a requirement for the construction of a coop in general.

10-5-23(B).1.f.

The 2024 proposal allows for chicken coops to be built within 5 feet of detached garages or sheds, where this would otherwise not be allowed for other accessory structures. This easing of the accessory structure requirements was reached as oftentimes the most logical location for a chicken coop would be abutting a shed or garage. The two structures combined must not exceed the maximum size for a detached garage or shed, and the coop must satisfy all coop setback requirements therein.

General Updates and Changes

10-5-23(C)

This text amendment revision adds the requirement for the submittal of a site plan, including a construction plan if the coop requires electrical review. In addition to the site plan, hen keepers are required to submit a "hen keeping plan" which details the number of hens in the proposed flock,

and an acknowledgment that eggs are for personal, non-commercial use.

10-5-23(A).7

Citation to Title 6 Chapter 3 (Animal Control) and Title 7 (Health and Sanitation) in an effort to answer previous Plan Commission concerns regarding community health.

Budget Impact:

The keeping of hens will have no significant impact on the Village budget

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the petitioner's request for special use and make a recommendation to the Village Board for approval, approval with conditions or denial.

Attachments:

1. Proposed Hen Keeping Text Amendments
2. March 9, 2023, Plan Commission Minutes
3. May 25, 2023, Plan Commission Minutes

DRAFT ZONING CODE TEXT AMENDMENTS

July 25, 2024

Underlined = New Text; ~~Strikethrough~~ = Deleted Text

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

Proposed definitions to add to Section 10-2-2:

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

Rooster: the male of the species Gallus gallus domesticus (chicken).

Coop: A covered outside enclosure constructed for the purposes of keeping hens.

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

10-5-23. - Keeping of Hens

(A) General Regulations:

1. The keeping of hens is permitted on any residentially zoned property (RE, R0, R1, R2, R2B), which is improved with a principal single-family residential structure.
2. Hens shall be kept only in a covered outside enclosure (coop).
3. When unattended, hens shall only remain within approved chicken coops and runs. Hens shall be allowed to roam in fully enclosed rear yards only in the presence of an owner or keeper.
4. Flock Size:
 - a. A flock of at least two (2) hens is required.
 - b. Lots 15,000 square feet or greater may keep or harbor a maximum of eight (8) hens.
 - c. Lots greater than or equal to 10,000 square feet but less than 15,000 square feet may keep or harbor a maximum of six (6) hens.
 - d. Lots less than 10,000 square feet may keep or harbor a maximum of four (4) hens.
5. No person shall keep or harbor any rooster.
6. There shall be no slaughtering of hens on the premises of any residential lot, whether for purposes of consumption, euthanasia, or any other purpose requiring the culling or butchering of an animal.
7. Keeping of hens shall be in compliance with all relevant sections of Title 6 Chapter 3 Animal Control and Title 7 Health and Sanitation.
8. Any product of hens (eggs) kept or harbored within the Village is restricted to personal consumption and use.

(B) Coop Regulations:

1. Yard Requirements:

- a. One (1) coop permitted per single-family residential lot.
- b. Coops shall be located in the rear yard area only and are prohibited in all Front, Corner Side and Side Yards areas.
- 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. Coops constructed within ten feet (10') of the principal structure must follow rear yard setback requirements of the principal structure; and any side yard setback requirements of the principal structure, if greater than the required ten feet (10').
- d. No coop, enclosure or confinement used for the purpose of housing hens shall be erected or maintained within thirty feet (30') of any occupied residence other than that of the owner at the time of coop construction.
- 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. A coop may be constructed within five feet (5') of a detached garage or a shed if the coop satisfies all setback requirements and if the aggregate square footage of both accessory structures does not exceed the maximum size for a detached garage (660 feet) or shed (150 feet).

2. Coop Construction Requirements:

- a. Coops shall not exceed 100 square feet in area. The total area including any secured and attached confinement such as a chicken run may not exceed 150 square feet.
- b. Coops shall provide a minimum of four (4) square feet of area per hen.
- c. The maximum coop ridge height shall not exceed ten feet (10').
- d. Coops shall be constructed of quality durable building materials.
- e. Coops shall be constructed in a workmanlike manner and maintained to be weatherproof in order to withstand inclement and extreme weather, and predators.
- f. Coops shall be insulated to maintain a habitable temperature at all times. No electric heat implements shall be permitted without electrical review.
- g. All coops shall be designed and constructed with adequate ventilation and in a manner that allows them to be easily cleaned. The interior area of any coop and the rear yard area shall be maintained in a sanitary condition at all times.
- h. All feed shall be kept and maintained in rodent proof containers.

(C) Submittal Requirements:

1. Completed application for a Small Building Permit.
2. All applications for enclosures must be submitted for review with a review fee.

3. In addition to permit application, owner must submit a hen-keeping plan to address the number of hens that will be kept on the property, and to assure that any product of hens (eggs) is reserved for personal consumption and not sale.
4. For the purposes of a site plan, a plat of survey, drawn to scale, including:
 - a. Location of the enclosure and distance from the principal structure.
 - b. Distance to the property lines.
 - c. Dimensions and square footage of the enclosure (coop) and any permanently attached confinement (chicken run).
5. When necessary, construction plans and cut sheets for the purposes of electrical review.

Amend Section 10-5-5 Table 10-5-5B4 to add chicken coops as an accessory structure to be allowed in the rear yard, deviations of 10' and 30' property line setbacks.

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

6-3-8. - Prohibited animals.

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

The proposed revision to section 6-3-8 of the Police Regulations title of the Code of Ordinances is included in order to avoid conflicts with the proposed text amendments. This proposed language is not subject to Plan Commission review and is provided as information only.

DRAFT 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. 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. Commission 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

DRAFT 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