

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 to 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 on 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. 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. 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	51
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.	52	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.	53

1 One of them that Mark Roomey just talked⁵⁴ 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	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
1 existing residence that has extreme overgrowth and⁵⁶ 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	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 86 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	1 CHAIRMAN LOFTUS: Okay. The next 87 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
1 in and make the staff presentation. 88 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.	1 The ordinance also included an exterior 89 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.

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,

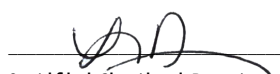
1 we even also had control of naming the center.¹²⁶ 2 COMMISSIONER WYANT: The entire 3 pylon; okay. Nice job on your negotiation. 4 MS. FILES: Thank you. 5 CHAIRMAN LOFTUS: Any other 6 questions from staff or petitioner? 7 (No response.) 8 CHAIRMAN LOFTUS: None being heard. 9 Thank you. 10 MR. HALDEMAN: 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 ///
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