

MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, March 20, 2025 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

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

Roll was called. Chairperson Loftus, Plan Commissioners Arango, Brown, Cooper, Pesce and Dawson were present; Commissioner Wyant and Kreuzer were absent.

Also in attendance: Jennifer Hennigan, Director of Development Services, Steve Thompson, Village Board Liaison, Daniel Harper, Planning Manager and Adriana Ohl Zamora, Recording Secretary. Andy Downey, Commander, Glen Ellyn Police Dept.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the February 6, 2025, Plan Commission Meeting Minutes

Commissioner Cooper moved to approve the minutes as amended and revised by the 2-page revision provided by staff upon the recommendation of Chairperson Loftus. Commissioner Dawson seconded the motion, and the motion passed by voice vote.

2. Review and Approval of the February 27, 2025, Plan Commission Meeting Minutes

Commissioner Dawson moved to approve the minutes as amended. Commissioner Cooper seconded the motion, and the motion passed by voice vote.

D. Old Business

1. Public Hearing Continuation- 800 St. Charles Road - Ackerman Park Community Gardens, Zoning Map Amendment, Special Use Permit and Zoning Variation

Daniel Harper, Planning Manager, Village of Glen Ellyn presented to the Plan Commission that this item was presented to the Plan Commission during the February 27 meeting. The Plan Commission expressed concern with the number of parking spaces to be provided in relation to the amount of garden plots being proposed and traffic circulation. The Plan Commission voted to continue this item to the public hearing of the March 20, 2025 Planning Committee Meeting and asked the applicant to provide an alternative plan.

Mr. Harper, showed pictures of the proposal which include proposed usage of community gardens, a gazebo, a shed and portable restroom facility. The Proposed site plan includes 76 garden plots, and 7 parking spaces. During the Feb 27th public hearing a lot of concern for the demand the plots would create and lack of parking opportunity and maneuverability in terms of Lennox Road and access into the parking lot.

Drawings provided to Village by the Park District as revised shown to Commission Members

The Park District is proposing to reduce the number of planting plots to 38 and stripping last parking space to delineate turnaround area. To address concerns of traffic, they are proposing a traffic sign just past entrance apron of the parking lot that states "no traffic beyond this point" to dissuade traffic.

Commissioner Questions

Commissioner Cooper- Commander Downey, when we met last month, my concern was with parking for access to garden plots and also turn arounds. We had one neighbor that did not want their driveway to become a turnaround spot. I was concerned that

in times of peak demand, that the parking lot as designed would not accommodate it, both the number of spots and the ability to enter and exit would be inadequate. Looking at the parking lot as configured, does the police dept have a sense of whether that would be a workable solution for cars that come in and may need to turn around?

Sworn in- Andy Downey, Commander, Village of Glen Ellyn Police Dept.- During the staff conversations, some of these parking concerns were discussed and the police department certainly had expressed concerns wanting the project not to be impactful to the area neighborhood more so than any other location would be. It is hard to know what exactly the demand and usage and frequency of vehicles in that area would be so it is difficult to say whether the parking spaces would be truly adequate or would create an issue at this time. However, what Mr. Harper has presented, that has been taken into consideration and feedback has been taken in reference allowing the accommodation that can be made there.

Commissioner Cooper- Does the Police Dept. have any concerns with people parking on east side of Lennox Rd?

Commander Downey, Police Dept. Village of Glen Ellyn- I think it depends largely on the volumes of vehicles that would be impactful to the area., it's hard to know given the dynamics of the street, and how it is structured there is not a turn around to accommodate someone. A common complaint that we may receive is that people use private driveways to turn around. It is difficult for us to forecast what the volume of traffic would be. The way the street currently is, there is a dead end so if it was inadequate there is a potential for street parking. but I cannot forecast what that need would look like.

Commissioner Cooper- If we end up with parking on Lennox Rd., and we have incidents of people using private driveways for turnarounds, does police dept. have a proposed solution?

Commander Downey, Police Dept. Village of Glen Ellyn- In other areas where we experience complaints or concerns from residents regarding private driveways being used for turnarounds, we generally try to mediate that and we would work with the park district or any other entity to try and find a solution rather than to recommending further regulation of that area. A lot of times we don't find out of those concerns until after they have occurred so often times if we get a complaint or concerned citizen that reaches out, the person has left and those are usually follow up conversations with who ever is responsible for the party to address those concerns to see if we can find a solution to that would be a long-term solution.

Chairman Loftus- Lennox is a fairly narrow street, there is no "no parking" signs on other streets in the Village, the question I would have is, is there a consideration of making one side of Lennox St. a no parking side? Is that process to make that happen a police directed or initiated by a study or is that something the Village would have to do or collaboration between Village Administration and Police dept. to take a look at whatever studies or needs to be done to assign no parking on one side of the street so that it's still safe for any kind of emergency vehicles to get through from a situation that you have two legally parked vehicles that block the road?

Commander Downey, Police Dept. Village of Glen Ellyn- That is a common concern we have to address, as far as reducing the width for emergency vehicles or larger passenger vehicles. As a short-term way to address that, is that the police dept. does have the ability and authority to post temporary parking restrictions on one side, which is sometimes something we would do to see if that makes an improvement before we recommend a permanent change. The Police Dept. tries to not make recommendation for permanent changes unless they feel that it's actually needed, over regulation sometimes just creates bigger issues long term. But if sometimes does come forward that is something the police dept would review and we would make recommendations whether we think there should be further restrictions and or ordinance changes to address a parking issue or further needs from there.

Petitioner Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - We are trying to make concessions here by reducing the number of garden plots, previously we had two handicap stalls, we reduced one to add the turn around stall. I would like to add that people get these plots for the year, so we would have 38 individuals and we have an onboarding process with them. We can communicate with them on a regular basis, so if traffic and their behavior at the garden plots would be an issue, we would be able to communicate with them. Further we have a great relationship with the police department and the village.

Commissioner Dawson- Looking at the graphic, I see the dashed line below, is that intentional, is that something in the future you would go back and add?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Two things, one we wanted to graphically represent how much we reduced just as a reminder we essentially cut the garden plots in half based on the commission's

comments. I could see a scenario in the future where the park district owned home, we could raise that and add as a parking lot to accommodate lots in the future.

Commissioner Dawson- During the last Q&A with the resident, a comment was made to make parking to the other side of the lots, with this reduction, could you add parking?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Yes, as a reminder, time is of the essence as we have a grant deadline in September. Sure, there are a lot of logical things that you could do with that Parking lot, that would mean having it re-engineered and submitting back to the Village for engineering which would take time that we really don't have, at this point we would rather work with the variable of the garden plots. I will also add that this is not only for garden plots it's about outdoor education and connectivity to these passive trails in Lennox Woods. I have talked to outdoor education team and they are ok and prefer with staging up in Ackerman, so all the traffic with the classes will be at Ackerman. There will be a path way that connects from Ackerman to the Plots, we will minimize traffic.

Chairman Loftus- Will the pathway be created at the same time?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Yes, it is the same project, same time line.

Commissioner Arango- The reduction in the number of plots, is the idea on the thinking to reduce the traffic that would be coming down Lennox and parking issues?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - We reduced the number of people that are going to the garden plots, from 72 to 38.

Commissioner Arango- I will have to say that I still have an issue with the turnaround. I think using the additional land would make sense to open that up if nothing else to alleviate Lennox traffic.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Are you suggesting we parking in the grass on park district property?

Commissioner Arango-No, I am suggesting that a Parking area where the plots were reduced be ear marked for parking. That would get traffic off of Lennox, and egress would be so much easier.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Certainly we would be amenable to allow parking on the grass within Village ordinances of course.

Commissioner Arango- I am talking about a paved lot.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - In the future, we could consider that.

Commissioner Arango- I personally think we still have a problem with Lennox Rd and traffic even with the reduction in the number of plots. It will reduce the number of people coming and going but that is a very small road.

Commissioner Cooper- I just do not see somebody who is parked on the east side of Lennox Rd who is headed north bound, when he or she needs to turn around that they will say "oh let me pull into the parking lot to that far striped stall which is for the turn around" I see people pulling to the stall to turn around, or using the Williams driveway or doing a 3 point turn. I understand you don't want to pave that area south of the lots, would you consider putting gravel down?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - If that is allowed with ordinances than, we could consider that. We do own the house and welcome people to turn on that driveway as well.

Commissioner Brown-I understand that the Park District and the Williams have had on-going discussions and I wondered if the Park district could give the Williams a credit for them to purchase a driveway gate? I am just thinking this would be a different situation is there were no neighbors on the street.

Daniel Harper, Planning Manager, Village of Glen Ellyn - I don't think that is within the Plan Commission's prevue, to do something like that. In terms of a private exchange.

Commissioner Brown- I am just thinking this would be a whole different situation if there would be no home owners on the street. I know we discussed something like that for the Glen House Pantry for the next door neighbors when it turned over to a food pantry that there was possibly a credit given to the neighbors for the landscaping, that is why I bring it up.

Commissioner Dawson- I see it slightly different on the parking and turn around. The motion of me to pull around at a private property does not occur to me. I would stick my nose in the entrance, I would make a determination and I would reverse back around the corner, I would not touch anyone's private property. I don't have actual vested interest but I do know a lot of people that are vested in these plots. Do you have a sense of demand for these?

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - Yes, the Village Greens Garden plots have a wait list, it's about a dozen that are on the wait list. I don't know the demand on this side of the Village yet.

Chairman Loftus- Ever consider instead of having the turnaround space at the far north lot, to move handicap over one and bring the turn around space down to bottom. You have 8 stalls, moving the handicap parking which takes up 2 stalls, moving that up one and bringing the strip turnaround down to the bottom, make more conducive to people using it.

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - we are very amendable, sure that could be a drop off turn around spot.

Chairman Loftus- it's just a suggestion, looking at the way you got it configured and make it as conducive as possible for the people that would use it.

Written Comment:

Daniel Harper, Planning Manager, Village of Glen Ellyn- Yes, we received via email and forwarded to all Commissioners.

Email was shown on screen, last page discussed.

Chairman Loftus- This submission is now part of the record, I noticed from this submission, it looks like an official Park District logo, sketch, it shows on the west side of Lennox a future dog park. when I saw this submitted it raised concern about parking. I know this is not part of this project that they are submitting now, but for the overall plan now I see real concerns for parking. We are anticipating a lot of traffic potential traffic from garden plots but with adding a future dog park that will increase parking concerns. It seems to compound a problem with parking and traffic

Nate Troia, Director of Planning and Natural Resources, Glen Ellyn Park District - In deed this is a published Master Plan posted on the website, vetted by the board, it is a concept plan for the future, the idea is that this whole area is passive in nature and it would accommodate certain things. For that future dog park other things would have to come along with that, parking etc. It's just a master plan concept, not anywhere in the near term.

Commissioner Cooper- Mr Harper, if we thought it was a good idea to put a gravel parking lot on what was 916 Lennox, are there restrictions within our code that would not permit that?

Daniel Harper, Planning Manager, Village of Glen Ellyn- My understanding is that a gravel parking lot would not meet the Village design standards, perhaps there is a way to do a special use permit for a gravel parking lot or something like that but also we view gravel as an impervious surface in terms of once its been compacted, there is very little water absorption and there would have to be storm water study as part of the application, and more engineering to verify that a gravel parking lot would not create any externalities that would be unintended.

Commissioner Arango- to that point, could someone park on the grass if all 6 parking spots are taken?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't see anything preventing them but there would be nothing allowing them either.

Commissioner Arango- I just see a lot of difficult situations for the Village with regard to the issue with the parking, people will find a spot to park. We will not have someone there 24/7; we can't put the gravel down, but if its grass, can we park on the grass?

Daniel Harper – I don't think we can use, we can't have the parking lot as a primary use of a zoning lot so that is not something that I can confirm or give you a hard answer on right now?

Commissioner Brown- I need clarification, is street parking allowed?

Daniel Harper, Planning Manager, Village of Glen Ellyn- Street parking would be allowed. As Commander Downey said, if we want to implement a “No Parking: on the west side it would be as a pilot, temporary basis first to make sure it does not cause any externalities issues that we did not anticipate and if it does solve some issues that have been generated, then we can make it a permanent solution.

Chairman Loftus- Even though this lot is park district which is public, if someone does park on the grass, I am assuming the police department cannot give a ticket to private property? Would only remedy be that there would have to be signs, “No Parking” signs?

Commander Downey, Police Dept. Village of Glen Ellyn - It depends on the circumstances. There are park district ordinances that the Police department are able to enforce, some which are parking related, as well as to street parking there are ordinances that are applicable depending on how and how long the vehicle is parked. Depending on the manner which the vehicle is parked whether its park district property or on the street, there may be ordinances applicable based upon how the vehicle is positioned. Would be dependent on the situation.

Chairman Loftus- I guess the situation I have seen at Newton Park during football games, people tend to start parking on the grass when all the paved spots are open. Is that a ticket-able offense?

Commander Downey, Police Dept. Village of Glen Ellyn - that is a police enforceable park district ordinance, a lot of that on enforcement depends on when the police discover it or get notified.

Chairperson Loftus requested for a motion to close the public hearing. Commissioner Dawson motioned to close the public hearing, Commissioner Arango seconded the motion, and the motion passed by voice vote.

DELIBERATION-

Commissioner Cooper- I would love to build 76 garden plots, that would be a great use of the property. I think there is a demand for it, I think the people want it. The parking design that we have been given both the original one and the revised one with decreased garden plots does not deal with the occasions of excessive demand. I hoped the Park District was going to come back with something more. I don't think we need to have 40 paved parking spots, but I think we are inviting a situation where Lennox Rd is going to be very crowded, and the solution is going to be infringing on private property owners. I am glad that Park District confirmed that they will not be bringing school buses on Lennox St. We just need to make sure that the school district understands that as well and that we don't accidentally have school buses going up there as well. I understand from Mr. Troia that there timing is such that the park district that in order for them to get this right and do new engineering, they would have to walk away from grant money, grant money that may never reappear. So, I am conflicted about supporting a project that I don't think is sufficiently there but I understand that from Mr. Troia that if we asked them to go back, they may not be able to do the project at all?

Commissioner Arango- Do we know what the timeline is on the grant?

Commissioner Cooper- My understanding is that the grant runs out by September of 2025

Commissioner Dawson- Its fixed by use, experience and just a simple thing of a passing pull off in this case. It fixes the problem and life goes on. On this case the notion of parking on one side concerns me because this is I think is a single-track road however I happen to balance that concern with a I live on a as many of us do a 66ft wide road which is a product from history and even on that street, every year two cars or bigger vehicles park on each side of the street and the 66ft wide street is blocked. Maybe not from a small vehicle but certainly from a school bus, a fire truck and ambulance which is a bigger concern. I view this as a policing issue, I do think that there has been compromise and change here, I liked it before, I like it a bit less now because its half of the plots. You can probably gather that I would be a yes, that is my view.

Commissioner Pesche- the village, the park district has taken action I don't know the timeline but when they purchased that other property obviously with future development in mind and we are limited in Glen Ellyn on space, so any type of development or enhancements to the community, I don't know how we can't be in favor of. Regarding the parking, I don't know if it's going to be a concern. I don't think we can make those assumptions or that it's going to infringe on the rights of a private property owner, I see this as a positive for the community.

Commissioner Dawson- Just to go back, I will have my analogy in this case for the passing point would be the entrance to the parking lot. I think there is an element here of, for me in my opinion that we should try this, everything is not set in stone. We can make changes down the line, I wouldn't be in favor of a pilot program for this, it's not that kind of project. It's not set in stone; we heard the police dept. and even Nick says that we don't know it until we've tried it. We don't sometimes make a decision on the favorably unknown basis. I did appreciate Nates comments about the clarification of the overall concept plan in regards to the dog park, that would be a great concern if that was planned. It makes me think of a recent board deliberations were that in lieu of allowing chickens in back yards, we have a communal chicken coop, if we put that in this location with the dog park, we could see real carnage, but I digress, I apologize.

Commissioner Brown- I agree with Commissioner Pesche and Commissioner Dawson and really everyone and Commissioner Cooper about the importance of having a nice Village amenity and 78 garden plots would serve twice the number of people; I would like to see something more tastefully done near the entrance of the Williams's Driveway that is tasteful and permanent. This is where the Park District property ends. Something that can be done with is in keeping with the way the Village has been mindful of neighbors in the past. I think that a "No Trespassing" kind of sign, just something friendlier that is what my hope would be. I support this, I would like to just have something in there that makes the Williams feel like they will not have to worry about turnarounds in their driveway

Chairman Loftus- Very willing to support it. My only condition I would say is to flip turnaround spot down to the south end to make it easier for visitors to turn around. Try to make it as easy as possible to make a safe turn around spot to south end of the lot. If there are issues then we could come in and look at temp "no parking" signs in the future.

Commissioner Arango- I would love to see them put the extra plots back in. I think it is a fantastic idea, one that Glen Ellyn will use, we know there are people that will use this. My conflict again and I was under the impression that it was our job to weed through a lot of this and anticipate some of what might happen if we approve some of these projects, this one in question and I think that is what we have done here tonight. That is what we did before, the traffic dog park or no dog park, the traffic is still going to be an issue. It's not that I think as Commission we are opposed to this at all, but wouldn't it be awful if something horrible happened because we approved this knowing that the traffic situation was not going to be not ideal but at least able to be negotiated with people coming in to use what we have offered the Village of Glen Ellyn. I am really torn here. I would love to see them put all the plots back in. I think it is our job to anticipate some of this so that we don't have to go back and fix it, maybe small fixes but not major ones.

Commissioner Dawson- Chairperson Loftus, a couple of things. As we learned relatively in the recent past with the ADA type facility parking wise, they can park anywhere they like. With the condition of moving, it to the south we need some clear delineation between what is the ADA location and what is intended for solving the traffic. Secondly, I would like to voice that I would be very supportive of Commissioner Browns point about the care to the residents.

Chairman Loftus- I would propose and I understand that the Handicap spot is delineated with the symbol and painted. There are standards for the handicap spot. Unfortunately, our Village Code does not address this type of parking for this proposal.

Commissioner Brown- I would like to add that there are further discussions creating a more tasteful sign to make sure that we don't have people turning around in the driveway.

Chairman Loftus- we could make that a recommendation but it would not be part of the motion because you are trying to implement something on someone's private property. We could make a motion to approve with that minor change and a comment to Village Board to work with resident to have a sign provided for their property and have the police monitor that stretch of road and need be put a Temp or permanent no parking on one side. As far as the motion goes, we make it to affect what the variation request is and then suggestion to the Village Board to keep this on the table and review it once implemented.

Chairman Loftus made the Motion to Approve the plans as presented with the condition of moving the proposed turn around space to the south end of the small parking area. Motion includes requested variations. Seconded by Commissioner Dawson.

Motion to approve the findings of fact by Chairman Loftus seconded by Commissioner Dawson. The motion passed with five (5) votes yes and one (1) vote no.

Motion to approve the findings of fact by Chairman Loftus, seconded by Commissioner Brown. The motion passed unanimously with five (5) votes yes and one (1) vote no.

E. New Business

1. Public Hearing - 771 Roosevelt Road - E-Z Tech Sign Variation

Motion to open the Public Hearing by Commissioner Arango, second by Commissioner Pesche. Motion passed by voice vote.

Sworn In Daniel Harper, Planning Manager, Village of Glen Ellyn - application for sign variation, EZ Tech auto. This is an autobody repair company that has moved into the space previously occupied by Glen Ellyn Auto Body. The property is zoned C4 office commercial district, subject to special use permit variations that were approved by the board in 1995 which allowed for an addition on to the existing building on the property and granted variations for existing non-conforming conditions of the building, including front yard and side yard set-backs, reducing the requirement for a 10 ft. front yard landscape buffer and reducing the minimum number of parking spaces required and driveway approach and design. The site is currently approved in the non-conforming state based on the approved special used permit from 1995. A pole sign exists on the site that is also nonconforming. Pole signs are prohibited by the Village sign code, and any existing pole signs are considered illegal nonconforming. Non-Conforming pole signs cannot be replaced or altered per section 4.518 of the Village Sign Code. EZ Tech is requesting that the variation from this requirement be approved for the sign on top of the pole to reflect the new business occupying the space.

Drawings of the existing conditions shown to commissioners in addition to the proposed EZ Tech sign and drawing of the dimensions of the sign.

Applicant and staff have reviewed the site and have determined that to meet all requirements for a free-standing sign, the applicant would most likely be required to apply for setback variations, front yard setback from Roosevelt Rd possible side yard variations in addition to landscape variations. The reason for this is that the site is limited in its capacity design, and maneuverability. Conforming free standing sign would be detrimental to maneuverability to front parking area of the building.

The proposed pole sign would meet the 15ft height size for free standing signs in the C4 zoning district and would conform with the total allowed sign area as well as the total allowed sign area for electronic message center. The sign includes an electronic message center sign on bottom, that would be 12 sq feet and the proposed capacity of that electronic message board would be in compliance.

Our action tonight is to consider this request for sign variation to allow for modification of the nonconforming sign to modify and replace the copy of the pole sign.

Chairman Loftus- Just so that I understand everything, option A is to take the covers on both sides off and replace the new logo with an LED/video board type. And Option B?

Daniel Harper, Planning Manager, Village of Glen Ellyn – Option B is a consideration as it is included as evidence and could be on the table, but applicant has come forth to asking for the variation to allow for the existing pole to remain in this similar fashion, just replacing sign on top.

Commissioner Cooper- What variances would be required for a monument sign?

Daniel, Planning Manager, Village of Glen Ellyn- It would require a 10ft set back on Roosevelt Rd. They could possibly meet that but they are also required to have a 5ft setback from east property line. Right now, the sign is maybe a foot off the property line, an additional 4 ft within the property. A landscape island is required around monument sign that could probably cut into the existing parking lot 8-10 feet.

Sworn In- Petitioner Apul Akhand- Good evening thank you for the opportunity. While working with the sign proposals we looked at many options, including a monument sign but in working with the city planning officers the best recommendation was to keep the pole. The reason being was that if we were to lower the sign, there is a firm wall there, 42-44 inches tall, keeping that wall low, that wall would have blocked the visibility of the sign and it would block the drivers going to the west on Roosevelt Rd. We are reducing current size of sign, current sign is 6ft wide and 6ft tall, we are doing 6ft wide and 4ft tall. It helped with visibility and not blocking people's vision when driving out. We are trying to keep sign as is and as good as a complying sign as possible.

No Written Comments

No Public Comment

Motion was made by Commissioner Pesche to close the public hearing; seconded by Commissioner Brown

Commissioner Discussion

Commissioner Pesche-I think this is an enhancement and really not changing what is there, fairly simple.

Chairman Loftus- I agree with you, if they had moved the sign over, it's tough enough getting in there now as it is, let alone putting in a new sign. Everything is staying the same, just changing the face of it, pop inserts out and I think it's a good idea to do it that way. I think it's a good idea to bring in new business in to town. For me it's a no brainer for me, it's a good idea.

Motion was made by Commissioner Pesche to approve all variations as requested seconded by Commissioner Cooper; the motion passed by a roll call vote with all commissioners present voting "Yes".

Motion was made by Commissioner Dawson to adopt the findings of fact for application of EZ Tech Sign. Seconded by Commissioner Pesche. The motion based by a roll call vote with all commissioners present voting yes.

2. Preapplication Conference - 670 Crescent Boulevard - Glenbard West High School Addition

Daniel Harper, Planning Manager, Village of Glen Ellyn Application from Glenbard Township High School District, proposing to add two additions to Glenbard West Campus, one is an addition to the main campus, on the northwest corner of main building and additions two are additions to Biester field house. Both properties are zoned R2 single family residential zoning district. Glenbard West will require zoning variations for the northwest addition and the Biester Field house additions are part of PUD that we discussed last year. They are part of a PUD in conjunction with school districts administration building so they would have to amend the PUD again to amend the site plan within that PUD to add the vestibules that they are proposing.

Shown the proposed additions to the Commissioners. Started with main campus addition, 20,975 square foot addition, includes 17 new classrooms and black box theatre space. Addition proposed to be 72ft and 2inches tall. Rendering shown looking south from football field. Average existing grade of the site would be about 72ft, just a little bit over. View of addition facing east from Ellen Ave., northwest corner of building all part of new addition.

Depicted potential zoning relief required that would be required/applied for by the School District, it is 7 zoning variations primarily related to the side yard setback of the proposed addition to the west property line, the building height being 72feet retaining wall set back on the property line, this would be retaining wall for existing parking space area on west side of building to legitimize that retaining wall and pervious surface set back as well as part of that parking lot. Loading spaces (currently has 2, not proposing to add more) we would require them to add an additional one based on addition, parking spaces (not proposing to add more) our parking spaces for school based on student and teacher population, we are proposing zero parking spaces with this addition. Light intensity at property line, a photometric plan submitted shows 7.1ft candles at western property line lighting up western parking lot.

Commissioner Cooper- how does that change from existing photometric plan?

Daniel Harper, Planning Manager, Village of Glen Ellyn - I don't have an existing photometric plan, I just know based from the photometric plan that has been submitted to us, that is the most intense light at the property line.

A traffic circulation plan was submitted to the village. A traffic circulation plan presented to the village from school district. Police department recommendations based on report listed. Changes primarily involves school buses on Crescent Ave in the morning and Ellen Ave in the afternoon pickup and then during construction phase re-routing parents up to north to Hawthorn Rd to avoid construction traffic. Still waiting for a complete traffic study which will have to be reviewed by our traffic engineer and police department, we still have topics and conversations to go back and forth on that but this is a first proposed plan of School District.

Tree removal plan, showing removal of 30 trees to make way for addition, trees in close proximity of the site will have to be identified as tree preservation plan. Landscape plan and finishing detail was shown (28 new trees will be planted, 110 scrubs). This would meet our landscape requirements and would not require variations.

If we have any questions for traffic or circulation, now would be the time

Chairman Loftus- The proposed comments about traffic would only be during construction period?

Daniel Harper, Planning Manger- Hawthorn Rd is for the period during construction, Crescent would be the after construction.

Chairman Loftus- From what I remember that would be the same pattern as when my kids went to school?

Commander Downey, Police Dept. Village of Glen Ellyn- What is being shown is what is proposed by the school, some of the conversation and feedback from the Police Department is that there are concerns regarding parent/ bus drop off and pick up of students. Police department would like to see some of the traffic study information come back. For example, Hawthorn, the

police department recommends not using that as that already backs up, so additional conversations are needed Through more conversations we can come to terms with that.

Daniel Harper, Planning Manager, Village of Glen Ellyn Biester Field House proposal was shown, proposal is to add two small vestibules on the north and south side of primary entrance, the purpose is to create a controlled entrance/ access point for the building. Small security office for guest, anyone entering building will have to come in through entrance vestibule, exit will go through main doorway. Controlled entrance and exit points. Proposed elevation plans, School District would like to keep as faithful to existing structure as possible, the primary additions would be the vestibule area with new office and new conference room.

Chairman Loftus- Basically this addition is to Beef up security into the building?

Daniel Harper, Planning Manager, Village of Glen Ellyn - yes, the school district can also provide more information if you would like to hear more on that.

Chairman Loftus, please clarify for me; what is difference in height between library portion of building height and new addition?

Daniel Harper, Planning Manager, Village of Glen Ellyn I don't have what that height would be but it is fairly nominal, I believe that existing portions of the building are actually taller.

Chairman Loftus- has this been presented to Architectural Appearance Commission yet?

Daniel Harper, Planning Manager, Village of Glen Ellyn -because this is not a new building and it's an addition and not zoned in downtown zoning district it is not in the it does not have to go through prevue of Architectural Appearance Commission consideration.

Chairman Loftus- My personal opinion is they could have done a better job matching architecturally wise but that is not in our prevue. It could only be a suggestion.

Commissioner Dawson- doesn't it become in our prevue especially if it does not go to the architectural appearance commission, we do have to weigh harmony? It's just a very simple observation.

Chairman Loftus, that is a suggestion we can make, we are looking at land use and variations as part of our prevue but building design isn't in our prevue but you can make a comment because it's a pre-ap but you can't vote based on appearance.

Commissioner Cooper- Is there an impact on storm water?

Daniel Harper, Planning Manager, Village of Glen Ellyn - we don't have the full engineering plans reviewed. We have provided mitigation to storm water impact to what this would provide. They would be required to meet the DuPage County Storm Water ordinance unless they applied for a storm water variation, typically we don't entertain those to go forward. When this does come to commission in the future it would be meeting our storm water requirements.

Dan Critta- Wald Architect and Engineers- introduced School Board group to the commission. I will walk through the variations, we have a meeting on Tuesday Morning with Police Dept to talk through traffic, on how it should flow not just during construction but we like to create habits/ patterns that can be incorporated as permanent

Chairman Loftus- I understand that with Biester, it's to add security but with the addition to add more classrooms is the long-term viewpoint that enrollment goes up? What is the end plan with adding x amount of more classrooms?

Dan Critta, Wald Architect and Engineers Discussed and presented the following to the board:

The addition is not to create more enrollment capacity, this building is running at a very high utilization rate, almost every teaching space of the building is being used 90% of the day with planning sessions and lunches and things like that, that is really pressing the envelope. This would alleviate some of that pressure and create an efficient utilization pattern. This would allow for flexibility. Large part is a learning commons area, create space, create environments where kids can learn in group settings, one-one, independent study. Will create a less traditional learning environments, the total net gain in the building is 10-11 classrooms. Will be moving support space and increasing student services which will take over some classroom space.

I won't go into a lot with traffic, if commission feels that we are in the right path with meeting with Police dept. I will not go much into it. I think we will come back with something that will have a lot more perspectives to share.

The first area, is the Lowest level, level 100- primarily going to be used for mechanical HVAC space and storage closest to Ellen St. Creating an accessible entrance, right now only way to access is to drive to back, this project will develop a number one entry point. This prompts a couple of the variances, that we are creating that accessible entrance. We are converting that parking lot on the west side, where it says Math dept. there is an entry point there. The parking lot that currently exists, that has a retention wall, that is also the area that was cited as exceeding requirements. We are creating a space there that will have ADA parking, and a direct access point to the building. We're putting an elevator in that corner that will allow occupant to get to all 4 levels of building.

This is the learning commons as well as classroom addition, the learning commons is a space to branch out and an overflow for the cafeteria and have learning environments outside of the classrooms. This is also what we are doing is creating a main visitor entrance that promotes a better security for the building. Right now, it happens just to the right door 2. We are moving it over so that we can move some of the office functions, that's why I talked about some of the classroom displacement. This will put main office right where students/visitors are coming in so that they can be properly vetted.

The 400 level is 3 classrooms and black box theatre. Black Box Theatre has more volume required because it's a more intimate performance space for the school, so the little volume pushes height of building to create the volume for Black Box. This is development that is more recent than what was submitted to Village. This is the result of some stakeholders that the school brought in to discuss landscaping and preservation of that hillside. We are very conscientious of what is being put back in that space and preserving some of that familiarity in that back hill. Right now, there is a stairwell and a water feature, so we are preserving some of that, as much as we can, but the construction and the footprint of the addition will disturb some of the hill. A lot of the height that we are seeing in the elevation 72feet, a lot it is caused by the drop off of grade there, the 20FT drop from top of the hill to bottom.

North end of building shown, from stadium side. The Tower behind that is a good story and a half taller as well as other components behind the building so in the backdrop there are areas of the building that exceed 72ft height. Looking at the picture to the right, that will be the new secure entrance in the back side. So, a lot of the students that arrive on the North Side will also have a secure entrance, they will be properly vetted.

Showed Elevation off Ellen Ave, you can see the pop up there of the Black Box theatre that is to get the volume needed. To the right you see relationship to other parts of building including faced of Ellen Ave just off the right side, more or less matching the height to most of the building. We are trying to be very conscientious with taking cues from the existing building with the brick and limestone point. We are also looking at the science building addition that happened in 2014. We are taking cues from that as well as we thought it did a good job with blending new and old.

Permeable Pavers, that is one way we are trying to avoid storm water retention requirements

Stadium north side, a lot of the little bits and pieces are formed by parts of building, different areas of the buildings not one language that wraps through the building due to additions throughout the years. But are definitely promoting daylight in those learning environments, so you see a lot of windows in classrooms and black box theatre can be morphed into a learning spot.

At Biester it is really to get two secure vestibules. right now, visitors come into the building with no sense of where to go, will create a prominent check point for students, staff and visitors to come in. The security staff will be here and small conference room. This will give two side by side entrances. We are preserving the look.

This is Staging phasing plan demonstrated. Timeline targeted, start project in the Fall of 2025, Traffic Review on Tuesday. Zoning Review and Public Review in May, so we can reach Village Board start approval in June. Goal of getting that to happen is to set up construction fence before school starts, and get permitted, we can start habits of students and parents when students come to campus.

Chairman Loftus- What is your anticipated Construction Timeline?

Dan Critta, Wald Architect and Engineers -This will be done in phases. First phase is the addition of the learning commons space, there will be some remodeling inside but we need to complete that space to do some remodeling inside the building.

Chairman Loftus- how does this affect 4th of July Fireworks?

Jeremy Rolland- Project Executive, Gilbain Building- From a timing perspective we are trying to get going in the fall, we want to set the site up before the start of school. We would get going September/October, hopefully get moving dirt, get in the foundations and go through the winter with an anticipated completion around April of 2027, that would allow us to move into the interior, into addition in Summer of 2027 and 2028.

Jeremy Rolland- Project Executive, Gilbain Building -Biester is a little bit further out, we are currently looking at 2028/2029 duration much shorter, Spring start, summer end, 6-month time frame.

Chairman Loftus-variation requests are tied into PUD; Timeline seems to be approximately 3 years; are they going to have to come back, if the permit expires?

Daniel Harper, Planning Manager, Village of Glen Ellyn- It should not cause an issue with the school addition, for the Biester Field House it would be approval of a PUD and those are typically are almost always permanently put in place as a final PUD plan and do not expire.

Commissioner Cooper- I thought they already had a black box theatre?

Jeremy Rolland- Project Executive, Gilbain Building *No- it's a smaller room, more of a drama classroom, it does not hold spectators.*

Commissioner Cooper- Do you know what the difference is in photometrics? How does that compare to what exists now?

Jeremy Rolland- Project Executive, Gilbain Building-We have not taken photometric plan, we have a solution that might avoid spill over. Initially we were thinking we needed to raise the retention wall which is one of the variance requirements. We believe that if we can lower the lowest part of the building by about two feet, we can leave the parking lot at its current level. That means we would not have to touch retaining wall. The retaining wall height difference that we were raising, is what prompted us to increase light levels. We would still want to get existing readings but we wouldn't be adding anything that would cast past the property line. That is our goal and that would take those two variances off the table. We're coming back to that parking lot and putting pavers.

Daniel Harper, Planning Manager, Village of Glen Ellyn- Commissioner Cooper a lot of these are 3000 kelvins

Chairman Loftus- that would be the handicap accessible entrance, where would the handicap parking be?

Jeremy Rolland- Project Executive, Gilbain Building In that lot, we would dedicate that lot to be accessible as well as the drop off for any buses that have special needs students, they would come through that lot and will have direct access. We are actually putting a ramp at front entrance, two point of entry that would be both accessible but this would be the primary one for bus unloading as well as ADA Parking

Chairman Loftus- And that would be operational even in evening hours for whatever shows, the plays, the musicals?

Jeremy Rolland- Project Executive, Gilbain Building -Yes, I would assume from an event standpoint they could secure that area. And they do have access to existing elevator

Commissioner Loftus- do you foresee any variation requirements on ADA handicap parking?

Jeremy Rolland- Project Executive, Gilbain Building -I don't think so, I think we are maxing out what we can put on that lot to be an accessible entry point. We can make that comparison with the parking totality to ensure our percentage is correct.

Commissioner Loftus- Handicap Parking is by handicap entrance and not two blocks away, meets the criteria from a site standpoint?

Jeremy Rolland- Project Executive, Gilbain Building- oh right, correct.

Commissioner Pesche- Was any other site considered for this addition?

Jeremy Rolland- Project Executive, Gilbain Building -On the campus? We explored a couple of areas but it was so convoluted that it started entertaining possibility of changing Ellen Ave and we strayed away from that. It didn't put the pieces where they needed to be at. That learning Commons for student access really wanted to be in heart of building for a seamless relationship. Anything we were doing off the end of building just put allot of the functions in the wrong place. This building is already a maze of wings and that would have just extended and perpetuated the same phenomenon. This is really the only open space that allows us to get this size of an addition situated.

Commissioner Arango- the main entrance, is that the entrance that will open up into what you were calling the commons?

Jeremy Rolland- Project Executive, Gilbain Building- The main entrance from the north side will enter directly to the learning commons. There will be more prominence at the entry point. They will come in to the entry vestibule, to the right will be the

Learning Commons and to the left the cafeteria. On the ADA parking lot side, that will be an elevator and a stair well area. The elevator will go to all three floors above that. One floor up will open to the main floor learning commons area.

Commissioner Arango- my other question is, you anticipate any street closures during any of the construction at this point?

Jeremy Rolland- Project Executive, Gilbain Building - no, our intent is to keep Ellen Ave open at all times. Access from the staff parking lot on the west side of Ellen (you can see that yellow walk path) that is existing sidewalk and path walk, keeping that open to get up to the building Keeping our site fencing in as tight as we can. There may be some intermittent road closures on larger delivery days, but we would coordinate all of that. Trying to maintain, there is limited room on north side of site but we think it's important to keep for emergency vehicles and deliveries at least one lane between the football field and our fence. Another key component we are trying to work with is setting our site fence up once and once and for all, so that layout remains the same. This is preliminary logistic plan

Commissioner Pesche- Will construction will take place during school hours? Is this the biggest project the district has faced during school hours?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- Yes, this is the largest full-scale project the school district has ever had. The Science addition probably was taking place during school hours.

Ben Peterselli, Principal, Glenbard West High School- yes, the difference between the Science addition and this addition is that the Science addition was at the far end of our campus, and we could close off the school. It was a significant addition as the additions in the 30's for auditorium, 50's for the wings but each of those were contained relative to flow of traffic of school. This will be a little more challenging as we are building a new heart to the school, a middle to the school.

Chairman Loftus- the sidewalk has a significant slope to it; will the sidewalk be changed from such a major slope? Has it been a thought to change topography from Ellen Ave. sidewalk?

Jeremy Rolland- Project Executive, Gilbain Building -No because Ellen Ave isn't changing from a street, it is driven by the street contours, and I think it would stay the same. When construction is over the accommodations being made with students with accessibility will be much better than they are right now.

Ben Peterselli, Principal, Glenbard West High School – I will confirm that, we have challenges with accessibility, our current solution while they might meet the criteria necessary are not really effective solutions for accessibility. We will continue to have circle drive as an easy drop off, but now with the ramp but moving our accessible parking to what is now the administrative lot which is halfway up the hill with a positioning elevator right outside the door is a vast improvement for anyone who has disabilities challenges.

Chairman Loftus- where is the victory bell going?

Ben Peterselli, Principal, Glenbard West High School – It will be temporarily relocated within the home of one of our stakeholders, then it will be returning to the back hill. As part our landscape plan, we are reintroducing Japanese garden, Shakespeare Garden, make sure we still have water feature, and they will be an area for the victory bell.

Chairman Loftus- from a standpoint of taking down the trees, are any of those heritage trees, Village Environmental Commission working on tree ordinance.

Ben Peterselli, Principal, Glenbard West High School - old, most in fair condition. We have hosted at West 2 or 3 community forums to hear the concerns/feedback are, and at both we have had public comment on trees. We are really trying from the very beginning before and since the referendum passed to engage those key stakeholders who have a passion and interest in our grounds, in making sure that we are listening, hearing and making concessions as we can with our ultimate goal in mind.

Chairman Loftus- from a construction standpoint, will it affect and use of stadium for football, 4th of July, track?

Ben Peterselli, Principal, Glenbard West High School - we do not anticipate that as Jeremy stated everything will stay pretty tight to the hill. It will not be as wide and open as in the past, but they will be sensitive to the special dates to ensure everything is cleaned up and tight.

Chairman Loftus- We understand construction is different than what the final product will be, as you have stated you have had some forums for some Village people. We do the same thing at this forum, maybe not questions that really pertain to variations, but how is this going to affect this, affect that at we try to entertain and let people voice their concerns and try to give them answers.

Ben Peterselli, Principal, Glenbard West High School - I have sent letters of invitation to our hundred closest neighbors to our forums, we have posted three videos explaining our plans, and encouraged people to check those out. We want to be as transparent and forthcoming as possible. I know that the things that happen on our campus have a ripple effect on our town, our community and community assets like Lake Ellen so we want to make sure we are out front talking to as many people as possible and because of my history, I know a lot of people and people will talk to me and tell me, I think that is the benefit as we go through this. We have the voices and thoughts in my mind as we go through this.

Chairman Loftus-I understand the needs of schooling change. Me personally I don't see too much, as a former chair of the historic preservation commission, I am not too enthusiastic of the east addition matching the building. I can try to give you my comments on what I see as potential feedback, I understand it's a 4-story building, but it depends on where you are at side of the hill you are at. The building from an architectural appearance standpoint, the setback variations and that, otherwise you will have a building that is 25ft by 25ft and 4 stories high if you meet all setbacks without any variation requests. For me, I can get behind the decision of the building where it is at, how it is situated because that is all the land you have. I am trying to give you my feedback, as to what I think should happen what some constituents will think. For my other than architecturally, I could support the idea, even the addition for security purposes. Just curious, I don't think that now kids don't have to show a badge to get in, to buildings that would require security.

Ben Peterselli, Principal, Glenbard West High School- currently they show identification as they come in, soon they will scan in.

Chairman Loftus- I understand why you need security and why you need to improve your ADA access, that's why I ask questions. You have the neighbors right there, that is why we ask the questions on the lighting, and it seem like you have heard some of the feedback in other forms, eventually it comes to us. Hopefully its constructive ideas what is coming to you.

Commissioner Cooper- the only thing that has not been discussed that I would like to review is it looks like there are plans to use Lake for both bus flow. I don't see allot of heavy traffic on lake, I don't necessarily think that would be conducive and I am hoping that we don't see the circulation flow running up through lake. I don't live over there, but I am concerned when I see that temporary things become permanent, and I don't think that is a good traffic flow.

Jeremy Rolland- Project Executive, Gilbain Building- I think that is a great point, that is one of the things we will talk about on Tuesday. We can spend a lot of time talking about the intended plans but then knowing how often it does back up, how coming down even drops offs at Park, Pennsylvania, very common you will see that, and they walk from Biester. Parents are going to go where they feel like they can get in and out the easiest, that is one thing we have to be careful with, and where that drives patterns. Your point is well taken, I don't think that we want to permanently shift to Lake. I think that we our meeting on Tuesday we should have a pretty good idea of what we can do to move forward, what we do with this construction, I think we will learn a lot from that and ideally improve what we can with that area. Also just knowing that its always going to be congested no matter what we do it's a tight area, bringing in 17 buses, kids, its always going to be an issue but trying to minimize it.

Chairman Loftus- I know there are a lot of kids now since COVID using the commuter lots, and I think there are still using them; how much loss of parking will there be, how will that affect parking? We used to pay or parking on side streets around school During construction do you foresee parking issues? Duane on Park going east towards Montclair, my assumption its Glenbard west students.? That is my assumption, how is it going to affect the surrounding neighborhoods from a parking perspective? I realize its going to be 2 to 3 years before we get back to a normal pattern.

Ben Peterselli, Principal, Glenbard West High School - that is difficult question because I would say if you asked people now, parking is not good. We only offer 60 spots, and none of them are on our campus, most of them are on Willis, off campus. We don't anticipate any on those 60 spots being disrupted by our construction and if kids are parking on the Montclair lot, they are doing it illegally and it has nothing to do with us. We don't anticipate any student parking, staff parking we will lose a few spots, but we feel confident that will not be an issue. We are not increasing the number of staff, or students. Any parking needs in the future will be the same as they are now.

Commissioner Pesche- are you the current superintendent?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- I am the assistant superintendent for Finance and Operations/CSBO, the current Superintendent Dr. Dave Larson is out of town.

Commissioner Pesche- Is the new superintendent involved?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- Yes if she didn't have a family conflict she would be here as well.

Commissioner Brown- I have a question between the drive between Ellen Ave and Lake Rd where buses stage? Are there any plans to make more of a road or will it remain the same?

Jeremy Rolland- Project Executive, Gilbain Building- The intent is in the final plan that that will be a drop off zone, whether it stays more buses or converts to parent drop off, I think that is the debate we will be having with some of the data that we receive. It is intended to offer students an area to be coming in and out, that is why the security entrance will be there.

Chairman Loftus-quick question, is that still considered a Village St?

Daniel Harper, Planning Manager, Village of Glen Ellyn- It is property of the High School, it is not public right of way

Jeremy Rolland- Project Executive, Gilbain Building- Is there any thoughts in terms of improvements?

Commissioner Brown- I am also an alumnus and I think you have done a great job of maintaining the architectural integrity on the outside to make it historic but also the commons area sounds really exciting and you don't necessarily see that from the outside which I think is nice, I just think its really beautiful, so great job everybody.

Ben Peterselli, Principal, Glenbard West High School- Why don't we talk about traffic, that area is going to be key to our revised traffic area and post instruction/What we have now is a huge project and why we are in conversations with the Police Dept. and Village. We have now is all three kinds of traffic mingling, our bus traffic, our staff traffic and student drop off traffic all get caught up in that turn Hawthorn to Ellen, so what that does is it makes our buses late, it makes our staff late to get to school and of course our kids late because that backs up all the way up to Main and beyond. So, our big goal here is to start to separate the different kinds of traffic, so that one does not impact the other like it does now. How that gets settled, what hybrid model we develop and where the buses go that is something that we are doing in conversation and collaboration with the village and Police Dept. because its bad now and our goal is to make it slightly less bad with limited options.

Commissioner Arango- on bus traffic that you do have, can that not go into the ADA area where those students might be dropping off to alleviate the drop off issue?

Ben Peterselli, Principal, Glenbard West High School - we have 17 buses, and in the morning 5 buses are cueing at any given time. That space in its incline certainly would not be able to accommodate that number of buses we are experiencing.

Commissioner Arango- I am sure it would not hold a lot, but I didn't know if that was an accessible area.

Commissioner Brown- a few years ago there were discussion boundary changes with the elementary school- do you do an analysis of how many students you are busing to this school or to schools that are just as close to them?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO – Yea, not to get into a long conversation but the Board did have this topic came up in relation to other boundaries as we look at with particularly with buses coming from the North as they are probably closer to Glenbard North than they are too East so we are having conversations about that. When our superintendent approached the Glendale Heights community and talked with District 15 parents, they were very much not supportive of some of the ideas we had to make some changes in that area to give them opportunity choice to go to North. It was brought up at that meeting about if the district looking ay other boundaries, including South and West which currently we are not. We have a board election coming up, but we do have interest from current and incoming board members (coming in April) that probably will want to revisit some of these conversations. I am aware District 15 is looking at their boundaries which you may say that is not Glen Ellyn, but we do have kids from the 15 come to West as well. We have an ongoing dilemma with boundaries as they are and as Dr. Larsen always expresses we have property where the Menards is, that is probably where we should have puta High School and that didn't happen so we are kind of having to deal with the after facts of that six years later, trying to move a high school, build a high school, I think as we get into the spring and summer we will revisit the topic when we get the new superintendent.

Commissioner Brown- What school is that?

Seth Chapman, Assistant Superintendent for Finance and Operations/CSBO- Marquart

Written comment:

No comments

Public Comment:

Rick Sheck- So far, the plans look great, I have one there now and 3 that went there previously. It is really nice to see the enhancements happening at school. I do a lot of walking along Lake Ellen; I am excited to see it not only under construction but finished at some time. I like the architecture, with the windows and the amount of light that will be allowed in. I am really impressed.

Paul Groopa- 22yr resident, my kids went through the entire Glen Ellyn School District and its brilliant, its brilliant, I could not be more pleased. My son is sick right now, there is a fair number of students, and my son is one of them who is compassionate about the school. The fact that the guy who designed the Chicago Art District has designed this, is meaningful. When I think about Glen Ellyn, I think about the kids I think about this building which used to be the Middle School. There are certain landmarks here that I think really need a lot of care when we go after them and I am not saying this is the wrong solution, it may be the only solution, I don't know. I think the thing my son was after at adding to Biester is great, but I think this is an important enough thing. I love how we decided on the new downtown Event Park, I think it's brilliant. It's going to be a great use of that space; those banks are ugly. I'm an outdoors guy, I run around Lake Ellyn I run all over this town, but the bottom line is, I love the outdoor space. The thing about this town that is brilliant is that it is a community. It is so hard to find this in this country, I'm an airline pilot, I've lived all over this country and I go back to visit other places and I was mentioning to Mr. Peter Sully there before we got started here that , I have seen towns that were quaint and wonderful and there were things that were not perfect and so they try to fix them by making it a little bit more modern or whatever and I go back and the soul was gone and I am not saying that is what would happen but I think that this is important enough that we have to do it. I was going to say about the park downtown, they came up with three different plans, put it to the village and said what do you like, and the village said that's what we like. Same thing happened, I live on Taylor with the underpass, we found an artist who was brilliant, what painting would you like in there, they asked the Village, the Village voted. I think something this important might need that kind of care. To be honest with you. You were trying to get communication with everybody with the students and so forth, I'll be honest it's easy for people to think that it's not going to be that serious or that big a change. That hill like everybody mentioned it with the history that hill is important to a lot of people, it's a hill with a bell on top and a bunch of old trees, I don't know if there is hallow ground in Glen Ellyn but that is getting close, people love. I think that and no disrespect here, when you bring that building all the way down to the ground its almost gone.

Chairman Loftus- Well you have heard comment, traffic concerns, ADA and lighting some issues. I think you would get support when you come back with hard plans. Work out your issues with PD as far as traffic. We ask questions about construction traffic but really not what we are concerned with. We look at traffic studies of what will happen when you are done. Hopefully this feedback is positive for you to go forward and press on with your plans, I didn't hear anyone come up with anything very negative. Good luck with moving forward with the process, the preplanning, construction and cleanup

F. Trustee Thompson Report

Trustee gave his report to the Commission as follows:

1. Downtown Event Park was approved by Village Board unanimously& approved by Park District Board as well, and is moving forward
2. Additions to Panfish Park will get started
3. Takeover of Manor Woods by the Park District is moving forward- demolition of bank will move forward
4. Starbucks is moving forward
5. Apex Restaurant moving forward, late summer early fall
6. Glenwood Station starting occupancy in April
7. Working on Crescent lot this summer
8. Hired a new assistant village manager- was a posted position, final candidate was an internal candidate

Chairman Lofts- did we hire a headhunter to fill that position?

Trustee Thompson-No. for that position we did not have to hire an outside firm for the assistant village manager.

Commissioner Cooper- I hope you will bring back to the board when the issue of Lennox Ave and the Dog Park comes up the real concerns of Parking.

Trustee Thompson- Yes, I will verbally bring express those comments to my colleagues on the village board as well as they will be part of the records which are part of the packet that gets delivered to Village Board as well, they may not be approved minutes but they be draft minutes. Sometimes we get ahead of you before you have approved the minutes, sometimes we are seeing minutes that are unapproved by you.

And finally, there is an election going on, so make sure you vote, vote early. Village President and 3 Trustee positions, I am still with you for two more years.

G. Chairperson's Report

Actively interviewing for open position on the Planning Commission. Hopefully within the next few weeks we will be able to make a decision on who we recommend to acting president Donna Jean Simon and part of what came up from that, The Village expectation for Commissioners is to hit 80% attendance on yearly basis for meeting. If anyone is interested to know what their percentages, please let me know.

Commissioner Pesche- Is that 80% of the 12 required or 80% of Special Meetings?

Chairman Loftus- 80 percent of the meetings, we will try to get back to the normal scheduled meetings, you make a valid point, Village has a published schedule at the beginning of the year so we should follow that.

H. Staff Report

Planning Manager Daniel- discussed the following items:

1. April 24th as scheduled regularly planned meeting
2. Village of Glen Ellyn will be bringing up a variation request for Crescent Lot, rehabbing and resurfacing the lot in order to maximize some of the links are being reduce.
3. Special use permit for the Trader Joes on Roosevelt for Outdoor Storage, they have been using outdoor loading dock area for storage, so we are letting them go through the due process first.
4. The College of DuPage, opening a new building, want to put a new wall sign on building. They have a master sign plan that we regulate with all the signs, and it has not been updated for about 10 years. There are signs that have appeared that are not in conformance with the sign plan. Update to sign plan to update the sign.

Commissioner Cooper- About 12 or 15 years ago, College of DuPage said we are out of here and we will fall under county supervision. It rose out of their insistence of enormous signs. Did they come back into our oversight?

Daniel Harper, Planning Manager Glen Ellyn Village- As far as I know yes. I don't know the full back story to this but they came in and applied for sign permits and we identified the needs to update the sign plan to bring them into conformance.

Commissioner Cooper- Because the big signs, they are non-conforming usage?

Daniel Harper, Planning Manager Glen Ellyn Village-Yes

Loftus- previous staff wanted at the time to update PUD for the site, since they have left that but has fallen thorough. So, the PUD for Glen Ellyn that they have for COD from 2007, I was preparing documentation, surveys for the Village that didn't go anywhere. We don't have a valid PUD because at the time they wanted to put up additional buildings on the West Campus and it wasn't in the PUD to do that. So, all I can say is that there is nothing that corresponds to PUD from Glen Ellyn.

Daniel Harper, Planning Manager Glen Ellyn Village- Then we are looking at a minor plot of subdivision for a property that has entered into an Annexation agreement with the Village on Acorn Ave., as part of that they want to sub divide the property into three lots of development and minor plot of subdivision which has to be given approved by the Planning Commission and Village Board. Finalizing engineering for that, hopefully that will come in April.

Chairman Loftus- Did that just come to the board?

Daniel Harper, Planning Manager Glen Ellyn Village-It was not the annexation itself, it was the annexation agreement.

Commissioner Brown- the property the village purchased on Butterfield Rd, is there a plan for that land?

Trustee Thompson- Yes, we acquired a piece of property from Catholic Charities on Butterfield Road, we are going to land bank that. We are going to hold it; we have some obligations to probably demolish the building on the lot because it is in disrepair. Storm water, have to understand what the storm water are for that property. This also gives us, a pathway to acquiring or annexing additional properties to south of Butterflied Rd.

Chairman Loftus- to jog your memory about three years ago, the developer came and want to put 16 townhomes and came to a pre app meeting. Across from the Abbington.

Commissioner Brown- the property that district 87 purchased; is that allowed to use a home for administrative use?

Daniel Harper, Planning Manager Glen Ellyn Village - I asked that, they are land banking, using as for administrative use, no future plan.

Commissioner Brown- Is that allowed to use as a house as administrative use?

Trustee Thompson-You can ask our Village Attorney that question as a residential house using as administrative. Or you can ask the school district themselves, when they come back next time you can ask them.

Commissioner Brown- I am asking because obviously parking is a problem, and I think the neighbors are concerned that that house will be turned into a parking lot.

Trustee Thompson -To be honest that will be one of the questions I ask when they come before the village board, there are 300 spaces absent or deficient, I want to understand their strategic plan for parking. We have to go hand in hand because our parking plans are there parking plans. What is long term philosophy on parking at Glenbard West.

Commissioner Brown motioned for a continuation to March 20,2025 meeting. Seconded by Commissioner Cooper.

I. Adjourn- 9:54pm