



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, June 26, 2025
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

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

- A. Call to Order**
- B. Public Comment**
- C. Approval of Minutes**
 - 1) Review and Approval of the Minutes of the May 22, 2025, Plan Commission Meeting.
- D. Old Business**
 - 1) Continuation - Public Hearing - 670 Crescent Boulevard, Glenbard West High School Addition
- E. New Business**
 - 1) 511 Duane Street - Special Use Permit for Insula Aesthetics
- F. Trustee Liaison's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjourn**



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

Meeting 6/26/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-531)**

DOC ID: 2025-531

Review and Approval of the Minutes of the May 22, 2025, Plan Commission Meeting.

Statement of the Issue:

Review and Approval of the Minutes of the May 22, 2025, Plan Commission Meeting.

Analysis:

Review and Approval of the Minutes of the May 22, 2025, Plan Commission Meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the Minutes of the May 22, 2025, Plan Commission Meeting.

Attachments:

1. DRAFT_Plan_Commission_5.22.25 Minutes

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, May 22, 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 7:00 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, Morrison, Brown, Wyant, Kreuzer, Pesce and Dawson were present; Commissioner Arango and Cooper were absent.

Also in attendance: Steve Thompson, Village Trustee, Paul Stephanides, Village Attorney, Jennifer Hennigan, Community Development Director, Daniel Harper, Planning Manager, Jordan Frahm, Associate Planner and Adriana Ohl Zamora, Recording Secretary.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

1. Review and Approval of the April 24, 2025, Plan Commission Meeting Minutes

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

Motion to open the Public Hearing by Commissioner Brown second by Commissioner Dawson. Motion passed by voice vote.

D. New Business

1. Public Hearing-670 Crescent Blvd., Glenbard West High School Addition

Sworn in, Daniel Harper Planning Manager for the Village of Glen Ellyn presented on the following on 670 Crescent Blvd., Glenbard West High School. Total of 17.93 acers, four existing parcels, zoned R-2 residential district.

Glenbard High School District 87 is proposing to construct a 13,800-square-foot classroom wing addition located on the northwest side of the existing school with 7,200-square-foot student commons off the north face. The proposed construction will also include related site improvements to the northwest corner of the current campus. The proposed addition will consist of four (4) levels. The first level would be reserved primarily for storage. The second level would host seven (7) new classrooms and a learning commons area. The third level would host seven (7) new classrooms and a second level of the learning commons. The fourth level would have three (3) new classrooms and a black box theater space. A summary of the project and requested zoning variations by the school district follows:

1. A variation from Section 10-4-8(D)(6) to allow a side yard setback of 16'-3" in lieu of the required 25'-0" setback.
2. A variation from Section 10-4-8(F)(2) to allow the building addition to be approximately 72'-2" in height in lieu of the maximum allowed building height of 45'-0".
3. A variation from Section 10-4-8(H)(8) to allow for zero (0) new off-street parking spaces to be constructed.
4. A variation from Section 10-5-5(B)(4)(35) to allow stairs to be located in the side yard setback.
5. A variation from Section 10-5-5(B)(4)(35) to allow stairs greater than 4' in height to be located 0'-0" from the property line lieu of the required setback of 4'-0".
6. A variation from Section 10-5-5(B)(4)(39) to allow for a retaining wall greater than 3' in height to be setback 0'-0" from the property line lieu of the required setback of 90.62'
7. A variation from Section 10-5-5(C) to allow an impervious surface setback of 0'-0" in lieu of the required setback of 43'-3".
8. A variation from Section 10-5-9(H)(1) to provide two (2) loading spaces in lieu of the three (3) required loading spaces.

Slide of construction traffic shown to Commissioners.

The traffic plan was presented to commissioners, both morning and afternoon proposals were shown to Commissioners. The driveway between the northside of school and football field will not be useable and they will be occupied by construction staging. The proposal is to close Ellyn Ave, to allow for buses to park during peak hours in addition to allowing for a staging plan for north and south bound buses to be at on the East and West side of school during after school loading. With closures of Ellyn Ave., teachers will be entering through Biester Gym parking lot, using as entrance into Ellyn Ave, electronic pass key to open gate and park in parking lot.

Post construction includes two plans as options, post construction option 1 and post construction option 2; both described in the Traffic Impact Plan provided in agenda packet. The main difference is where the buses stack; option 1, considered that if closure of Ellyn Ave during the construction plan is successful, they will maintain that plan, option 2 will have buses loading and offloading to occur on drive between north side of school and football field. Village Staff, Police Dept. and School District worked together to come up with the best solution as part of this all parties are going to ask for a little bit of flexibility as the best traffic solution is crafted. The Village and the School District have a plan moving forward, and we believe that we have a good plan, but it can be tweaked as needed.

Mr. Harper stated that the Plan Commission should consider the petitioner's request for approval of zoning variations and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requested zoning variations, the Commission should consider the criteria in Section 10-10-12 of the Zoning Code.

The Commission may wish to consider recommending that the following conditions be placed on any approval:

1. The property shall be developed in substantial compliance with the site development plans as presented at the May 22, 2025, Plan Commission meeting.
2. The existing lighting identified in the photometric plan as being in non-conformance with the Village's performance standards shall be modified to be brought into conformance as part of the building permit review.

Commissioner Questions

Chairperson Loftus: What corner of addition is considered Zero Elevation?

Daniel Harper, Planning Manager, Village of Glen Ellyn- The building height is calculated using the average grade of the lot, we asked the school district to provide that average grade of the property, and they provided the topographic survey and 72'2 was the highest point of the building as a result.

Chairperson Loftus: in the presentation, there is a lot of data, a lot plans, a lot of talk of traffic for bringing students to and from school but there is no talk or verbiage about construction. What about the construction, there will be immense truck traffic going in and out of that area plus all the rest of the traffic. With this plan taking two school years, so there will be construction traffic. Construction parking, I did not see any of the construction traffic addressed as part of the package.

Daniel Harper, Planning Manager, Village of Glen Ellyn – All that was discussed, construction times will be limited to standard construction times. Ellyn Ave. will be subject to closures when they are moving materials back from staging area to the construction area. Parking for construction staff- School District is working with different stakeholders who have parking available to work with them to provide that parking. We have talked about shuttling the workers into the site area and out. The Construction will take place until the students are in the building and construction ceases before students leave the area; avoiding students moving through the site when it is dangerous.

Chairperson Loftus-On possibility of changing post construction traffic flow; will they have to come back to the Commission?

Daniel Harper, Planning Manager, Village of Glen Ellyn -They will not have to come back, the Village Staff, School District and Police Department put our heads together and come up with the best solution with what we have. Glenbard West being a unique location has a lot of limitations, essentially this is the best solution that we have come to; if changes need to be made, then the Village Staff, Police dept. and School District will work together to come to a solution.

Chairperson Loftus- It didn't mention in staff report about the lighting, one of the requests, was that we change the lighting, are we changing all the lighting on the campus?

Daniel Harper, Planning Manager, Village of Glen Ellyn - no it was one particular existing light that the District had planned on not changing but the light was non-conforming to the lighting code, an updated photometric plan after packet was published was

provided to the District and is conforming to village code. They asked for the conforming photometric plan to be considered at the building permit review stage now that we have their plan in conformance, I would recommend that we still have the condition that I suggested in the staff report so that it is all on record that the photometric plan which was presented is non-conforming and that way when we are going through building permit, we make sure we have the right fixtures installed.

Commissioner Dawson- On the pre-app, we had a heads up on the likely variances and lighting is one of them and it's gone from the packet tonight for the hearing. I know the staff texts regarding the conditions and bringing the existing into conformance; the question I have is, if the gap still remains large from allowed verses what they have, would it potentially for that come back to the Plan Commission or would it be handled administratively by The Village?

Daniel Harper, Planning Manager, Village of Glen Ellyn -If they were to submit a plan that was non-conforming to our lighting code, I would not approve the plan until it was conforming to the lighting code unless they requested a lighting variation. As the plan that they submitted after the package is now in conformance, I am not too worried about that. If we do the final inspection and we find that the lighting is not in conformance, we would not have the power to hold the CO but we would be able to compel them to bring the lighting into conformance.

Commissioner Dawson- If I understand it correctly, there is a scenario where if they were far apart from the zoning variance with regards to light they could be in a position where they have to come back for a variance?

Daniel Harper, Planning Manager, Village of Glen Ellyn- If they have fixtures that they say, no way we are not replacing these fixtures, then they could come in for a variation.

Commissioner Wyant- Daniel, has the district revealed any future plans for the residential property on the corner of Ellyn and Hawthorn?

Daniel Harper, Planning Manager, Village of Glen Ellyn- this is a little bit off topic for what we are discussing but I'll give you what I know, when the building came on the market the school district asked us what the zoning was, R2 zoning and they went ahead and purchased the property. We did have a very brief discussion on what we could possibly do on this structure, and I pointed them to the allowed uses in the R2 zoning district and that is as far as the conversations have gone as far as I know.

Commissioner Wyant- The reason it jumps out to me, is that we obviously have a very dense site, we are short on parking, construction is going to be very difficult to contain, two school years I think you suggested, lots of staging and I just wonder if we are setting ourselves up for a request to come and turn that into a staging area or for parking.

Daniel Harper, Planning Manager, Village of Glen Ellyn -They have not mentioned any of that in their plans.

Commissioner Dawson- I have a process question for you (Paul Stephanides, Village Attorney); It's in regard to a document that I received from The Village at 7o'clock; I see some differences which I might choose to comment on, it's in the Findings of Fact area, do I have to wait?

Paul Stephanides, Attorney, Village of Glen Ellyn-That would be for your deliberations.

Commissioner Kreuzer-If we don't have additional students why do we have this addition? Has the Village asked for that information?

Daniel Harper, Planning Manager, Village of Glen Ellyn – yes, the school district has reported to us that the condition inside the building is very crowded, and they want to create a common space area for studying and socializing, to allow for more specialized classrooms and more space for teachers instead of sharing classrooms. A bond proposal was approved by the voters, and the school board feels that they have the backing of the community on a proposal like this.

Commissioner Kreuzer-Has school district presented an alternative to this, potentially rehabilitation of the existing space? what is Village doing to consider the light, nuisance that is coming from this area.

Daniel Harper, Planning Manager, Village of Glen Ellyn- Not that I am aware of.

Commissioner Kreuzer -Will that accomplish what they have told you they need.

Daniel Harper, Planning Manager, Village of Glen Ellyn -I believe that they have plans for interior work and remodeling, on some of the existing building but that is for the school district to decide whether it would meet their needs or not.

Commissioner Kreuzer- Do we have the benefit of the updated photometric lighting plan? The High School is already the source of the most significant light pollution in that area; the Village Residents have generally done what they can to reduce the light

pollution in that area. We don't only have light pollution from the school and the exterior, but we also have light pollution from the most recent addition with the school leaving their interior lights on. When will we have the benefit of new updated plan- we don't have benefit of any specs for light fixtures? I don't recall seeing them, the kelvin scores if I remember as are as much as 4,000-5,000; I know our outdated ordinance with respect to lighting which is from 1986, does not address LED's but what if anything is The Village doing to consider the horrific white bright light that the school is proposing be added to the residential area?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't have it with me on this report, but I can bring it up on my laptop. The specs were included in the packet. We did suggest that the lighting be brought down, it was a concern for some of the neighbors of the public, however The Village is required to uphold what the code requires and with the plan, they, Glenbard West did provide the updated Photometric Plan, it is the last slide.

Chairperson Loftus- When we get to that point, when the Petitioner comes up, we can ask them to highlight what fixture they plan to use but whatever is in the code, they are allowed to do. We can suggest something different.

Commissioner Kreuzer- I am just asking the question to Mr. Harper, as much as other things we consider as part of this application is the extent to which they are requesting is a nuisance.

Commissioner Brown- I believe that what we discussed at the pre-application meeting that the residence Commissioner Wyant referenced was going to be used as their construction office during construction, is that true?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I would ask the School District that question; I don't have that answer for that.

Commissioner Pesche- One quick question, you mention the Ratio for students and teachers the required parking spaces that are there, does Village review that on ongoing basis if there were to be an increase in students which would require more staff? Do you guys do that on an ongoing basis?

Daniel Harper, Planning Manager, Village of Glen Ellyn - we would not compel school district to provide numbers regularly, but with any new project, we would want an updated student count and staff count so that we have an understanding of what the parking calculation would be.

Commissioner. Pesche- I am going to assume, that those ratio's do not apply for special events?

Daniel Harper, Planning Manager, Village of Glen Ellyn - that is correct, it would not be considered for Football games or any special event.

Chairperson Loftus-When you did calculation on available number of parking spaces, were the paid for parking spaces included in that?

Daniel Harper, Planning Manager, Village of Glen Ellyn- Not to my knowledge and I asked the school to provide the number of their off-street parking.

Commissioner Morrison- Daniel, I did not see what the new proposed entrance of the athletic building would look like, do you have that?

Daniel Harper, Planning Manager, Village of Glen Ellyn – When we did the pre-application meeting, we discussed the school wing addition we are discussing tonight and the Biester Gym front remodel addition at the same time, as we got further into the construction plans and timelines, the school district said that they would be doing the Biester Gym a couple of years later. That is a separate application as it would be a separate planned unit development, and we are focusing on the immediate project now and Biester will be a few years later.

Commissioner Morrison-on the landscape plan, am I accurate that only one existing tree is to remain? There are a lot of trees there now, did an arborist come and do any kind of grading of those trees?

Daniel Harper, Planning Manager, Village of Glen Ellyn - I can't answer that off that top of my head and don't know if there is one or multiple trees to remain, but I do know that they are replacing almost kind for kind that trees that are being removed. We do have a grading of those trees that were provided by the school district, all were in fair condition; we don't. have anything in our code that prevents the removal of these trees, what we require is a tree survey as part of submittal package.

Commissioner Dawson- Were in a quasi-legal hearing and our primary function is to assess land use, in fact fair land use. On the meeting notice, there are a number of PINS, those PINS have serious ambiguity, I'll give you the examples; one or two of them

are DuPage recorder PINS with instruments behind them, that means they have legal weight on land, land use, consolidation, easement etc. Two of them are not present on DuPage recorders portal, that means they are likely assessor based or County Clark based PINS of convenience for a tax parcel, they do not define the land of which we are asked to examine tonight. The meeting notice references 17.93 acres, I would also note that the Petitioners application to The Village in the area set aside for PINS is blank, it could be argued that legal descriptions are sufficient, however this area of land to be taken as a whole does have some complete additions to Glen Ellyn but it also has part additions and the only way the part can be answered is by reviewing the Deed. Thus, the two part question is this, on your slide can you outline for me the 17.93 acres area in the form of a boundary and I think I know it but I would like for you to communicate it to me, second part of the question is, can you give me a definitive list of PINS based on instrument from the DuPage recorder that do constitute the application today?

Daniel Harper, Planning Manager, Village of Glen Ellyn - Referencing the Parcel slide, which was presented, Daniel stated that generally there's 4 parcels of the different parcels that make up Glenbard West property. Mr. Harper traced parcels for Commissioners on the slide. Indicated that Parcel maps on website are not clean and that part of where it switches, it goes around Lake Ellyn. He did not include that part where it switches in the description of the notice.

Commissioner Dawson- Can I just clarify what you just drew? I think you included the two-toned beige area with the line share of the school and then went into the CR districts some distance to answer my question of how you got to 17.93 acres, is that correct? The beige area you outlined for me is approximately 12.5 acres possibly 14, I still don't know where the other acres are and then the second part of the question which is to provide the PINS.

Daniel Harper, Planning Manager, Village of Glen Ellyn - Yes that is correct, that is the area I used to answer question regarding the 17.93 acres. I used the PINS provided by the DuPage County Parcel Map and so the PINS that are provided on the notice are the four PINS of the Parcels.

Paul Stephanides, Village Attorney- I can answer that question. The PINS are controlled by the parcel map, and the county clerk's assignment of those PINS to these parcels. PINS as you stated do not necessarily control what needs to be in the notice, it is the legal description. As long as the property which is the subject of this hearing is included in the legal description it is sufficient, so if it is more than the described 14 acres, that is a sufficient notice and notice also had the property address as well. So, it is irrelevant if it's more and those are the PINS assigned to this parcel is considered as one zoning lot and that is pursuant to the Village code as well 10-4-1 and 10-2-2 which defines a zoning lot.

Commissioner Dawson- with respect, the most recent Village ordinance covering Glenbard West High School- the variance ordinance is correct, and those PINS don't match these PINS we have been given for this package.

Paul Stephanides, Village Attorney- that is what I am saying, PINS don't necessarily control, it's the legal description and you do have a legal description that is larger than the legal description you are talking about, the 14 acres verses the 17 acres, so its sufficient from a legal standpoint.

Commissioner Dawson- It's not just a case of size here, the PINS in this legal notice and the petitioner provided none on their application. The tax only refers to parcels are included which is not sufficient for land use. That is my position on it.

Paul Stephanides, Village Attorney- It is under the applicable case law and statutes and The Village Code, because you are raising a legal argument, so I feel I must address it, it's a sufficient notice.

Commissioner Dawson- In the absence of any lot coverage ratio in the meeting notice, this packet this evening I know you have a final bullet point, that all said, has the Village calculated the lot coverage ratio for this addition?

Daniel Harper, Planning Manager, Village of Glen Ellyn- lot coverage ratio is approximately 36%.

Chairperson Loftus- that would only be a point of information because for nonresidential use in the R2 there is no restriction. It should not be used in the determination of whether the variation approved, denied or approved with conditions. It does not apply to this application

Paul Stephanides, Village Attorney- from a legal standpoint, it's irrelevant.

Daniel Harper, Planning Manager, Village of Glen Ellyn - just a point of information, the existing lot coverage, taking the parcel that I outlined which goes along the shore of Lake Ellyn, lot coverage ratio is 23.1%

Commissioner Dawson- Thank you, can you point me to a section of zoning code of R2 that exempts school from the application of lot coverage ratio

Daniel Harper, Planning Manager, Village of Glen Ellyn- Yes in the chapter four, Section 10.4.8 E- it describes more than one story, lot coverage ratio, single family dwellings, more than one story and other accessory buildings 20% of the lot. When we are reviewing that, it specifically mentions this is for single family dwellings, it does not mention what a lot coverage ratio would be for a school, or any other building and it was not considered during our review for lot coverage ratio.

Commissioner Dawson- so you can't point me to section that says that schools are explicitly exempt from a lot coverage ratio would not be needed to be calculated, another is that schools are not subject only single-family homes.

Daniel Harper, Planning Manager, Village of Glen Ellyn- If its silent on it then it's not regulated.

Commissioner Dawson- I have two separate communications from the Village on this subject, one verbal, one written and they are contradictory so I would like you to clarify which is the Villages position. Once is a lot coverage ratio is not needed to be calculated because of the area included the other answer is that basically what you just said that schools are not subject to lot coverage ratio, just single-family homes. So, which is it?

Daniel Harper, Planning Manager, Village of Glen Ellyn – I would say that the Lot coverage ratio in the R2 zoning district would only apply to single family homes.

Commissioner Dawson- given that zoning lot coverage ratios are only given by bulk, by bulk I mean size density protection of the neighborhood for the look and feel, if I take the position that you state and has been stated by people in this night so far, is this logic though, if I am a school in R2, can I build up to 25ft of every lot line without needing a variance for the massive size of my building?

Daniel Harper, Planning Manager, Village of Glen Ellyn – They would be limited to storm water and engineering constraints, but theoretically that could be considered.

Commissioner Dawson- a building of that magnitude, the defined area would be 60, 70,80 percent lot coverage area ratio; I know it's not the topic of this hearing tonight but if lot on corner on Hawthorn, is built to those constraints on a school platform, we are talking about a density of lot coverage ratio of 60,70, 80 percent; next question, under Illinois state law and DuPage County zoning, it has been ruled that schools irrespective of zoning language that can be massaged are subject to lot coverage ratio- my comments about bulk, I strongly believe that schools should be subject to lot coverage ratio in any district but particularly R2. We have zoning districts which do not have lot coverage ratios, and each one of them, well I can't say for sure for all of them, the central business district might be exception but the zoning variance is where dwellings exist we do not have a lot coverage ratio, have something called the floor area ratio, that is not present in R2, and that itself is a protection from bulk mass density impacts on the surrounding residential areas; do you have a comment on that, will you make a comment on that?

Paul Stephanides, Village Attorney- Before Mr. Harper does, I want to talk about two things that you have made from a legal perspective in your statement. I think what you are essentially asking for is text amendments to the Zoning Code that maybe or not appropriate as part of the Zoning Code but that is the relief that would be needed implicit from your question; You did state that State Law and DuPage County Zoning law require a lot coverage ratio, well DuPage County zoning does not apply to The Village of Glen Ellyn, the Village of Glen Ellyn is a home rule unit lot coverage ratio if The Village chose to apply to schools it can do so or not do so, it has home rule authority, I actually argued the case in the Illinois Supreme Court on this issue Schuster Holmes vs. City of Naperville and the Supreme Court upheld that if a home rule unit does take on a zoning issue and defers from state law, it can do so. I want to preface Mr. Harpers comment with the legal basis.

Commissioner Dawson- Should I answer that?

Chairman Loftus- I think you are trying to debate things that are not in the code.

Commissioner Dawson- the case I am referring to, the municipality involved was ruled to not be absolved from adherence because of home rule but that is not a question. In the application of lot coverage ratio in the context we have discussed so far, do you think the Village is being fair across R2 with regards to homeowners, institutions, churches, do you think the Village is being fair?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't think that is an appropriate question for what we are asking tonight.

Commissioner Dawson- In a Village code, where lots are side by side, homeowners are compelled, in fact required to consolidate lots if they wish to enjoy the relief of the extra square footage for a lot coverage ratio build. They are compelled to consolidate lots. There are currently at least two in progress and the scores I have reviewed there is no exception to the homeowner in that case. Has consideration been given to in this case which even in the beige area there are numerous lots. Was consideration given to consolidate the lots?

Daniel Harper, Planning Manager, Village of Glen Ellyn – When we were discussing this with the school district, my suggestion was to consolidate the parcels that are considered the zoning lot for the school district campus. Same with the PUD side, the Biester Gym and the School District Administration building- as we got further along, the School District requested that we treat it as one zoning lot as it was done in the past in the 2015 zoning case that ended up being the 2016 addition because there are conditions in code that would consider this for the zoning lot, that was the route that we took

Paul Stephanides, Village Attorney- I can answer from the legal perspective, they are not compelled to consolidate the lots under the zoning lot ordinance 10-2-2 and 10-4-1 definition.

Commissioner Dawson- I stated that they weren't compelled legally, with regards to the variance on impervious area, I know there was a small change, can you clarify whether it was a measuring error in terms of the calculation of the average width of the irregular shaped lot or whether, so was it a simple measuring area?

Daniel Harper, Planning Manager, Village of Glen Ellyn - Are you talking about the impervious surface for the parking lot?

Commissioner Dawson- It's Item number 7

Daniel Harper, Planning Manager, Village of Glen Ellyn – The impervious surface is the western parking lot that will be used for mini bus and ADA Spaces, located on the property, they will do some work to re-shore parking area, bring to it update and make it a better structure because it is a nonconforming structure on the property line, they have to request a variation for that. For any non-conforming structure, we would want that structure to be brought into conformance and so that is the variation that they are requesting.

Commissioner Kreuzer-A point of clarification on the Photometric plan, does the photometric plan measure the light emitted from interior of the building?

Daniel Harper, Planning Manager, Village of Glen Ellyn - not from the interior of the building, it's just the fixtures that they are proposing and those that exist. But if you look at the photometric plan, it's capturing the ambient lights from the streetlights as well, so I don't know if it's capturing the lights turned on inside but those lights inside are variable whether they are on, or off or which ones are on.

Commissioner Kreuzer- For some reason the Architect has decided that we want to have a glass staircase which I presume would be lighted all night and presumably with very bright light, for a few reasons. I don't know why we have decided to make that architectural statement for our residents, but I guess what you are telling me is that the Code does not require us to measure light that is emitted and its effect on what would otherwise be a photometric plan.

Daniel Harper, Planning Manager, Village of Glen Ellyn- They provided a photometric plan based on the fixtures that they are proposing, and it's certified by a lighting engineer, and it meets our code.

Commissioner Kreuzer- But were only measuring the exterior fixtures

Daniel Harper, Planning Manager, Village of Glen Ellyn -If it causes a nuisance, we can go out there with a light meter and measure. If it calls for enforcement, we can do an enforcement action.

Chairperson Loftus- In our code, we measure light at the lot line. It measures the light whether its 50 feet at the lot line.

Commissioner Kreuzer- What I think I am hearing is that the photometric plan has been submitted but we don't have is not including what would be light omitted from the interior including the corner stairway. We would only look at what is being emitted after the light has been installed and then presumably, we do something.

Chairperson Loftus- The Stairwell is close to the sidewalk. You are right 100% right.

Commissioner Kreuzer- I would assume that it is 5000 kelvin very bright white light; on all night, might be a condition that we want to think about.

Chairperson Loftus- I would ask the petitioner how it was calculated on that.

Commissioner Brown-Is it state law that these would have to use light harvesting so they wouldn't be on all night?

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't know, I don't have any knowledge to comment on that.

Paul Stephanides, Village Attorney- it would only be Village code that would apply, there is no State law

Commissioner Morrison- On the proposed retaining wall- is that all brand-new retaining wall or are they demoing some of the railroad ties that are currently existing and replacing those?

Daniel Harper, Planning Manager, Village of Glen Ellyn - My understanding is that we are replacing those, we can ask the applicant for more details on that, but that is my understanding.

Commissioner Morrison-I walk past those railroad ties and I know a lot of them are not in the best shape so I would be curious to hear from them how many of the railroad ties are going to be replaced and what is the plan for future replacement or if the structural engineer has evaluated those recently.

Petitioner

Sworn In Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers- Jocelyn described that the Project born out of preplanning and referendum efforts for the district; every school in district is getting improvements as part of referendum ask and approved vote a lot was done in preplanning understanding capacity of the building- not because of growth in population but does allow for better implementation of curriculum for their portrait of a graduate that requires specialized spaces, social emotional learning spaces as well as making equitable opportunities throughout the district. Particularly at Glenbard West, you'll notice we got a black box theatre that is to supplement some of the other schools in the district having a secondary theatre space that Glenbard West does not have. Really just providing a more equitable curriculum environment. Glenbard West, it was asked was there any consideration for interior renovation and in fact that is the scope that we are working through. Currently the school is sitting at 90% utilization ratio, most high schools sit at 75%-80%; when you look at scheduling it allows for student movement, study halls, and maintaining an appropriate class size. With this addition it would allow it to bring it to a more appropriate ratio so that they are not maxing out every classroom, every class period. We have looked at the addition and have had community involvement, the referendum had its own patch of community forums and engagement. There have been 16 different forms of communication, forums, presentations. The district and school have been active in being good stewards to neighbors as much as possible.

Showed new addition location to Commissioners via slide

We did identify as best as possibly to limit impact to that hill especially as related to the mature vegetation. We will be preserving as many of the mature trees as possible. The proposed wing is a classroom wing, the core portion near the center is the learning commons. The 100 level is maintenance and storage space, that is to keep all mechanical off the roof, keeping it out of view. The learning commons (orange area) is an expansion of cafeteria, creating a social area. Green and blue blocks are where we are renovating the space; security is a huge part of the referendum; main office and secure vestibule will be created. Maintaining door 1 as signature/main entrance and will have secondary entrance to the back. Black box theatre on the 4th floor, with views to lake Ellyn and courtyard we are maintaining.

She moved on to describe landscape plan, we will be replacing the Shakespeare Garden, maintaining some of the Japanese Zen and water feature that exists back there. Request to add a native plant area that is area A on plan. Garden intent is to have students interact with the hill even more as that is special to this campus, replacing all the trees 1 for 1 with larding ornamental plants; elevations looking at scale, the drop off to hill is necessitating the 72' height, where hill starts to drop off is an emergency exit point to avoid dead end for those classroom spaces, not intended to be an exit or entrance for stairwell. Preserving significance and height of tower. Materials were also shared, keeping in theme of the site, keeping integrity. Arched windows are Black box, architecture was taken from trying to absorb the different features along the existing building, trying to make sure it feels cohesive and respecting original building. Controlled staff entrance was showed in addition to parking lot, ADA accessible parking.

The presenter made a note that she would not speak in depth about construction and noted that Jeremy could answer any questions pertaining to that. Moved ahead to show the proposed staging for construction, fencing locations with a dual layer fence, to protect around building and keep staging off mature vegetation, what we are trying to preserve on hill. Repairs and replacements will occur over the summer on stairs, bulk of what is happening long term is happening at that addition.

Commissioner Morrison- on the new stairwell that goes from front of building down to Crescent- right now at bottom it goes into a "V" but I don't see that other "V"; is that being removed?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -Yes currently there is a cow path along auditorium going up from street, we are creating a formal path, taking that entry that goes into a "V" and widening that stairwell so that it is more useable for more people, pretty disrepair so we are taking opportunity to repair. Secondary connection, cow path connects to door 2 and would lead straight up to circle drive.

Chairperson Loftus- following up on lighting; if we make a condition that a new photometric plan be submitted with effective interior lighting on lot line, is that something you can perform prior to that to get the effect?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -Yes absolutely, as part of permit process we can start to pull that together, we can certainly do that and submit before this goes to Village Board. Typically, we just do exterior, but I understand why that corner is of concern.

Commissioner Kreuzer- to follow up on that, why do we have the glass curtain wall for the stairway?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -It is something we studied because it is an exterior stairwell, but because of proximity of street we had it as solid at one point- it felt overwhelming from a human scale when walking past building it felt like a large mass, both from not wanting a darkening closed stairwell from security standpoint on the interior and not wanting it to feel over whelming at the street level.

Commissioner Kreuzer-Why not smaller windows consistent with existent building?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -we did look at some of those as opportunities and with general scale of that location because it go lower to the street, the scale felt foreign, it actually created more of an emphasis on stairwell that we were trying to blend in to everything.

Commissioner Kreuzer-Neighbors will find it to be very obtrusive with respect to their enjoyment of the night, I think small windows would be consistent with the current building in its castle like appearance, just something I would think about if the opportunity for change exists, might resolve any problems you may have with lighting and photometric plan.

Chairperson Loftus- you did go before the architecture appearance with this plan already, haven't you?

Daniel Harper, Planning Manager, Village of Glen Ellyn – because this plan is an addition and not new construction of a principal building, it did not go to the architectural appearance commission

Commissioner Kreuzer- has this gone before the Environmental Commission?

Daniel Harper, Planning Manager, Village of Glen Ellyn – I believe it was introduced to the Environmental Commission as an introduction, but I don't think there was a formal agenda item.

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -We connected with the Environmental Commission, and it was determined that we didn't need a formal or process but they are aware of this.

Commissioner Morrison- In application in the standards, the application states, in order to follow the strict rule of the zoning code, the district would need to place less importance of the historical and cultural significance in order to achieve the necessary building square footage for the classroom spaces; it sounds to me like the school code follow more of zoning code than the current plan but due to the historic cultural significance of the site, you are asking for these variations? Can you explain a little bit more in detail?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers – Sure I think where that relates most is with the parking. To add level of parking that would be needed; we would have to level parts of the existing building, because we are not adding population, it is not something we are making worse. The other piece is making sure we are maintaining and preserving as much of that courtyard we are creating, the hill. In dome of the feedback sessions, we were asked if there was a way to tilt the building and we would get less trees and that was taken into consideration. Balancing some of the needs from community members gets us the corner at 16 feet, seems like a minor design influence but it was done with significant community impact and that is why really the request.

Commissioner Morrison-Can you explain more on what a Learning Commons is and how it would be used throughout the school day not just during cafeteria hours?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers – especially for West their current cafeteria is not sized to accommodate student body, school has intended use for before and after school for students to come in and use for group projects, creating a more collegiate space for student to work through their day. With Glenbard hour there is flexibility in their school day for students to go and work on their project, or work on independent study. It creates a different environment for them. Some of the design impacts are having small huddle rooms similar to library for any underclassmen that cannot go off campus, creating some of those social and collaborative environments to allow for the school to deliver a curriculum in alignment with portrait of a graduate.

Commissioner Brown- You are saying that the utilization rate is about 90%; can you tell me what the other Glenbard School utilization rate is?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -They vary, I know that East is around 80-83%, South is closer to somewhere between 60-70%, and north 75%- allowing flexibility on their renovations to be more renovation based and less addition based.

Sworn in Seth Chapman, Assistant Superintendent, Glenbard District 87- We did a demographic study two and half years ago. West in particular is the most stable of all our environments, we have not seen a lot of variation in the last years and don't anticipate a lot of variation the future. Most of our classroom spaces are exceptionally tight, they were not built to house people of our size and at times the desk spaces are very close together. As part of the addition space and part of renovation space we are getting more room to have instructional spaces to fit the size and needs of today and so we do have some boundary areas that have some things that we are not seeing at West. We are seeing a decline in population in Glenbard North, East is stable, and South is stable after dropping for years and years. Ultimately, the addition and the need for it, argue to the fact that we just don't have spaces. The conversation about the Commons, having a place where kids can come in the morning where they will land and have conversations and get ready for the day or do a group assignment in a space that is comfortable and when a student's day ends, and they have time in between an athletic event or after that activity they can do projects as well, I think it's crucial.

Commissioner Wyant- I don't recall the specific details of the referendum, but did it contemplate for Glenbard West expanding the footprint of the building? That was disclosed in ballot initiative?

Seth Chapman, Assistant Superintendent, Glenbard District 87- Yes sir. Yes, it was. If, you don't mind there were a couple of questions brought up earlier that I can address. The 580 Ellyn Ave. property, when we purchased that property we went into closed session so I cannot share the details but what I can tell you is that there are no additional plans, however one of the things that we want to look at with that property, knowing that we potentially might be having some construction in the future, it will save us several thousand dollars in having to put on any kind of trailers or any kind of property for that. So, we felt like that was a good investment, the board has not yet contemplated any additional purposes for that space at this time. I would imagine as construction ends; we will probably have those conversations again.

Commissioner Wyant- I think if I am following Commissioner Dawson's commentary, you can put a massive structure on that lot coverage ratios. Is that accurate?

Daniel Harper, Planning Manager, Village of Glen Ellyn – because it would be a school building it would be a 25 ft side yard setback, it would be limited pretty good but that is all that I can say right now as the code stands right now.

Seth Chapman, Assistant Superintendent, Glenbard District 87-In terms of the Railroad ties, yes there is a plan to work our way down and replace those; much like you I walk down that way regularly and it bothers me that those will fade and deteriorate. Investing back in the wood means we will have to replace it all back all over again so we are looking to much like you see on Crescent when the roundabout was put in, looking to expand that process, as much as the budget can allow.

Commissioner Brown- before you sit down Mr. Chapman, can I ask you one other question? When you were here for the preapplication I had asked about boundary changes and you said that was a potential for the district, and when I am looking at the concerns from the community, People are concerned about the number of cars that are parking people and essentially how many people are coming from far away places to drive to our school that might not be in the closest proximity to this school as compared to the other schools in the district and especially during the construction and busing and everything. Is that still something that the district is considering. Also, that is why I asked about the utilization at other schools.

Seth Chapman, Assistant Superintendent, Glenbard District 87-We just seated our new board, we have a new Superintendent starting July 1, so we put a pause on all those conversations, it would not at all surprise me if 6 months or in one year that conversation resurfaces but at this time, we are not having any active discussions.

Commissioner Morrison- We talked about the last big addition to West in 2016, and here we are ten years later doing another big addition, but we are also being told that the student size is static, what is being built in this new addition that could make it so that we are not here in ten years with another addition?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -I don't have all the context around the 2016 addition but I can say that part of the limitation is what is available on the site. Understanding constructability concerns and any ability to expand we are close to reaching that. It's not something that I can obviously see twenty years down the road, but the hope and goal is that this is providing long term improvement for curriculum, 2016 was for a very specific Science Classroom addition and so it has its own needs, but it has its own limitations as well. This is providing that flexibility, general classroom environment to allow that flexibility within the building and were other locations for addition contemplated in time of referendum planning but they just don't make feasible sense from a cost and from an impact total site and neighbors standpoint so from my perspective we are close on pushing the limit on anything major for that building.

Commissioner Dawson- In terms of design choices, certain choices would lose much more of green space, please elaborate on alternatives that would lead to more lose of green space?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -Parking would be something that would lose green space, if you bring current building with or without the addition up to code today, you would max out impervious space on site. With the feasibility on it being on a hill that has its own limitations. For any of the other variations, a lot of it is just trying to respect some of the existing conditions happening on the site and understanding that we are trying to get to street level on a safe manner. The biggest green space is obviously parking variation we are requesting.

Commissioner Dawson- On that question, you are asked as a petitioner to iterate through a process of reducing your variations, can you expand on how you did that, you are asked to provide evidence on that.

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -I may rely on Daniel if I am speaking out of term on any of that. Some of the locations that we are looking at going closer to street or carrying on to that impervious area up to the lot line have been reduced, looked at minimizing looked at it from a maintenance standpoint instead of creating new standpoint, especially the lighting is something that we looked at making it safe and secure but also respecting the lot boundary, even where we are up against Crescent and not around neighbors we are really sure we are adhering to that.

Commissioner Kreuzer-what are your concerns with safety with respect to lighting?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers- there are code standards to have just the doorways lit but for the school standard because it is a unique site, making sure the primary pathways have appropriate lighting, understanding that teachers are coming and out of the building in the winter, all days of the week in the winter so making sure that footpaths are appropriately lighted, making sure that there is enough lighting so that anyone hanging out or loitering at an off hour can be picked up by a security camera. Keeping it very minimal as much as possibly but just understanding that we want to highlight more than a doorway because we are 50 feet in the air as you get to that front door on the first level there. Making sure we have adequate coverage, to avoid any loitering any graffiti anything like that.

Commissioner Kreuzer- Is the Learning Commons a 2-level space? Is it more of an atrium? Is it just a nice lounge is that essentially what this is?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers – It is 3 levels, the desire behind that is to preserve the façade from the inside, making sure that we are capturing up to that 400 level. Not obscuring the view, it is obscured from the outside. It is there is presentation space, so we have what we call a learning stair, it's an informal 60-100 presentation space, extension of guidance suite, college and career center as part of that so that students have a more accessible space to talk about careers and school impacts, and then there is a little bit of that social space extension of the cafeteria but that is the broader use but its zoned in a couple of different ways to allow for banquets and presentations, guest speakers things like that.

Commissioner Kreuzer- Did anyone try to assess how many classrooms could have been in there in lieu of this nice atrium/lounge?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -We did, part of the challenge is where you would put a classroom a budding that then this allows light to filter into now what our administration space is, so on the 200 level its huddle rooms similar to the library for students to use for studying , 300 level it is admin space so it's your student services, your principle, your deans are all along that so that they have casual supervision and they allow daylight, on 400 level it allows for those classroom's to maintain some of filtered daylight without blocking.

Chairperson Loftus- Question for Seth, is there any intention on utilizing this space to outside interest other than Glenbard West Students? Which would open this up to different than school hour usage of the facility.

Seth Chapman, Assistant Superintendent, Glenbard District 87- Certainly a possibility, I think when we are looking at all our building, we are not just looking at how we can make these places for instruction but also these are community assets that during non-school use we could have community involvement in those spaces, I think that would be great.

Commissioner Kreuzer- what is the current grade point average for that school population? To what extent do you think this addition is going to improve the grade point average?

Seth Chapman, Assistant Superintendent, Glenbard District 87- I wish Mr. Peter Sellers was here, he is at graduation, I don't know that off the top of my head. It would be an anecdotal guess at best, if I were to guess that I will tell you I think that when you are in an environment that you feel is reflective of today's standards and reflective of diverse studies, I think that would absolutely improve outcomes for our students.

Commissioner Kreuzer- What studies can you cite to us? You are telling us that the reason which could form a basis for the need and the hardship is to improve grade outcomes, correct?

Seth Chapman, Assistant Superintendent, Glenbard District 87- No sir, I did not say that. I think that we are looking to improve a student experience, and I think there is data that will demonstrate that the work we are doing here will do that. I think it would be hazardous for me to say that it would improve student grades.

Commissioner Kreuzer- I am still puzzled about the reason of this addition, but I'm sure a pleasant place for 14,15and 16-year-olds.

Commissioner Morrison- going back to idea of this is our 2nd addition in 10 years, if you find that in another 10 years we need more classroom space, could the learning commons upper atrium rights space be re-utilized as something else, is this being built as a flexible expansive space. If you need three more classrooms in ten years, will you guy's, be back here?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -I think that is hard to speculate on, the structure of that atrium is not currently built to adapt to 3 more classrooms, but I think it is also something that as we are looking at this, part of the challenge of the interior space is that current classroom sit anywhere from 650 square feet 750 square feet and a typical new school would be 850-900 square feet. If you have 31 students in section, you will need larger square footage. So, we are able to expand some of the interior classroom spaces to fit that where they may not be able to utilize some of that space now. It is something that we are looking at holistically as whole building not just the building. For the big picture to understand that improvements are being made throughout the school for accessibility, security and that classroom size to help avoid that scenario in the future.

Chairperson Loftus- part of what we are here for tonight is to try and understand what the hardship is involved to. Some of these questions may not be pertinent to what the variation is but what's the hardship behind it, what's the hardship if you can't modify the space and then you're coming back in ten years, is that really a hardship? Or are you just building because you like to.

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers – I think that is absolutely a fair question. It was not context that I thought to provide so understanding of the interior of the space in particular where you see in that upper right corner- we are reintegrating some of the special education rooms into the full building classroom count to account for some of that utilization, everything being done in the addition is not the only thing being done to improve utilization in the building but it allows for classrooms that are too small to hold a typical class size of 31 student section to be re-integrated into the whole building, so that is 3 additional classroom spaces and we are able to account for and provide a better learning environment for special education students. Starting to look at things like better use of proportion of space for a classroom instead of a department office, a lot of those changes are happening within the building to maximize the number of classrooms we are getting. This is a net gain of 10 or 11 classrooms because some of them we are taking a small what is considered a classroom of 600 sq feet or 650

sq feet classroom and making into closer to that 800sq feet, and making sure we have the right mix of spaces so when all this is said and done, the administration is not looking at an existing space and saying well I can't use that as a classroom because it does not fit 31 students. So, this has been a holistic effort to make sure that scheduling is improved as part of this and that we have the right number as part of that addition. The target for long term, looking at target of, the student population is not 2500 students but anticipating, there was a boom in a surprise year of 2500, we are not cresting at 85% at that point and will be workable. To your point, ideally, we are not coming back in ten years for three more classrooms because we are trying to account for that right now.

Public Comment Received from Mr. Kevin Williams, read by Daniel Harper and placed into record.

To summarize the email received, Mr. Williams is in favor of Glenbard West getting a much-needed addition but opposed to this project as the hill will be removed. Overall, Mr. Williams stated he was venting, he wants an addition just not in this location.

Sworn in Jill Paulis, Glen Ellyn Resident- you mentioned Environmental commission- what was their response? I just couldn't hear you.

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -We did reach out to environmental commission as part of the tree tag, tree survey, we have the conditions noted and they are ok to remove, and they stated that we do not have to go through a formal process with them.

Jill Paulis, Glen Ellyn Resident- Did they say why?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -We provided information that they needed at this time.

Commissioner Morrison- Follow up question to public comment provided by Kevin Williams; he mentioned that other locations were discussed for this addition? This is a big addition, what that discussed in front of this board? What locations for this addition were proposed or discussed and why they were rejected?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -There were a couple of locations, especially as we were looking at the referendum planning- I think there was an earlier question about was the public aware of the addition, this is in keeping with the location and general scale of the addition that the public saw at time of the vote, but at the time of understanding budget, scope, will or will it not meet the ask of the referendum, we looked at things like a sky bridge from Biester to Main building to address some of the security concerns, proposal from a student to add classrooms to north side of Biester that we took a look at to understand what merits it had and what our opportunities were there, I think the biggest thing to understand about the total building and total site planning is some of the organization of the building and the delivery of the curriculum is dependent on proximity so moving a whole curriculum or department out to Biester isolates that a little bit more, crossing over Ellyn was a large endeavor for, you could not get as many classrooms as needed for utilization for a pretty high cost. As you are looking at for a community referendum, really does start to have an impact. Looking at some of the other locations on site, they are really constrained to existing utilities, existing loading conditions so we are just making sure we are being good stewards of what already exists on the site. That being just the best available space for having curriculum grouped in the proper location and making sure that we could fit the number of classrooms that we had. So, there were several explorations pre-referendum, but this is something that was presented to the public a year, more than a year ago at this point.

Commissioner Pesche- This is just a comment, you guys made references to this being more of a collegiate feel, collegiate education but when you go to any college, the site it is spread out, you kind of contradict that by saying let's not spread it out. Seth, do you have the ability to rezone if South is at 60% capacity, could you put students there?

Seth Chapman, Assistant Superintendent, Glenbard District 87-The board would have the ability to do that, yes.

Commissioner Kreuzer- The classroom space, what is actual percentage of classroom space when compared to what else you are planning here? What's square footage of classroom compared to lounge and second theatre?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers -I will not make an answer on the spot, the addition is primarily classrooms, I don't have answer off hand but we can provide in the future.

Seth Chapman, Assistant Superintendent, Glenbard District 87- outside of classroom spaces, a lot of our related services spaces are crucial, it will be a hub for students who don't feel they have enough time or the effort to walk all the way over.

Commissioner Morrison- how many of the Glenbard High Schools have or will have after this referendum is all spent, how many of them will have a learning commons? Are they all 3 stories?

Jocelyn Kelly, Educational Planner & Architect, Wold Architecture and Engineers All of them will have a learning commons, they vary in where they will be located in the building, but they will all have 2-3 story volume.

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

DELIBERATION-

Commissioner Morrison- I did read traffic report, it was great, I like the proposed changes. I prefer not having the bus staging areas divided because I can just see a 14-year-old kid go to the bus on one side of the school when his bus is on the other side and not making it home but that was my only concern. I like that it looks like the changes that you are making will improve traffic around the area, I appreciate that, it speaks to the effort you have put into that which we have not been talking about because traffic around that school at pick up and drop off is horrendous.

Chairperson Loftus- not increasing headcount of teachers or staff, no matter what building on Main Street, downtown there are always inconveniences of traffic flow during construction. Once construction is over, things go back to normal. It's unfortunate that there is no space to add on, I don't see the need for the space, we have not heard really hardships, which for every petition that are presented are not really hardship in my opinion to go to school. The other option could be eminent domain on private housing in the area to create expanded learning space, I'm glad to see that they didn't take that tack. It's ashame that the bell gets moved, heritage trees get destroyed, even though they are replacing the trees, some are original to the hill, Honeysuckle Hill back a hundred years ago.

Commissioner Kreuzer- we already destroyed a lot of trees with the 2016 addition, and the couple that were saved and there were efforts, are dying. I have a general concern which needs to be said, we still don't have a tree ordinance in this Village that could address the wholesale remove of our canopy on lake Ellyn, right now the only entity that has been removing that canopy is the school district and I think at times somewhat cavalierly. It should be a concern that this Village has, I don't know that we are going to replace the canopy with a couple shade trees, that I saw in this plan, but I don't think it's an issue that we have been asked to address and I am not going to consider it when asked to decide with respect to this petition.

Commissioner Wyant-it just seems like a nice to do, not a have to do. There are no hardships as you referenced a moment ago. This will create tremendous disruption to the homeowners in this area for two years with no upside in academics or curriculum, we are not addressing a shortage or an over population of student body for the foreseeable future. This is a referendum that barely passed, I think that we are looking for ways to spend the money, and it just doesn't seem justifiable, I would have loved to have heard some hard facts as why this must be done. This school will always be a tight site, that is the charm of Glen Ellyn, its dense, it's tight in size and there are a lot of successful academic institutions that are land locked and tight and it's not going to undermine their ability to deliver a great education. This is an elite High School, I think everyone who lives in the community and who sent kids here knows it's an elite high school but this just seems like a nice to do and not a need to do and I that have not heard anything that suggests that this is something we have to do to maintain the elite status of the High School. Yet it's spending a lot of the taxpayer money and I am greatly concerned about that and the disruption of all of those homes along the west for two years of disruption. I see no reason to facilitate this by granting all these variances.

Commissioner Kreuzer- It's a permanent potential nuisance.

Commissioner Dawson- I see no hardship, I am greatly concerned of the land use coverage here, in terms of definition of the land. I believe that I am on strong legal footing as to the application of any township with bulk regulations, bulk meaning size density impact on residential neighborhood. It worries me greatly that we are embarking, if we send a recommendation of approval for this, the notion that an R2 a school or institution can build up to 25 feet of a lot line to any density without needing a variance— in my opinion in the absence of a regulation given to schools does not equal exemption. The absence of an express exemption in a zoning code, the code applies. There is no floor area coverage protection in R2, which is a further protection against density massing and bulk. I'll give you some more examples, on special cases the schools have a 25ft requirement, it's explicit, it's pulled out in R2. Churches have another specific exemption and we are in the territory of the thing that applies to churches, a church can go up to 75ft, for a spire or bell tower but there is a very important section in that which protects residences, for 72 feet which is the school proposal in lieu of the 45 sin order to build to that height, the school would be required to have a 54 foot setback where they are currently proposing 16 feet. For my major concerns, I will also add that I think, I said, I

don't see hardship, I am not convinced of the petitioner's fair land use to reduce variances, that is not how the process is supposed to work. That is my opinion and my concerns.

Chairperson Loftus- I hear everybody's comments so far. If there were no variation requests, they would not be here, they would be building by now. I hear what you are saying as far as it's a want and not a hardship. If it was not for setbacks, we would be talking about signage at this point instead of setback variations. They could build whatever they wanted on their property, personally I support what the addition is.

Commissioner Dawson- I support the improvement of education for this age group. I think it's got wonderful aspects, but we are here to examine the land use and against the zoning standards at a quasi -legal hearing.

Commissioner Kreuzer- They must ask for variances, they can't build what they want without the variances which could arguably be a country club for 14-, 15-, 16-, and 17-year-olds.

Commissioner Dawson- we will probably see some more confusion in a few moments when we get to the findings of the fact. There is no way you can draw 17.9 acres or 14.9 acres without going from R2 into CR. The context of this application from a pre-application to public notice, until this document is written in terms of R2 only, in context of lot consolidation, I have calculated lot coverage ratio. I allowed for consolidation but I did not allow for consolidation of CR into R2 which is on the table tonight as a recommendation, I concur with the staff comment about we will be in the larger area of land whether it's 17.8 or 13.7 but in terms of how I look at this from a neighborhood impact, a residential aspect, and the application for bulk zoning requirements to control that, the score is already over, my calculations show between 28 up to 31 with this new addition in lieu of the allowed 20% and we are crossing the zoning district.

Chairperson Loftus-The history of Lake Ellyn and School has always been a question of how many acres there are from the whole park and the school since the day Lake Ellyn was done. I think it's proven that the Village cannot come up with a viable number to delineate what is school and what is not school acreage and from my knowledge of the history of that area since it was dug in the 1800's and given to the school there is always a question of how many acres are there.

Commissioner Dawson- my comment to you on that would be, I understand what you are saying but I will tell you from my other activities and research it is derivable, I don't believe that it can't be derived.

Commissioner Brown- my concerns are mostly with traffic and the fact that this school like commissioner Wyant said is an elite school that attracts families to move to this town, and if we do all of these amazing improvements to the school, you could argue that that would attract more families to move to Glen Ellyn and surrounding areas that go to District 41, District 87, I am sorry. If the school is at 90% capacity and we have an influx of new families that move here because it's an even better school, I have concerns that we will have more issues with parking, reading the packet, the current zoning requires the school district to provide 740 parking spaces and the proposal has zero; that to me is a glaring issue and the second thing is that comprehensively speaking, I have acquaintances that live next to the home that you purchased on Ellyn and its concerning to them and some of their neighbors that there is no plan for that property, it would be nice to have a little bit more visibility on the potential plan for that property given the potential parking problems. Also, The Village is potentially embarking in a new Train Station, and this could overlap with this construction. I know that these are different projects, but I think that we are going to be hard pressed to find a clear route through town when we have major construction projects happening in the central business district.

Commissioner Pesche- This is to encourage us to support investment the future our education of our Village, this is not a decision of five years from now but multiple decades from now and there could be consequences to it. Whether I agree or not with the space, I think denying that such investment is a poor decision.

Commissioner Wyant- I think that is a great point, but they have not made that case., they have not made that point, I think if there was an abundance of evidence suggesting an enrollment crisis, or a curriculum or academic deficiency that would relate to what you are saying.

Commissioner Pesche- there is a space issue that they are having, being at the highest percentage of capacity. I think that there is going to have to be a discussion about rezoning that is going to be forced upon them in the next five to ten years which may not impact any of you sitting here, may or may not impact my family but I think there will be decisions made. I do have a question; I don't know if anyone at that board can answer this, but does it just go on reserve the funds? Because I think that they are on a time deadline right, with this referendum? What happens to the funds that they are trying to utilize for this project? Does anyone

know the answer? We were trying to get it in this date because of the time constraint, right? That is my understanding from the last meeting so I don't know if that could be revisited if the Board disagrees with the outline or plan itself.

Chairperson Loftus- Unfortunately that is The Village board decision, here to vote on land use and variations, and the final decision is Village Board and their feelings on what is best overall for the Village. They are tasked with making final decision, so they can overturn us, they can agree with us, they can make changes with whatever we come up with. I would like to move this forward so that we can give some feedback to Village board so that they can move forward and do their job.

Commissioner Morrison- Is it my understanding that we can't ask them to come back, I mean we could ask them to come back with more testimony but were trying not too, were trying to make a final decision tonight?

Chairperson Loftus- We can table it to a future date and come back with more information if someone makes that motion that is allowable. We have closed the public hearing but that is an option.

Commissioner Morrison- So were not saying based on the funding timeline, this must move forward or the whole thing is off?

Chairperson Loftus- no, I would just like to make a decision to hand to Village Board, a recommendation.

Commissioner Wyant made the Motion to Deny the request Seconded by Commissioner Dawson. The motion failed with five (4) votes no (3) yes. Motion does not pass

Deliberation

Chairman Loftus- In staff report there a few conditions provided that we could include in the approval below:

- 1.The property shall be developed in substantial compliance with the site development plans as presented at the May 22, 2025, Plan Commission meeting.
2. The existing lighting identified in the photometric plan as being in non-conformance with the Village's performance standards shall be modified to be brought into conformance as part of the building permit review.

My opinion would be to include those two and part of condition number two that they come back with a photometric plan reflecting all sources of light from inside of the building plus outside lighting as a condition to be in conformance at all times of the day.

Commissioner Kreuzer- In conformance at all times of the day because right now, that school is the source of the light pollution at Lake Ellyn and what you are suggesting is to increase it dramatically with the reduction of the canopy that would otherwise help to mitigate it.

Commissioner Pesce- how often you bring up Lake Ellyn and you are talking about how many homes around that property; there are thousands of families that are influenced by this decision, and we constantly bring up the homes around Lake Ellyn which baffles me sometimes.

Commissioner Kreuzer- It's the jewel in some respects.

Commissioner Pesce- so is the high school.

Commissioner Brown- I think we always try with every application to consider the surrounding areas.

Commissioner Kreuzer- Potentially we are voting yes on this project, but some may question if they presented a hardship.

Chairperson Loftus- other than two conditions stated in staff report, what if any other conditions would you like to add?

Commissioner Brown- I have a question about conditions, I don't know about this; if the project for the train station and the project for Glenbard West happen in tandem, would a traffic study be applicable to factor in, is there a precedent for that? My concern is that some of the commuter parking is going to be going away, and a lot of the commuter parking is utilized by students so that is where I feel like it's important that we keep that in mind

Chairperson Loftus- no, in my opinion no, they are two separate projects, we are not increasing traffic per say. To my knowledge the commuter parking is not part of the school per say, whoever parks in the train station lot or Montclair lot, they are paying out

of pocket for some other entity other than what the school is. So holistically in the entire Village it's true but the parameters for required parking on school property has already been set and if you are not changing the population of students or teachers there is not a requirement to grant a variation. You are correct it will be a mess with these projects going on at the same time just like the mess for downtown was in the last two years, but you must look at them as separate projects, separate business items. If train station project goes through, that is a Village issue.

Commissioner Brown- I just feel like we must be mindful of the project, because of the residents in that area not just Lake Ellyn, all around are face with more traffic because so much parking is disrupted that is usually used by students. I feel like this is a problem that happens time and again in Glen Ellyn and then Village people who have not paid attention start to pay attention and come to us and say, how do you. Guys let this happen at the same time, why did you not have a plan for parking?

Chairperson Loftus- to be honest how many residents to we have out here tonight, two to three. If no one comes and says something, we must make the decision. That is the sad part with regards to the process here, if no one speaks up, we are the decision makers as to what recommendation we give to the Village.

Commissioner Kreuzer- I do think that we carry the burden to take a leap and assume how the constituents see how we respond, I think that there is going to be a great deal of frustration with what is going on. I do believe with what I said earlier, we are spending tax payer dollar, we are creating this massive disruption, we are not going to address enrollment, how would you vote to raise your tax dollars now, I think it would lose 90-10, so I think we can sit here tonight, we have heard no justification for this expenditure that is going to be a massive inconvenience for a couple of years. I believe if we could survey all these residents just to the West and to the North, I think it's a safe assumption that they will not be happy with this.

Chairperson Loftus-That other side of the coin is that we must make a decision based on the evidence but there is no evidence from people on the other side that they think it's a bad idea.

Commissioner Kreuzer- there is no evidence either way.

Commissioner Brown- here is an idea, what if we say, add something to this saying we would like to see a solution for the disruption that is going to be cause in terms of parking, maybe there could be an agreement with offsite parking at Ackerman and a bus shuttle going back and forth or something. We are advisory but I think we need to get it on the radar of the Village Board that there are concerns about traffic.

Chairperson Loftus- I think that was addressed, I heard that they are talking with other parking lot owners for finding space for construction parking.

Commissioner Brown- I thought that was project related and not student related.

Chairperson Loftus- well it is project related, because after the project is done, if there is no increase in student population, no increase in teacher population we are back where we are today.

Commissioner Dawson- seems to me that the suggestion is to give the Village Board a heads-up communication regarding two potential project concerns, it's sensible to suggest. We are advisory; I will say, the Village has done a great job in recent years over coordinating projects we had a ten-year project over the west and east of village, we have current projects on hillside and Bryant Street where they are scheduling work, Just to clarify, we are advisory it goes to The Board they make additions, changes, the Board cannot add variance, we cannot add variances tonight, they change to lesser but cannot add new constraints to that it has to come back to the Plan Commission. They can go lesser or equal, but they cannot increase variances.

Chairperson Loftus- we are not adding, we can recommend or add a condition.

Daniel Harper, Planning Manager, Village of Glen Ellyn- Regarding the timing of train station. The train station does come to the Plan Commission at some point, when it is submitted for its zoning entitlement process, so this can be a discussion that we can have at that time as well. Because the train station is a Village project, it will be within control of Village to coordinate traffic management and how that is done.

Paul Stephanides, Village Attorney- based on what Mr. Harper is saying, if I could recommend to you that if you have any ideas of conditions based upon the future project, you take it up at that time because right now it's nebulous at best because there is not even a project before you yet. The project could go one way, or it could go another way.

Commissioner Brown- can I make a condition that the School District provide more details on their plans for parking during the construction?

Paul Stephanides, Village Attorney- something about parking could be part of this sure.

Chairperson Loftus- they did mention that they were working with other entities to try to get more parking that is part of the evidence that has been presented tonight, so yes that could be a condition.

Daniel Harper, Planning Manager, Village of Glen Ellyn- a parking plan to address offsite parking.

Sworn In Jennifer Hennigan, Director Community Development, Village of Glen Ellyn-we can't introduce new evidence at the Village Board meeting so if there is additional documentation of information that you want to see it would need to come back to the Plan Commission we can't add a condition asking them to produce additional information and then present that at the Village Board because the public meeting would have been closed at that point.

Commissioners discussed which information and conditions to bring back and reopen public hearing.

Commissioner Morrison made a motion ask the petitioner to come back on June 26, 2025, and provide the following information:

1. Photometric plan that considers interior light as well exterior light on a 24/7 basis
2. more information for hardship for variances pertaining to learning commons
3. more evidence regarding how school will handle remote parking during construction
4. evidence regarding forward looking enrollment projections at Glenbard West High School for a ten-year period

Commissioner Wyant seconded the motion.

Motion to table the public hearing was passed with a vote of (5) yes and (2) no. The petitioner is being asked to come back on June 26, 2025.

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

2. Public Hearing - 818 N. Main Street, Five Corners Cleaners Sign Variation

Sworn In Jordan Frahm, Associate Planner, Village of Glen Ellyn- presented 5 Corners Cleaners requesting variations from

1. A variation from 4-5-4(R)3 to allow for a zero (0) foot setback for a freestanding sign in lieu of the required five (5) foot setback from all lot lines.
2. A variation from Section 4-5-4(R)8 to allow relief from landscaping requirements in lieu of the requirement to include a landscaped area in a 2:1 ratio to sign area. The proposed sign plan requests zero (0) square feet of landscaping in lieu of the required 64 square feet of landscaping.

Property in question is zoned C2 and is surrounded by C2- Stacy's Tavern is to the rear, sign updated last in 2014, The petitioner is proposing the installation of a 32-square-foot monument sign at the same location as their existing, legal nonconforming pole sign. The Village Sign Code prevents any alteration or adaptation to extend the life of any pole sign, and the existing sign also does not conform to setback and landscaping requirements. The petitioner is requesting Sign Code variations for approval to erect a freestanding monument sign with zip letter rails and LED lighting, with a total height of 7 feet, using the existing 8-foot steel post from the currently installed pole sign for structural support. The sign plan indicates that the proposed monument sign will be in the same location as the existing pole sign. The proposed sign would have a 0-foot setback from the north property line where a 5-foot setback from all property lines is required. Additionally, the Sign Code now requires landscaping for any freestanding sign at a ratio of 2:1, so for a 32-square-foot sign, 64 square feet of landscaping would be required. Due to the orientation of the existing conditions on the lot of Five Corners Cleaners, including the utilization of a drive-thru for operations, it is not feasible for Five Corners Cleaners to relocate this freestanding sign to a conforming location, or provide the required landscaping area, without reducing the operational capacity of the business.

Slide of sign plan shown 32 square feet of sign area. Plans to reuse existing post. Asking tonight to consider petitioners request for the sign pole.

Commissioner Morrison- I am concerned about the site lines, looks like the parking for this property goes right up to the sidewalk then goes right into the street so when somebody is backing up the pole sign does not obstruct their view of people coming south on Main Street, but a monument sign with a full base would more obstruct their view, I would like some evidence from the staff

or the petitioner about how do people back out, do they back out on to Main street or do they pull out into the sidewalk, turn around before pulling out on Main St.

Chairperson Loftus- my comment from observation because I spent time on that History Park, yes people are pulling out in all kinds of different configurations, they pull out, they back out, they drive the sidewalk it's all kinds of different tactics, depends on who is driving.

Jordan Frahm, Associate Planner, Village of Glen Ellyn- Often when we are dealing with visibility issues on a staff level it's with a corner lot, that's when your measuring visibility triangles and certain blockages of site line. Anecdotally from when I visited the site, the drive through lane there gives you buffer from signage, and you have a wide sidewalk. I am not saying it's a perfect situation, it's an awkward pull out, certainly driver should be careful in that instance, no staff review in visibility explicitly.

Commissioner Morrison- Is this application driven by sign code that is requiring a removal of all Pole Signs or is the applicant wanting a new sign?

Jordan Frahm, Associate Planner, Village of Glen Ellyn – If you were to do any kind of alteration to this pole sign, change the copy, a pole sign if you make any kind of alteration, it must come out. So, when the petitioner first contacted staff and asked to shorten the pole sign, I said no, you can't have a pole sign anymore, then when he presented a free-standing sign, it was a design that would be allowable in the contemporary Village code.

Commissioner Kreuzer- The Village basically compelled him to have a monument sign?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- So this sign can be maintained, but to be changed or altered in anyway would require a variation.

Commissioner Pesche- If they wanted to leave the pole they could and alter it slightly?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- The proposed new sign was for a monument style.

Commissioner Wyant-but the petitioner initially asked for just a new sign on an existing pole?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- no they asked for a monument.

Commissioner Kreuzer- To clarify what you said, if they want to make any change to the existing pole sign, it must then comply to current code? If they just want to change the "C" from upper case to the lower case, the whole thing goes back?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- If they were changing the permanent copy of the sign, then that would not be allowed it would require a variation.

Chairperson Loftus- just for background that is what they wanted to do on Roosevelt Rd. to change the lens but by doing so it required to meet current codes.

Wyant- Commissioner Morrison makes a good point, if you are walking south bound and you're backing up, it's a fair concern, I think the top of monument is about 7feet, the bottom is 3 feet, that would tower over everyone in this committee.

Commissioner Brown- Why did the Village decide to eliminate this type of sign?

Jordan Frahm, Associate Planner, Village of Glen Ellyn- I was not part of the Village Staff at the time, that happened slightly a decade ago.

Sworn in Petitioner Lee Turley- We have very limited people coming in because we do pickup and delivery so it's very not busy, when they do come in, they do pull in and 99% of the time they back up on to the sidewalk or median space, were talking 12 plus feet that they back up to. I have never seen anyone drive back onto the sidewalk or median. The visibility is open even if we were to lower the sign. The reason is because of code, if I could fix the sign as is, I would, when Village put park there, they added trees, trees have grown, that sign has been illuminated since 1976. I will do whatever, I will keep sign as is. The paneling is cracking, its fading, trying to update, going eco-friendly, will save power; the lighting in there now is 5000k, the wattage is 80watts, 8 fluorescent bulbs in there. The new direct wire LED's I can reduce wattage to bring the lumens down. At the end of the day the monument sign, I was told I had to abide by existing code. I

Commissioner Kreuzer-LED is brighter and more intense, light pollution issue.

Commissioner Kreuzer- I don't know that you need to address that so far as a variance here, I don't know if we thought about what the foot candles need to be here, this is commercial not residential. It's a different beast we were just addressing.

Chairperson Loftus- have you gone to Historical Society and ask if they would trim the trees?

Petitioner Lee Turley- they already did, someone did last fall. They were literally covering all the sidewalk,

Commissioner Wyant- I realize it would be more expensive setting that aside for the moment; would it be possible to put on south portion of the lot.

Petitioner Lee Turley- that is the Chamber side, I will place it where you allow me to but that poses more of a danger, police officers go in there, parking for the chamber.

Chairperson Loftus- I am the president of the Historical Society and along the chamber building and their lot line, they bud up against each other. He would have to eliminate his drive thru on that side, to put the sign there.

Commissioner Pesche- the building has been here obviously longer than the tree has so that tree was without concern potentially planted there that in some future would block this business owners sign, correct?

Chairperson Loftus- when Historical society received funding to create history park, they had funding to create what was on the corner. Planted trees to try to make it look nice, use to be two story brick building. Pulling out of the parking space, does cause concern. You can get to a point where then you can see cars coming south on Main Street. It's really only the first two spots.

Petitioner Lee Turley- rarely do they back up.

Chairperson Loftus- Sign is 8ft wide, existing sign is a bit smaller

Petitioner Lee Turley- I think it's 8x8. I was going to reduce the size.

Chairperson- You have 3ft high 5ft wide skirt on bottom there any possibility to make the sign narrower than 8ft, I don't perceive an issue with the skirt.

Petitioner Lee Turley I just can't put any landscaping, is here any chance to reduce size of skirt, I would rather have more surface area, I would have smaller skirt area.

Jordan Frahm, Associate Planner, Village of Glen Ellyn- The skirt is conforming.

Petitioner Lee Turley- Can it be less than 5ft high?

Jordan Frahm, Associate Planner, Village of Glen Ellyn-yes, 100%

Chairperson Loftus- you have sign centered on post, metal frame with lens on it, to offset the sign top the west, leave post where it is and shift the sign over. I know trees are blocking, and we would like to keep you in town.

Commissioner Brown- Did we get the question answered as why do we not allow Pole Signs?

Daniel Harper, Planning Manager, Glen Ellyn Village- I can't speak to the specifics of Glen Ellyn but I know that there was a general design taste where pole signs were not seen as desirable anymore and that type of signage was phased out, our code identifies that if you have a pole sign you are allowed to keep that pole sign so long as you do nothing to alter it or change it, anything beyond repair has to be removed and brought to code.

Petitioner Lee Turley- Would it be considered that if my panels are cracked and broken, that that would be a repair? Respectfully that is what I am looking to do.

Daniel Harper, Planning Manager, Glen Ellyn Village- it specifies copy as well so if you are changing the logo and things like that then yes.

Petitioner Lee Turley- Technically it is a repair, but I do want to lower the sign, so.

Jordan Frahm, Associate Planner, Village of Glen Ellyn- it would have to be a reproduction of this copy of this logo to be considered a repair.

Chairman Loftus asked Village Staff had received any comments from the public regarding the application.

Letter submitted- written note, Mr. Lee Marks Daniel Harper read to commissioners; he is a current customer and stated his concern with cars blowing through the intersection trying to make the light. Some tree pruning could alleviate the sign blockage.

Commissioner Kreuzer- how tall is the sign currently sitting on the pole?

Chairperson Loftus- It's about 8feet

Commissioner Kreuzer -So if you drop it down to 4 feet you would still get good clearance, why can't we keep it on a pole, why do we have to get a skirt?

Chairperson Loftus- I have no problem leaving the sign on a pole, we just approved one on Roosevelt Rd.

Petitioner Lee Turley- before those trees were trimmed, there was more blockage, 6ft of trees hanging over. It never seemed to be a problem, sign really does not block view if we lowered it.

Chairperson Loftus- Jordan if I heard you correctly, 5ft on skirt is maximum.

Jordan Frahm, Associate Planner, Village of Glen Ellyn- Yes.

Commissioner Kreuzer- I think what he is requesting would not prohibit the condition of keeping it on the poll

Petitioner Lee Turley -There is about a 2ft set back from edge of the sign, there is a lot of view when backing out

Commissioner Kreuzer- A motion to approve with conditions, that the board evaluate how best to maintain what would be the site line for traffic using the parking lot to the cleaner

Daniel Harper, Planning Manager, Village of Glen Ellyn- I don't know if I quite understand what the condition is.

Chairperson Loftus- I think we could be more specific with dimensions, the height of the sign or bringing it down

Commissioner Dawson- skirts can be up to five feet? How narrow can it be? What's wrong with the pole?

Petitioner Lee Turley- I would like it as big as it can be.

Commissioner Kreuzer- Chairmen Loftus idea that the pole is off centered, you just pointed out that the eastern side is 2 feet off the side walk, maybe you make it 3 feet off the side walk?

Daniel Harper, Planning Manager, Village of Glen Ellyn- so the Pole is non-conforming sign and was not part of the request.

Commissioner Kreuzer- The pole is going to stay because it is now going to be embedded in the box sign.

Daniel Harper, Planning Manager, Village of Glen Ellyn- there will be some monument sign element to it.

Petitioner Lee Turley- the sign will still be visible, pole will be the same, the sign will be off centered.

Commissioner Kreuzer- why is it too vague to ask that the condition be to evaluate how best to maintain visibility?

Chairperson Loftus- and who is responsible for evaluating? The Village Board?

Commissioner Kreuzer- Presumably staff to look at it and evaluate and determine pedestrian safety.

Commissioner Morrison- I thought a condition was a condition on the property owner not the Village Board

Commissioner Kreuzer- condition would be to approve with the idea that you are approving what would ultimately be the best option to maintain good visibility for persons parking at the cleaner knowing that they will be backing into the pedestrian sidewalk otherwise aren't we then just dealing with minutia.

Chairperson Loftus- we are dealing with the perceived problem and to try to come up with a solution.

Petitioner Lee Turley- There really is no concern with visibility.

Commissioner Kreuzer- the condition I suggested is to approve with the condition that the petitioner and staff evaluate how best to maintain visibility.

Commissioner Brown- I feel like if we are concerned with visibility, it's not the cleaner's fault with visibility, it's the Historical Society.

Chairperson Loftus-it's the Villages fault, the Village owns the property.

Petitioner Lee Turley- It' not all the trees, its one.

Commissioner Pesce-You came because you wanted a new sign.

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

Commissioner Morrison- I came in with visibility concerns, the petitioner has stated that the actual conditions of the site are not accurately reflected in the documents that we have and that the actual conditions on the site have sufficient visibility, so my concern has been alleviated due to testimony of petitioner.

Commissioner Brown- Can we make a condition that he does not have to do a skirt?

Daniel Harper, Planning Manager, Village of Glen Ellyn- The bottom portion is required, to make it a free-standing sign per our code, the application and notification did not specify to keep the pole sign.

Chairperson Loftus-Application was for a monument sign; to make monument sign you must have a skirt around the pole.

Commissioner Pesche made the Motion to approve the requested sign variations as presented. Seconded by Commissioner Dawson. The motion passed by a roll call vote with all commissioners present voting "Yes". The motion passed with seven (7) votes yes unanimously.

Motion to open the Public Hearing by Commissioner Dawson second by Commissioner Wyant. Motion passed by voice vote.

3. Public Hearing - 55 N. Park Boulevard, Glen House Food Pantry Sign Variation

Jordan Frahm, Village- Presented on the Glen House Food Pantry, previously approved variation with conditions did not get approved at Village. Unique condition is that there are two, R2 Zoning lot, R4 multifamily directly to west, sited in total 3.3 acres at 55 N. Park Boulevard. Pursuant to Ord. No. 6855, Glen House Food Pantry and Faith Lutheran Church both occupy one zoning lot as principal structures. At its December 12, 2024 meeting, the Plan Commission meeting recommended that the Village Board approve the petitioner's request to add one additional wall sign. At its February 10, 2025 meeting, the Village Board denied this request for variation and recommended that Glen House Food Pantry resubmit a sign variation application requesting a second freestanding sign on the property.

The variation in question is 4-5-8 A1; sign shown to Commissioners, a non-residential building would be allowed to have both but because of unique property of lot shared with Faith Lutheran; planned commission action is to consider request for sign variation and make a recommendation for approval, approval with conditions or not approve.

Petitioner Paula Nuegent- When we had gone to the trustees, they felt having a sign on building would be too commercial, they really wanted a monument sign near the driveway. We originally were an independent property, Villag asked us to consolidate lots and when we did, we lost the ability to have a free -standing sign. The difficulty we are having is that is that if your familiar with Faith, there is an "in" and "out" driveway for the property, when you are coming North on Park you see the sign on the building, when people are coming South on Park, they drive just past it because it looks like a house and they pull in the "out" exit driveway. Sign is smaller than what Is allowed for a monument sign.

Chairperson Loftus- better solution than when you came to us the first time.

Petitioner Paula Nuegent -We are just trying to make accommodations since we were not allowed the monument sign.

Roberts Parvin Calus Sign Co.- Fortunately, I realized we could have gone bigger but when I proposed this to Paula, she said let's keep this relatively smaller. This will be visible enough for traffic on the roadway but not obnoxious in size whatsoever. It's a simple fully aluminum post and panel sign that will also go with landscaping plan

Commissioner Brown- When I sat on this commission four years ago my understanding was lots had to be consolidated because you were using Faith parking lot. Is that correct.

Petitioner Paula Nugent- I believe that is correct. Because Faith still owns the lots, all parking were individual lots and they asked to consolidate. Pantry paid to have consolidated into one single lot.

Commissioner Brown- When I sat on this commission four years ago the food pantry said we will never have sign up front because we want to honor the neighbors and the commitment to making sure this always maintains the looks of a parsonage for the benefit of the next-door neighbors and now, they are asking for a sign and I understand and I think it's something we should discuss. I love the Glen house food pantry.

Written comment:
No comments

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

Deliberation

Commissioner Brown- I understand that they received funding and there are a lot of steps that led to this change it's a beautiful sign, I am going to vote no, I just I don't know.

Commissioner Morrison- I agree with the petitioner that the building does need more way finding capability, visibility from the south, a matter for safety, in the history that we were given. It sounds like the Village Board would rather have this than a wall sign which would have done the same way finding function. I am ok with monument sign.

Commissioner Dawson-my feedback is the same, we have come a long way here. I am grateful petitioner stayed with this. I think this is a great way finding sign, I will be voting for supporting this.

Commissioner Wyant- Clarification, I believe there are is a wall sign on the property?

Petitioner Paula Nugent- We with this approval there will be two signs, we had asked for two signs, approved for one which is wall sign by entrance

Commissioner Wyant- With this approval there will be two signs?

Chairperson Loftus- Yes, wall sign is across from entrance to the church to make it less obtrusive in a residential neighborhood. Village Board sent this back to us because they did not like wall sign on west side of building. We take for granted because we drive by there a lot but there are new people in town that come that need the service

Commissioner Dawson- from my recollection on this subject, I think there were two issues with the west side, one was sign making a residential building look commercial but also the West facing door is not an entrance to the building (it's an emergency exit) but this changes that picture from my perspective in a good way.

Motion to approve the application as presented by Commissioner Dawson. Second by Commissioner Morrison. Motion passed by six (6) yes and one (1) no.

Motion to adopt the findings of fact Commissioner Dawson second by Commissioner Kreuzer.

The motion passed by a roll call vote with all commissioners present voting "Yes". The motion passed with five (6) votes yes, one (1) no.

E. Trustee Thompson Report

Trustee Thompson addressed the Board and stated that they are making this process hard for themselves. Recommended that all Commission members have their questions emailed to Daniel prior to the Meeting so that they could have clarity on cases being presented prior to the meeting. This would ensure Commission members would be ready prior to meeting. Staff will respond to

the questions and all Commission Board members will have the answer. Questions will come into Daniel and Daniel will answer and include all Commission Members on response. Should be quicker, faster, better in meetings, this meeting was way too long.

Chairperson Loftus- does that constitute any violation of the open meeting act?

Village Trustee Thompson- No, it does not. You can ask questions, they can be answered by staff, staff can push information out to you.

F. Chairperson's Report

None.

G. Staff Report

Planning Manager Daniel- discussed the following items:

1. Building Permit for Full Circle Project submitted and is under review.
2. Lennox Garden Plot site started Building permit.
3. Starbucks site on Roosevelt started Building Permit process.
4. Expansion of salon space into a previous retail space.
5. 2-3 people interested in indoor golf simulator concepts, requires special use permit for indoor recreation, indoor golf simulators possibly in July/August public hearing.
6. Plan Commission Training with Village Attorney Paul, July 14th or July 21st and with Village Board.
Proposed Rules and Procedures Discussion for Commission.

H. Other Business

No other business

I. Adjournment

Member Pesce made a motion to adjourn the meeting. Member Wyant seconded the motion, and the motion passed by voice vote at 10:55 PM

Respectfully submitted,
Adriana Ohl-Zamora



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

Meeting 6/26/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-530)**

DOC ID: 2025-530

Continuation - Public Hearing - 670 Crescent Boulevard, Glenbard West High School Addition

Statement of the Issue:

This item is a continuation of the May 22, 2025, public hearing for Glenbard High School District 87, which is proposing to construct a 13,800-square-foot classroom wing addition located on the northwest side of the existing school with a 7,200-square-foot student commons off of the north face. The proposed construction will also include related site improvements to the northwest corner of the current campus.

The petitioner is requesting the following zoning actions for the proposed addition to the main high school building:

1. A variation from Section 10-4-8(D)(6) to allow a side yard setback of 16'-3" in lieu of the required 25'-0" setback.
2. A variation from Section 10-4-8(F)(2) to allow the building addition to be approximately 72'-2" in height in lieu of the maximum allowed building height of 45'-0".
3. A variation from Section 10-4-8(H)(8) to allow for zero (0) new off-street parking spaces to be constructed.
4. A variation from Section 10-5-5(B)(4)(35) to allow stairs to be located in the side yard setback.
5. A variation from Section 10-5-5(B)(4)(35) to allow stairs greater than 4' in height to be located 0'-0" from the property line in lieu of the required setback of 4'-0".
6. A variation from Section 10-5-5(B)(4)(39) to allow for a retaining wall greater than 3' in height to be setback 0'-0" from the property line in lieu of the required setback of 90.62'
7. A variation from Section 10-5-5(C) to allow an impervious surface setback of 0'-0" in lieu of the required setback of 43'-3".
8. A variation from Section 10-5-9(H)(1) to provide two (2) loading spaces in lieu of the three (3) required loading spaces.

Analysis:

Wold Architects and Engineers and Glenbard High School District 87 have provided a memorandum to address concerns expressed by the Plan Commission at its May 22, 2025, meeting. The memorandum and associated presentation can be viewed as an attachment to this packet.

An updated photometric plan that depicts the proposed outdoor lighting that was discussed at the meeting has also been attached for review. The attached photometric plan is in conformance with Section 10-5-13(M) of the village code. The recommended conditions of the application by staff from the May 22, 2025, meeting have been amended to reflect this update.

The Plan Commission packet from the May 22, 2025, public hearing can be viewed [here](#).

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The Plan Commission should consider the petitioner's request for approval of zoning variations and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requested zoning variations, the Commission should consider the criteria in Section 10-10-12 of the Zoning Code.

The Commission may wish to consider recommending that the following conditions be placed on any approval:

1. The property shall be developed in substantial compliance with the site development plans as presented at the May 22, 2025, and June 26, 2025, Plan Commission meetings.

Attachments:

1. Memorandum to Plan Commission
2. Presentation
3. GWHS addition site photometrics 250519
4. Public Comment - Opposed - Jill Paulus



To: Daniel Harper
Village of Glen Ellyn Planning and Zoning Commission
Village of Glen Ellyn Board of Trustees

From: Wold Architects and Engineers

Date: June 18, 2025

Comm. No: 243063

Subject: Village of Glen Ellyn
Planning and Zoning Commission Responses

On behalf of Glenbard Township High School District 87, this memo serves as supplemental detail and descriptions as requested by the Planning and Zoning Commission at the May 22, 2025 Public Hearing.

1. Construction Parking Needs Considerations:
 - a. The largest phase of construction at Glenbard West which includes the addition and interior renovation work for the west half of the building is expected to start in November of 2025 and be finished by August of 2027. Over the course of this 21-month period the average daily onsite manpower is expected to peak around 100 workers with the heaviest months being over the 2026 & 2027 summers. When school is not in session, contractors will have access to the staff parking lot off of Ellyn Avenue in addition any of the agreed upon parking areas for during the school year which will help to accommodate the uptick in manpower during that time. While a definitive overall parking plan has not yet been finalized for trade contractors, Gilbane Building Company has been working with the District and Village staff to evaluate several scenarios including both on and off campus parking options. Gilbane understands the tight site constraints surrounding Glenbard West and remains committed to working with all parties to determine the best solution for contractor parking that minimizes the impacts to both the community and the District.

Wold Architects and Engineers
220 North Smith Street, Suite 310
Palatine, IL 60067
woldae.com | 847 241 6100

**PLANNERS
ARCHITECTS
ENGINEERS**



2. Lighting Impact Study:
 - a. At the commission's request, the design team and District have explored the expansion of the photometric study to include interior lighting impacts. Technologically, there are limitations that do not allow interior lighting to be included within the modeling software accurately. With the understanding that the request for information is intended to prevent hardship or nuisance to the surrounding neighbors, the interior lights will be placed on occupancy sensors, to eliminate or reduce the light levels to code allowed minimum levels at all perimeter rooms and egress pathways within the building.
 - b. To date, the School and District have not received written or verbal complaints or requests to modify the existing interior lighting conditions in the evenings from surrounding neighbors.
 - c. As previously committed at the Public Hearing, the exterior photometrics will be in accordance with Village Ordinances.
3. Placement of Building Addition and Other Explorations:
 - a. Various locations were explored as part of the pre-planning phases prior to the referendum. The varying options all also required substantial zoning relief requests and do not meet the programmatic needs of the School.
 - b. The chosen location on the site, extending onto the hill from the main building, was made known to the public at the time of the referendum, and is part of the improvement commitment made by the District as part of its passing. Some of the considerations leading to the chosen location and its resultant design interventions are as follows:
 - i. Allows curricular functions to be maintained in appropriate proximity to one another.
 - ii. Space available is appropriate for the needed program commitments identified and passed in the referendum.
 - iii. Improves accessible access to the overall building.
 - iv. Allows the ability to include performance space to provide District Wide equity.
 - v. Impacts to historic and picturesque hillside.
4. Clarification of Hardship:
 - a. Given the required program to meet the needs of the students and curriculum delivery, the location and size of the addition were considered with input from staff, students, and broader community members. The selected location allows for the addition of general instruction classrooms to improve learning environments to modern best practices, a secondary performance space, and accessibility improvements with access to all 4 floors continuously from one elevator.



b. Topography and Site Features:

- i. Setback Requirements Variation Request: There is a desire and goal expressed by the school and community to protect and preserve as many of the old growth trees on the hill. Understanding the significance of this site, the grounds, and as a result of that criteria, it helped inform the plan angle of the classroom wing. This has been established in the effort to preserve as much of the growth in the courtyard and at the base of the hill as possible, resulting in the request for a reduction to the building setback for the outmost NW corner of the building addition.
- ii. Impervious Surface Setback Variation Requests: Across the entire site, the hill poses accessibility challenges for general access to the building, the addition location and its access points create an opportunity for an accessible entrance with access to an elevator to all 4 levels to be adjacent to accessible parking spaces. This lot exists in the same proposed footprint today; the modifications being provided will both repair/maintain the retaining wall at the lot line as well as provide compliant accessible parking immediately adjacent to the building.
- iii. Loading Spaces Variance Request: The added square footage does not increase the population or delivery needs for the building; the current loading capacity (2 bays) is currently sufficient for the needs of the building. With the limited footprint of the site, an additional loading space would have a negative impact on internal site access and traffic flow, further adding to the traffic on and surrounding the building.
- iv. Maximum Height Variance Request: The variation of the hill height from street level to the top of the addition is substantial and creates a varied wall height and exposure when traveling from the South edge of the addition to the North edge as the grade falls away. The addition structure aligns with the existing building to maintain both scale and accessible travel within the building. The height of the exposed area of the addition is higher than the Village Ordinance to allow for safe exiting from the new addition, an accessible entrance point adjacent to parking, and concealed mechanical equipment at the ground level, limiting the rooftop mounted equipment visible from the street.
 - The existing historic tower from the original school construction remains the tallest point on the site, exceeding the maximum allowable height as an existing condition.



- v. Parking Spaces Variance Request: The addition is for the purpose of allowing appropriate space to deliver curriculum to the current student population. There is not an anticipated increase in the population currently present at the school. This variation request is made in good faith for the record, for the condition that already exists. To add more than 500 spots required to meet the village ordinance, it would require significantly more impact to existing site features. The limited site with its steep topography and extensive flood plain extending from Lake Ellyn preventing permanent paved improvements, does not have enough area to accommodate the expansion of parking within its current boundaries without removing all sensitivities to open and landscaped areas within the site.

cc: Dr. Seth Chapman, SD 87
Craig Lamp, SD 87
Jeremy Roling, GBCo
Jennifer Henaghan, Village Glen Ellyn
Jessalyn Kelly, Wold
Dan Krita, Wold
Ben Bercher, Wold

KH/Admin/IL/Promo/Municipal/VI_Glen Ellyn/crsp/2025.06.18 Memo to Daniel Harper



West High School

**Glenbard THSD 87
Glen Ellyn Planning Commission
June 26, 2025**



Supplemental Discussion Topics:

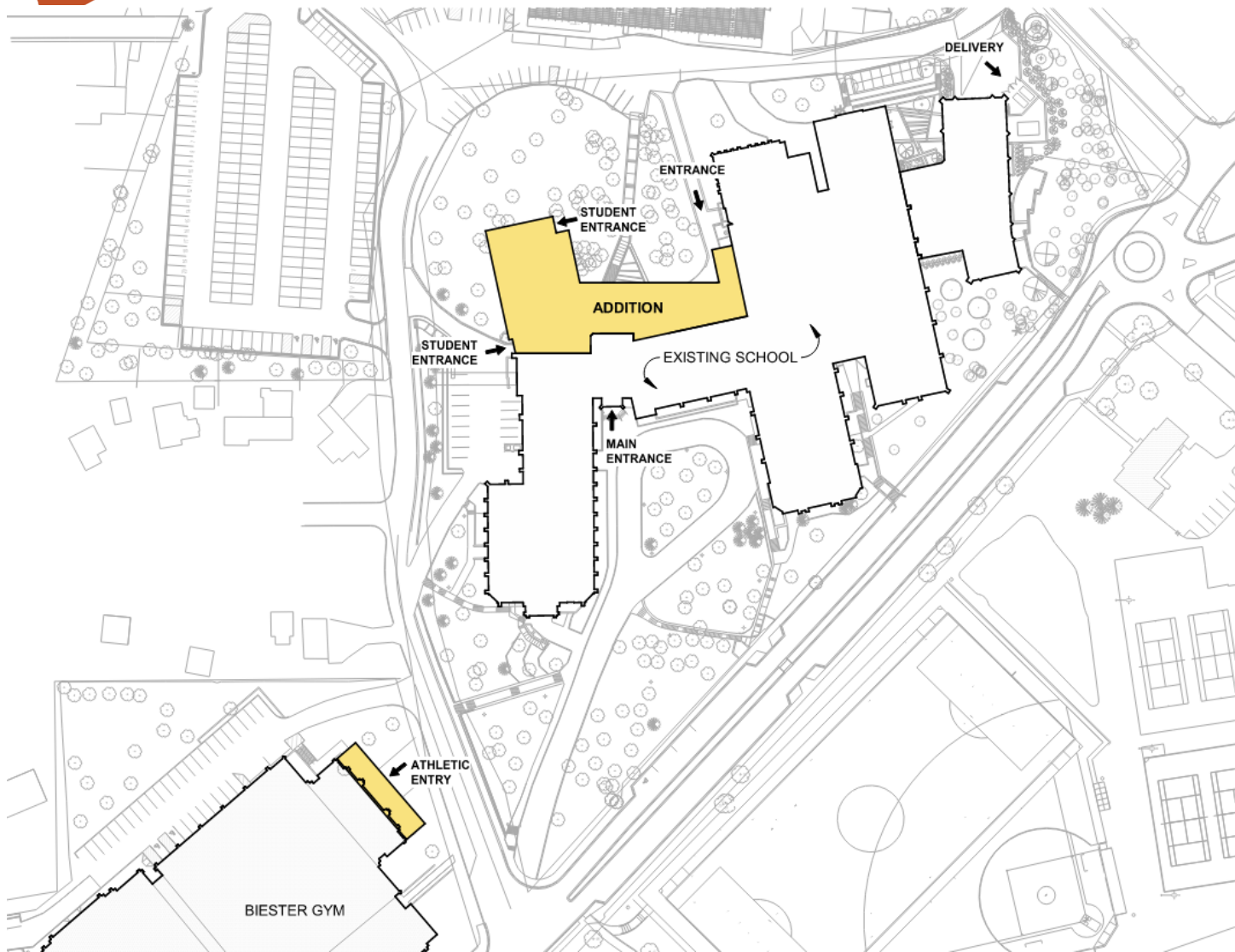
- Referendum Considerations and Commitment
- Existing Classroom Conditions/Constraints
- Unique Site Features and Topography Challenges



Referendum Commitment

Referendum Program Commitments:

- Learning Commons Addition
- Additional Classrooms
- Secondary Performance Space
- Secure Entrance Improvements (Main Building and Biester Gym)



Current and Proposed Addition

Diagram at the time of Referendum – Presented to the Community



West High School

Curricular Requirements and Impacts

	Existing Building	Addition	Totals	Notes:
Classroom Size	700 sf	850 sf	--	Best Practice: 850-900 sf
Teaching Stations	80	17	97	Student Capacity: 2,350

- Students Per Section: 31 (Contract Maximum)
- Current Student Population: 2,350





West High School

Curricular Requirements and Impacts



West High School

High School Site Plan

SITE CIRCULATION:

- PROPOSED BUS STAGING
- VEHICLE CIRCULATION (PARENTS)
- VEHICLE CIRCULATION (STAFF)
- PROPERTY LINE

SITE OPEN SPACE:

EXISTING BUILDING FOOTPRINT: 87,561 SF
 NEW ADDITION FOOTPRINT: 20,975 SF
 TOTAL BUILDING FOOTPRINT: 108,536 SF

EXISTING LOT SIZE: 578,031 SF (13.27 ACRES)
 EXISTING LOT COVERAGE: 87,561 SF
 EXISTING OPEN SPACE: 490,470 SF
 EXISTING LOT COVERAGE RATIO: 15.1%

NEW LOT COVERAGE: 108,536 SF
 NEW OPEN SPACE: 469,495 SF
 NEW LOT COVERAGE RATIO: 23.1%

SITE OPEN SPACE (BIESTER FIELD HOUSE):

EXISTING BUILDING FOOTPRINT: 69,027 SF
 NEW ADDITION FOOTPRINT: 1,838 SF
 TOTAL BUILDING FOOTPRINT: 70,865 SF

EXISTING LOT SIZE: 185,415 SF (4.26 ACRES)
 EXISTING LOT COVERAGE: 69,027 SF
 EXISTING OPEN SPACE: 116,388 SF
 EXISTING LOT COVERAGE RATIO: 37.2%

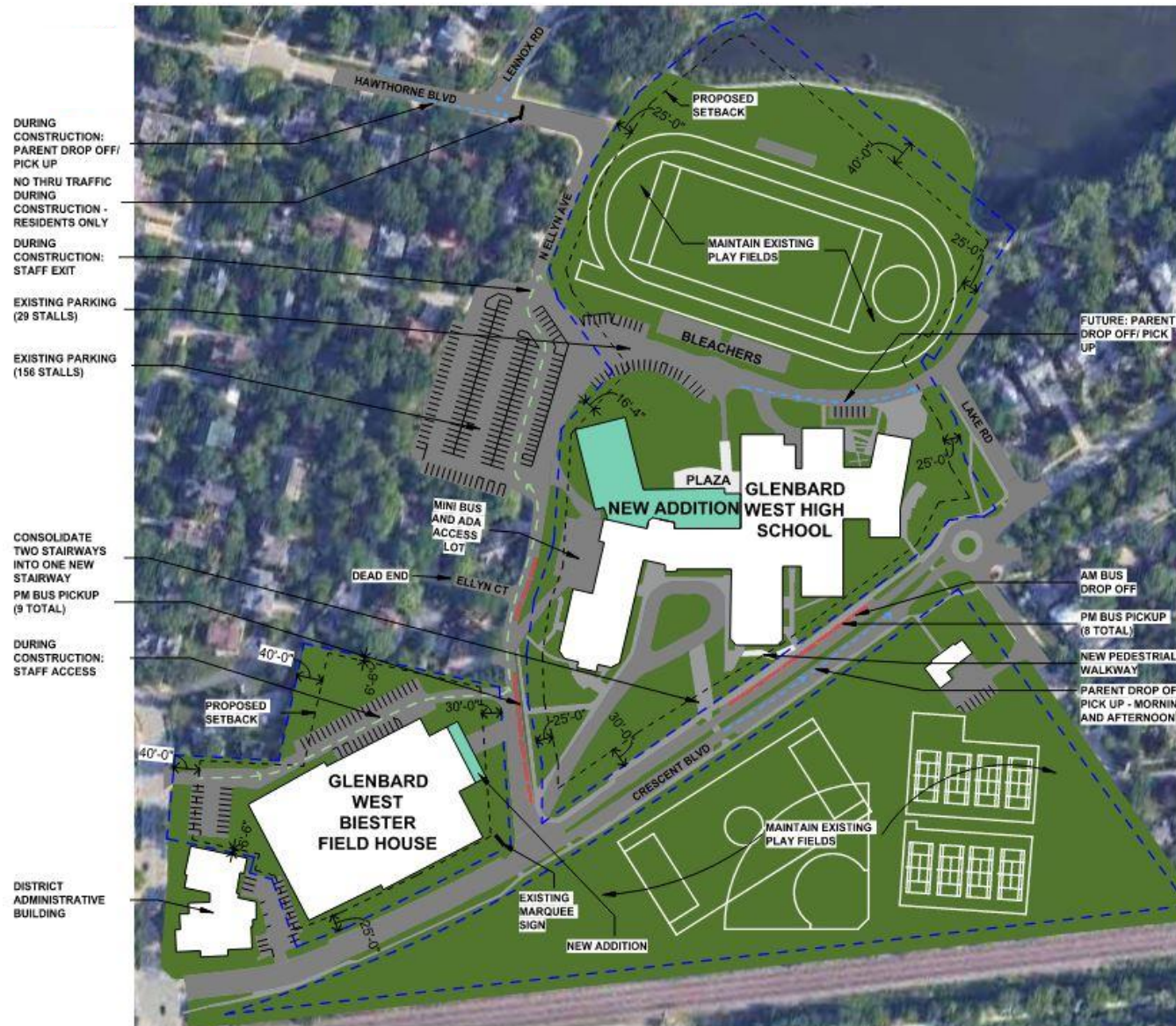
NEW LOT COVERAGE: 70,865 SF
 NEW OPEN SPACE: 114,550 SF
 NEW LOT COVERAGE RATIO: 38.2%

SITE SET BACKS:

FRONT YARD: 30 FEET
 SIDE YARD: 25 FEET
 - MIN WIDTH PER 10-4-8-(D)5.
 SIDE YARD (PROPOSED ON NORTH WEST LOT LINE): 16 FEET
 SIDE YARD (INTERIOR SIDE YARDS): 6.5 FEET
 REAR YARD: 40 FEET

EXISTING BUILDING HEIGHT: 90 FEET
 ADDITION BUILDING HEIGHT: 71.25 FEET

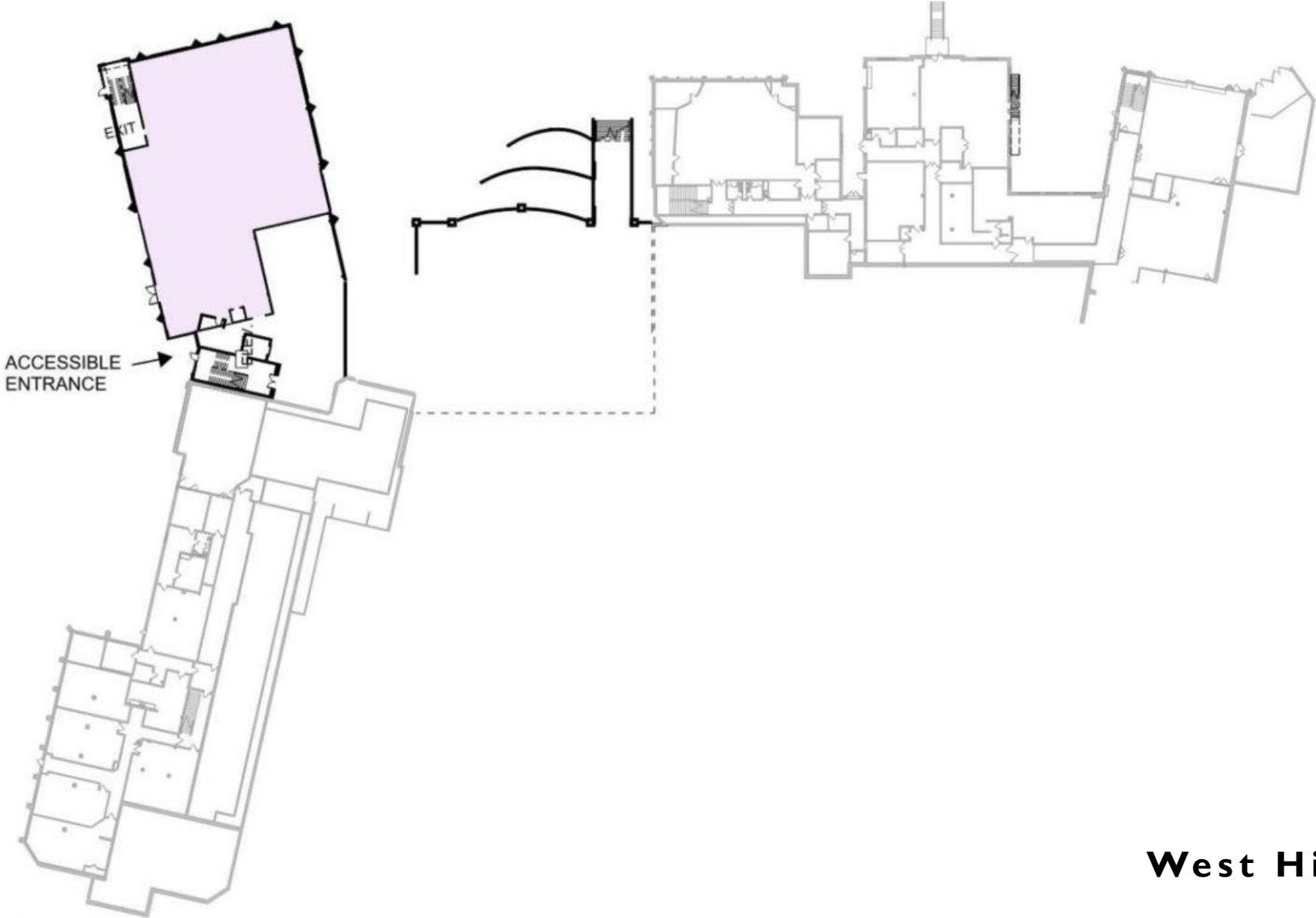
EXISTING BUILDING HEIGHT (BIESTER): 40 FEET
 ADDITION BUILDING HEIGHT (BIESTER): 30 FEET



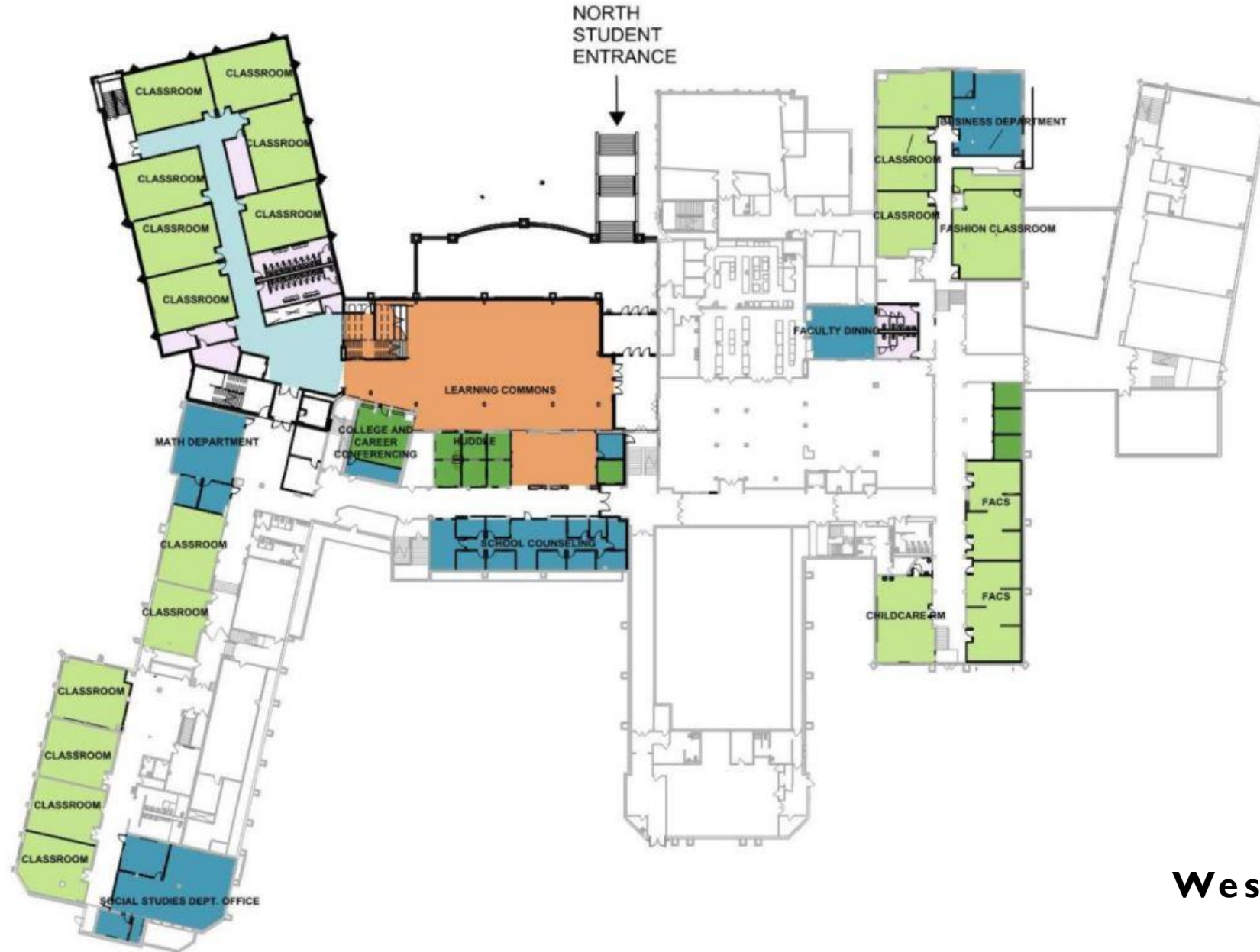
West High School

High School Site Plan

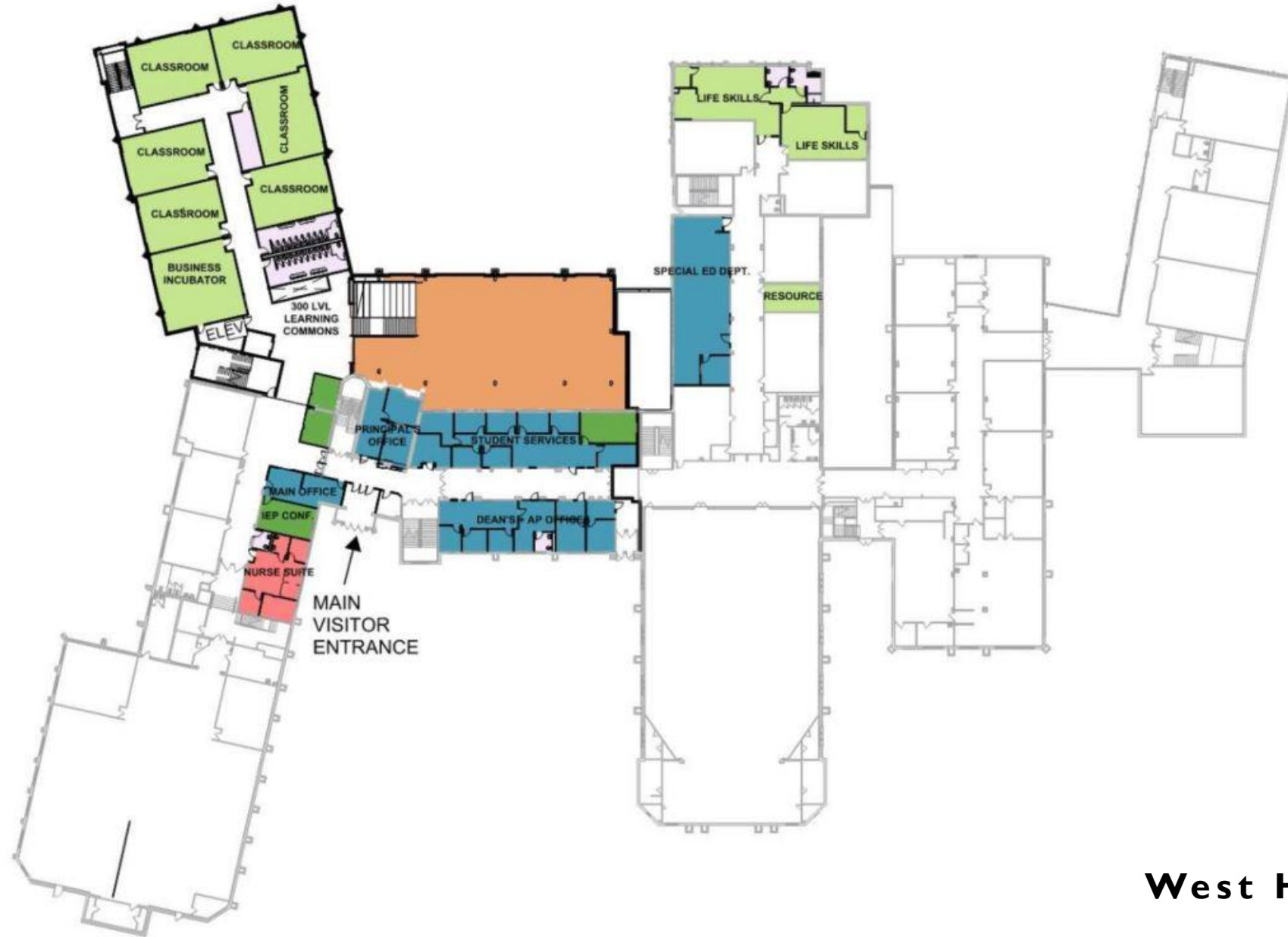




West High School



West High School



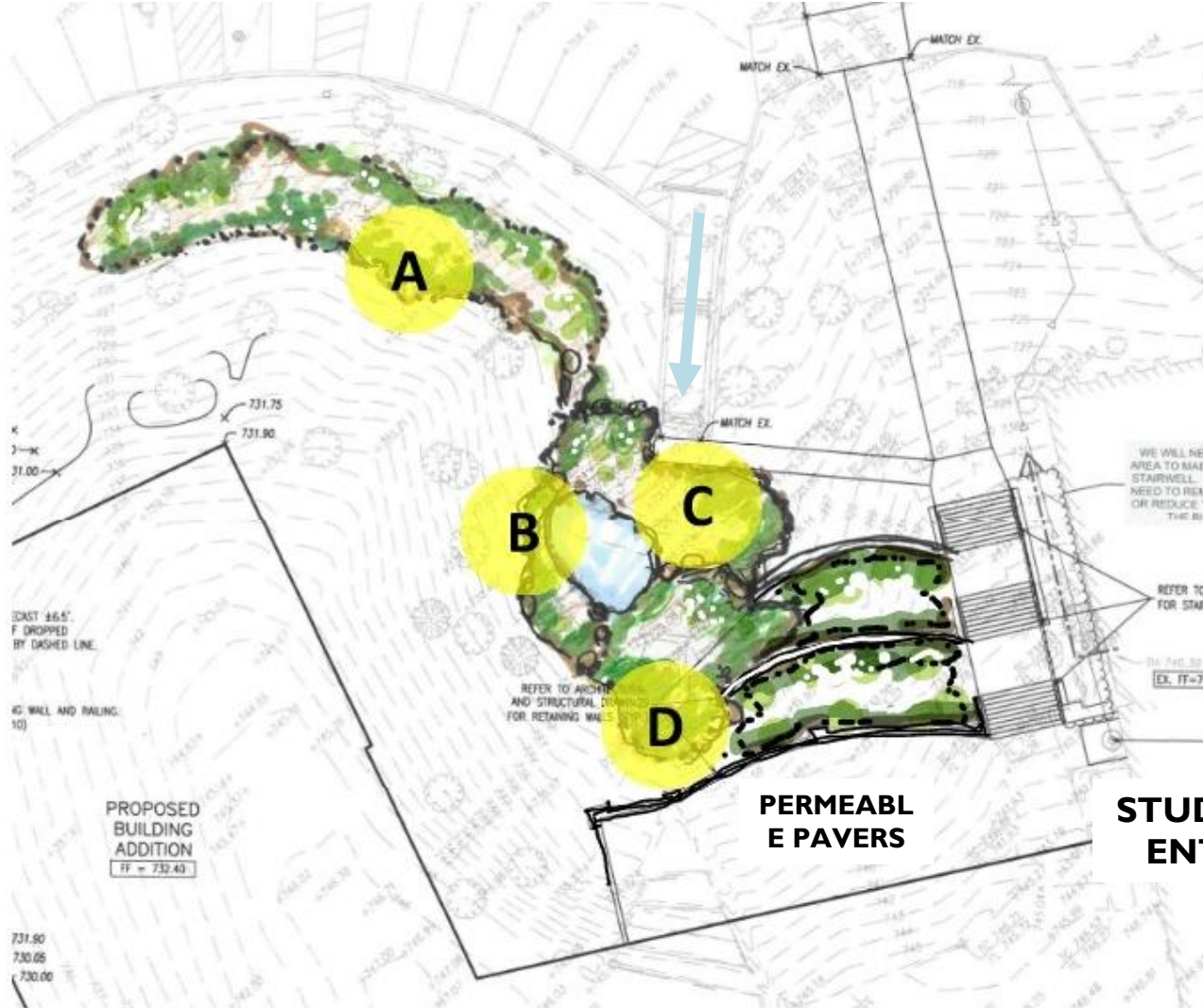
West High School



West High School



GLENBARD THSD 87
GLENBARD WEST HIGH SCHOOL
LANDSCAPE PLAN
DESIGN CONCEPT



Legend

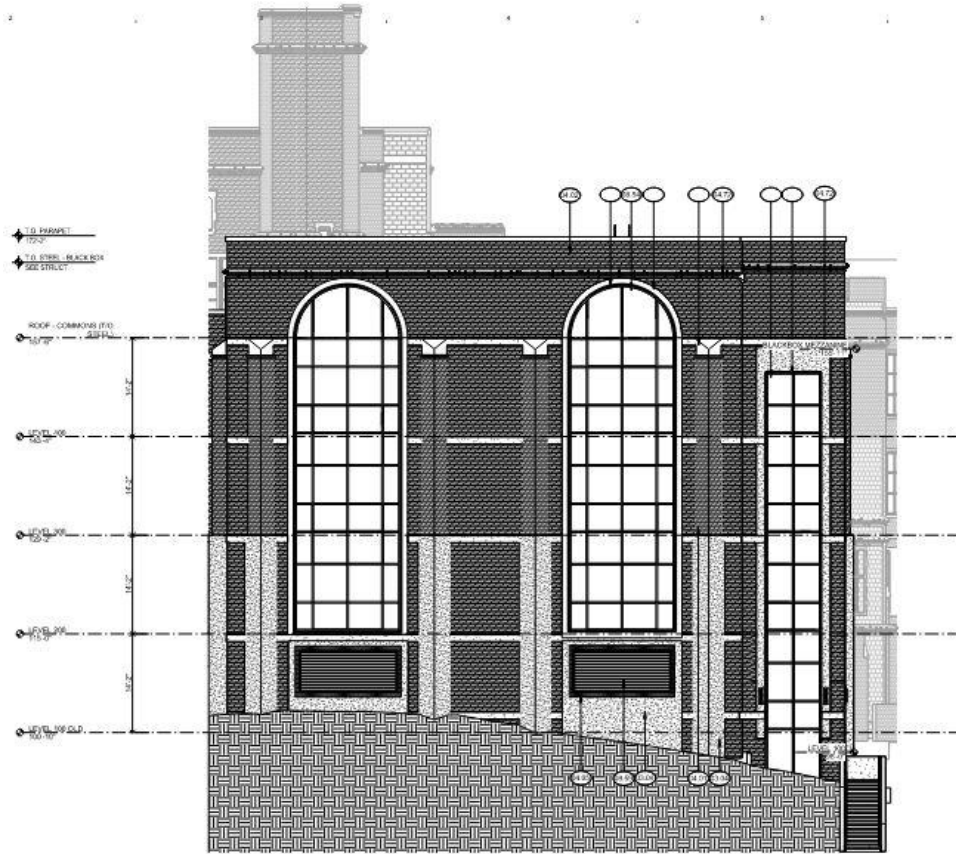
- A: Prairie Garden Walk**
- B: Pond with Waterfall**
- C: Lower Garden- (Japanese Style)**
- D: Upper Garden- (Shakespeare Style)**

Locations for:

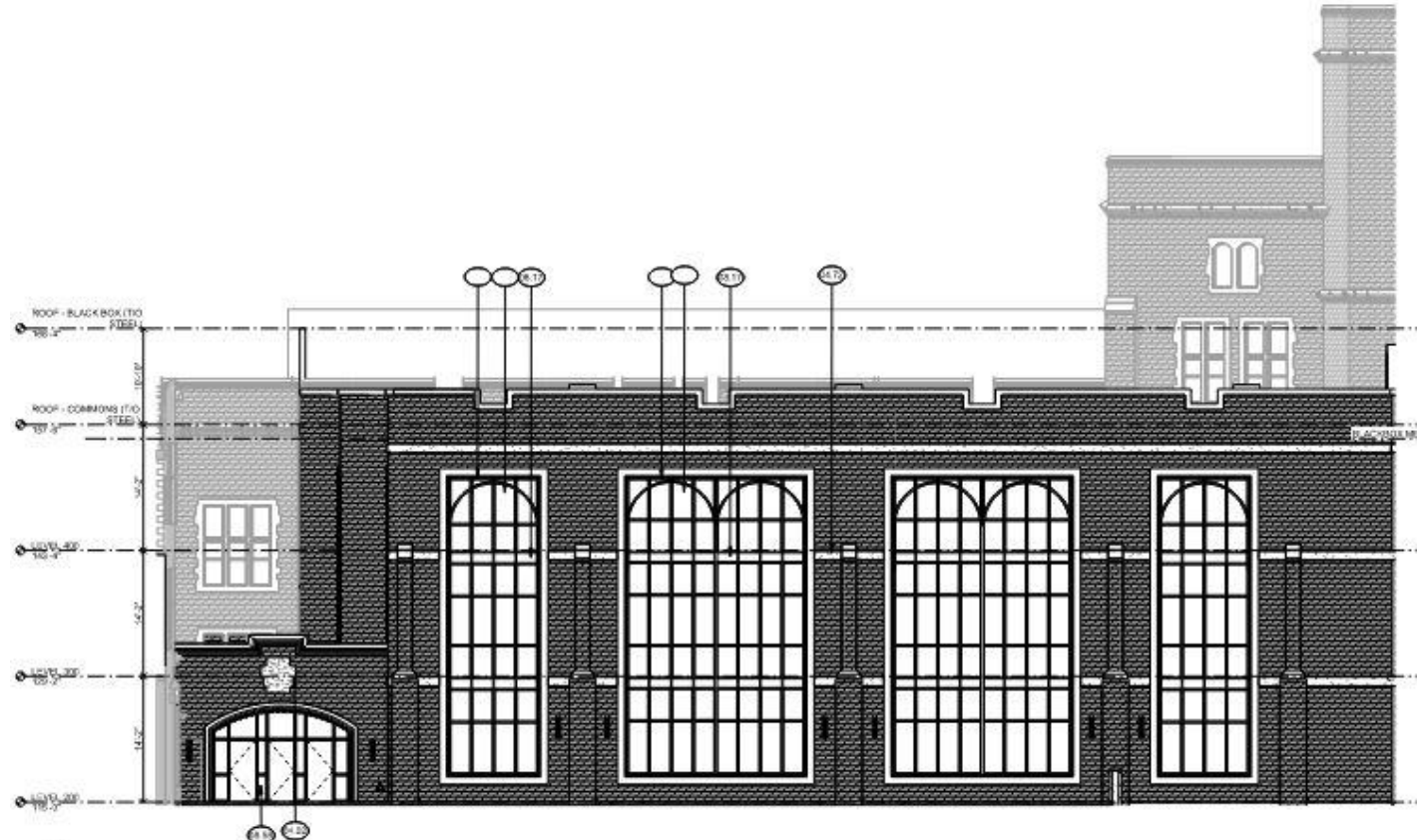
- Memorials, class gifts, etc.
- Victory Bell



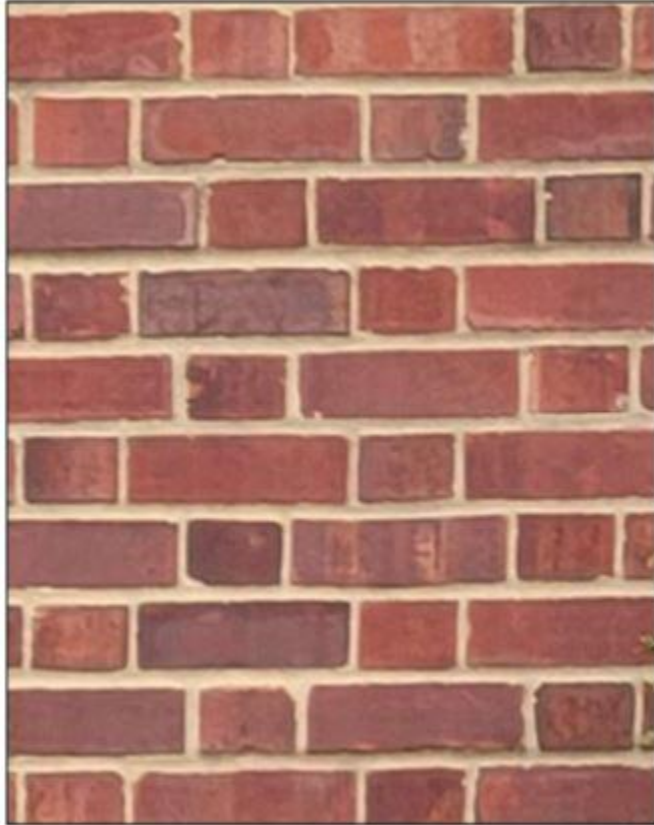
GLENBARD THSD 87
GLENBARD WEST HIGH SCHOOL
BIESTER GYM



C2 NORTH ELEVATION - CLASSROOM ADDITION
 1/8" = 1'-0"



F3 NORTH ELEVATION - COMMONS ADDITION
 1/8" = 1'-0"



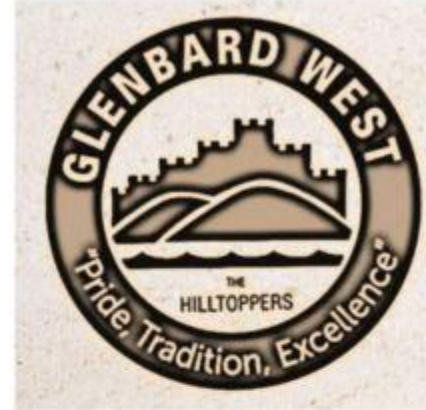
Field Brick

Match Existing Color & Pattern
 (Flemish)



Limestone Accent

Coping, trim, banding,
 pilasters



Limestone Branding Decal



Permeable Paver



Curtainwall

Match Existing
 (Dark Bronze)



Light Fixture

26" H Wall Sconce



Gilbane



Design Progress

Elevations

NORTH VIEW OF COMMONS AND CLASSROOM ADDITION





Gilbane



**Performance
Services**

WEST VIEW OF CLASSROOM ADDITION

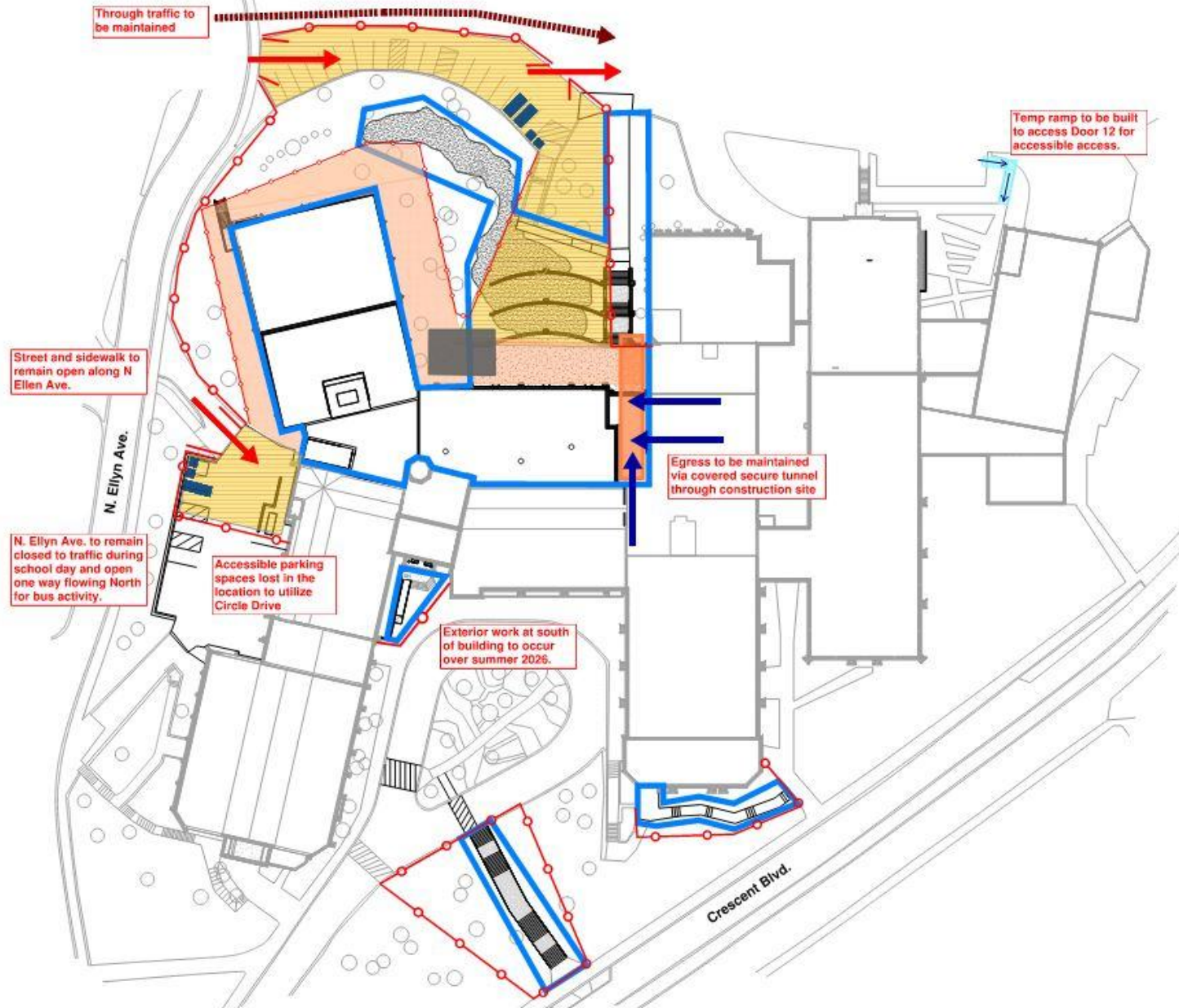
Design Progress

Elevations





GLENBARD THSD 87 GLENBARD WEST HIGH SCHOOL Staging Plan



LEGEND

- Area of work
- Equipment/Material Area
- 8" of stone on geotextile fabric
- Crane Pad
- Covered tunnel for egress
- Dumpster/Toilets
- Contractor access points
- Student/Staff access points
- 6' Temp fence w screening
- Secondary temp fence w screening
- Lockable swing gates

General Site Logistic Notes:

Perimeter Site Fencing to be minimum 6ft tall chain link with wind screen attached.
Post to be driven wherever possible with isolated sections on stands with sandbags

All temporary toilets to be kept within the site fence and serviced twice per week.

All project dumpsters to be staged within the site fence.

No stockpiling of soil will be allowed on campus. All material to be exported & imported when needed.

Material staging/storage locations will be limited to the gray equipment access zone and the green parking/laydown spaces within the project fence. Deliveries will be just in time whenever possible.

Delivery times will be restricted to times outside the of the normal school arrival & dismissal times.

Traffic loggers to be used for all major deliveries & during times of heavy import/export.

Daily wet method street sweeping to occur during all excavation activities and as necessary for the duration of the project.

Contractor parking locations are still under review & discussion.

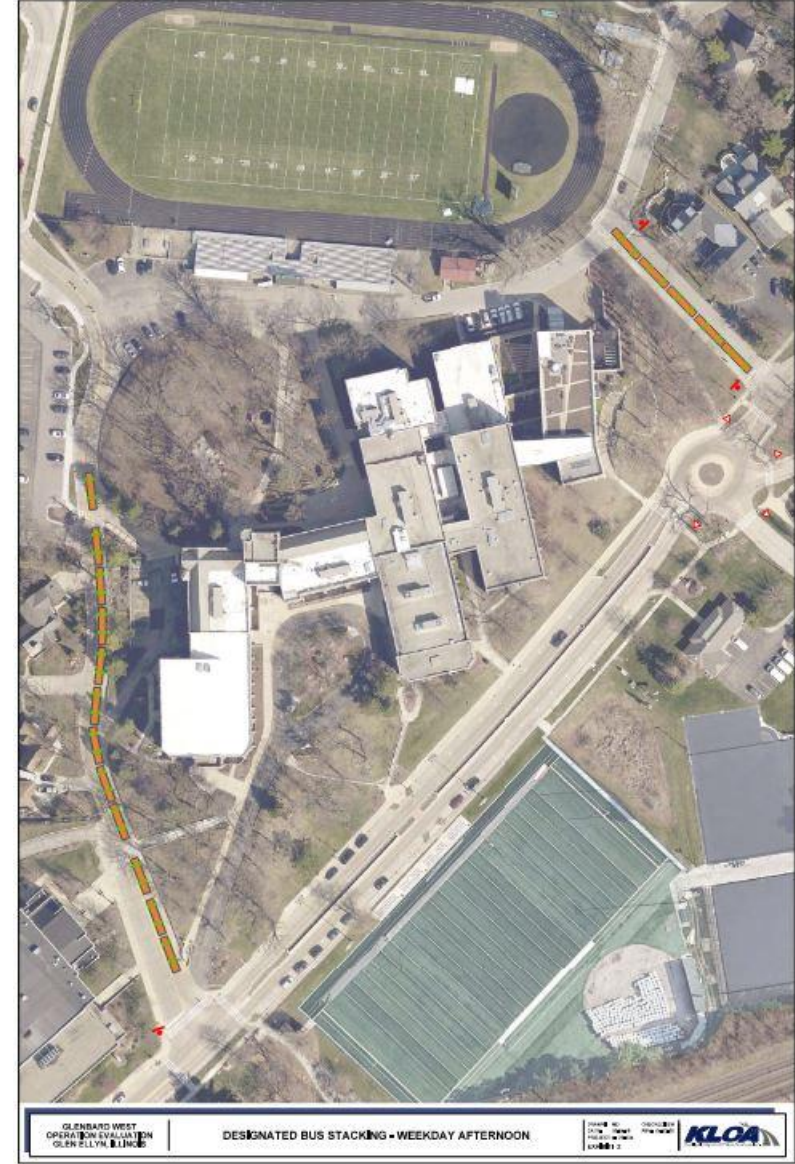
Construction Hours per Village Ordinance:
Monday - Saturday: 7:00AM to 7:00PM
Sunday - 8:00AM to 5:00PM



Questions

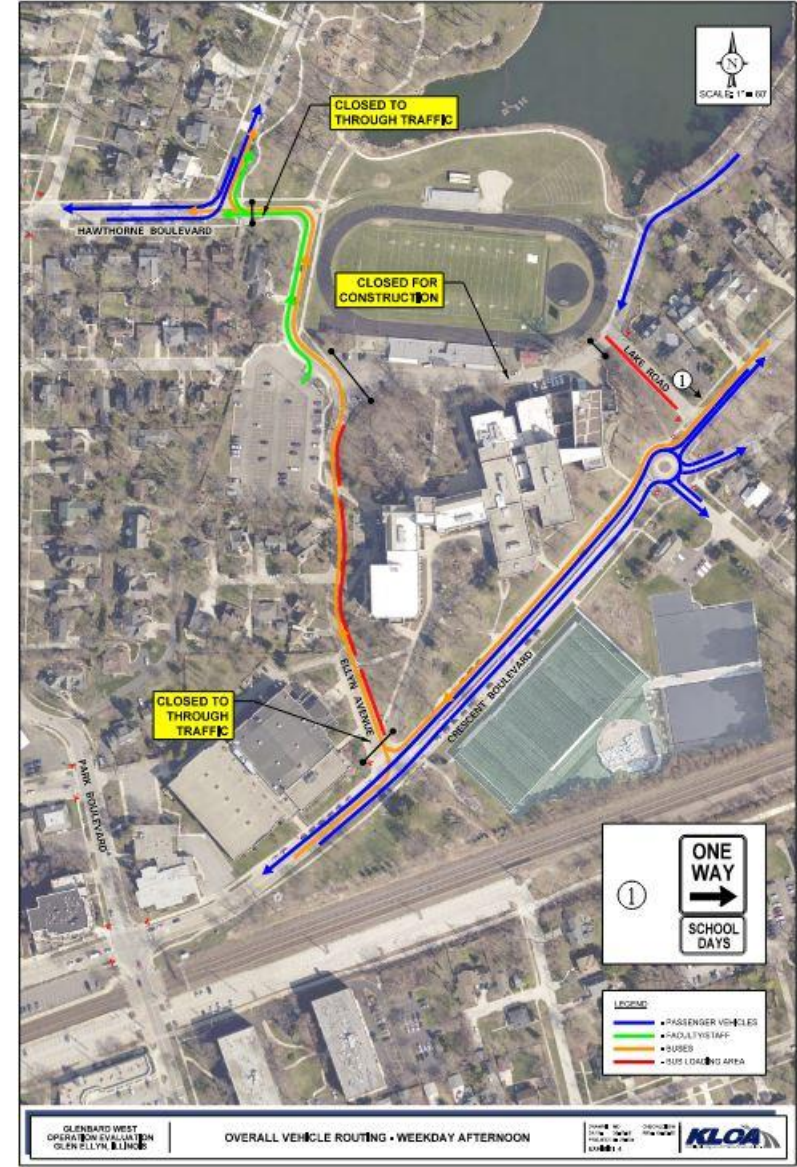
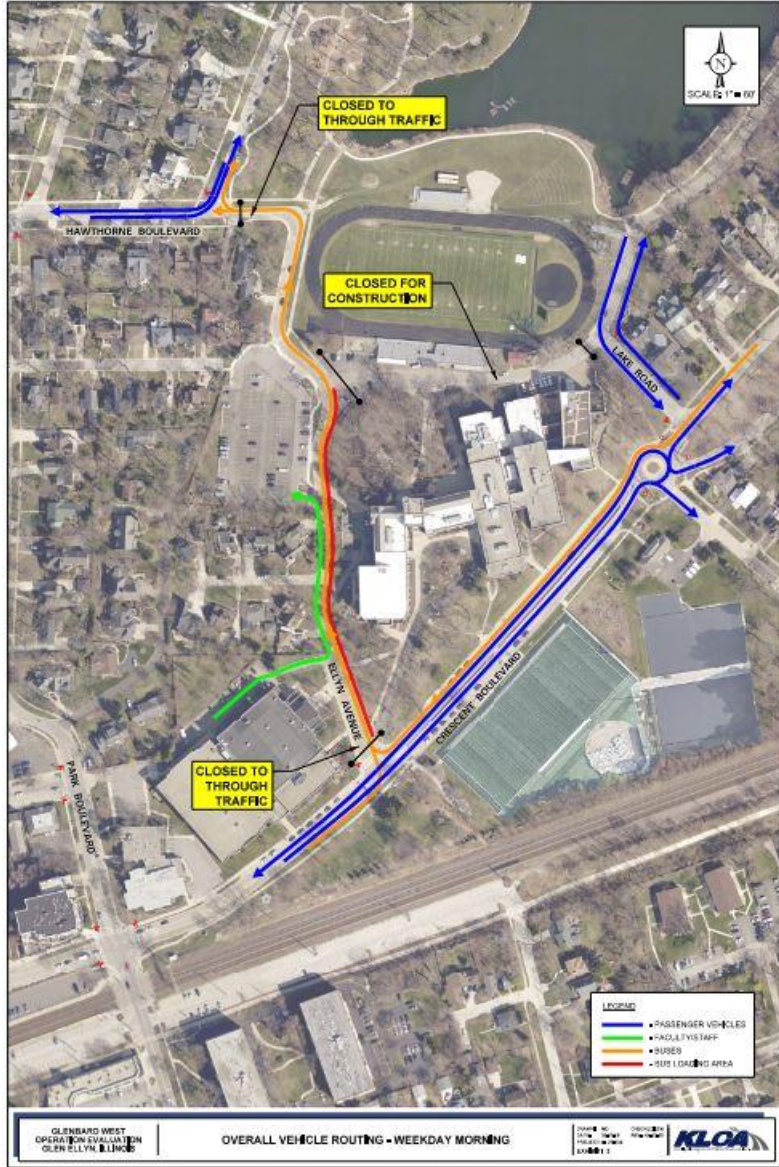
Questions?





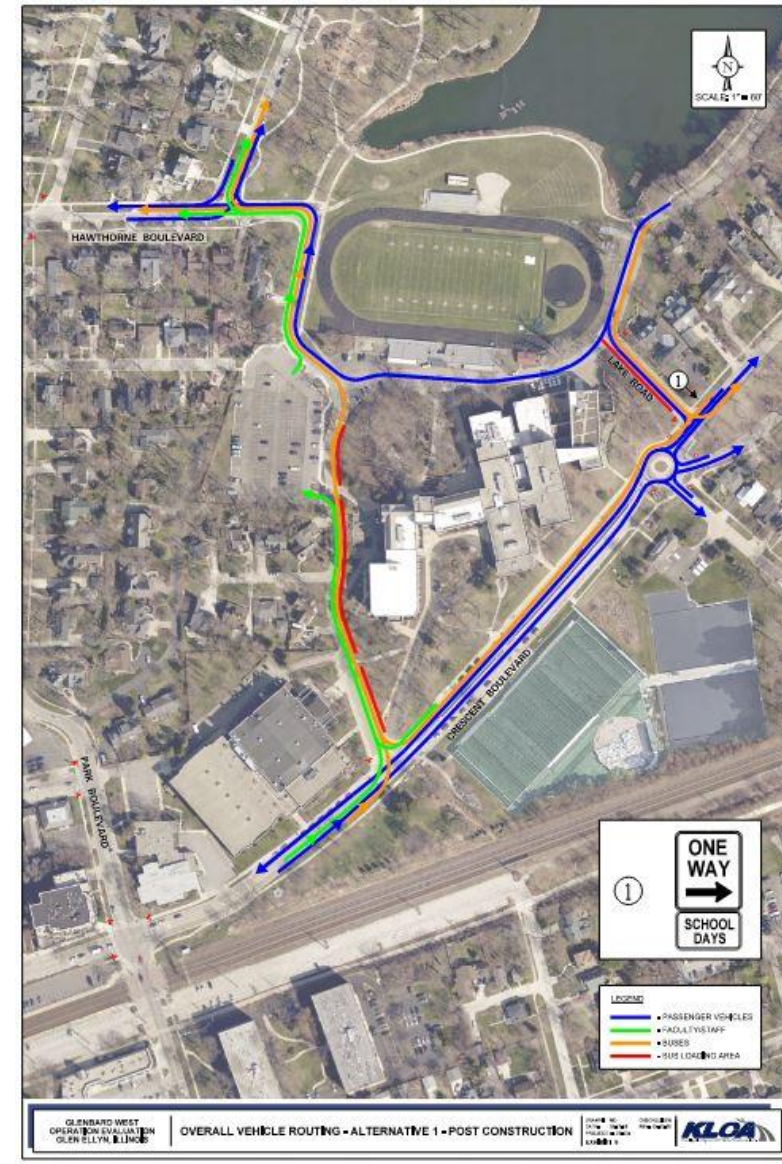


GLENBARD THSD 87 GLENBARD WEST HIGH SCHOOL Traffic Analysis



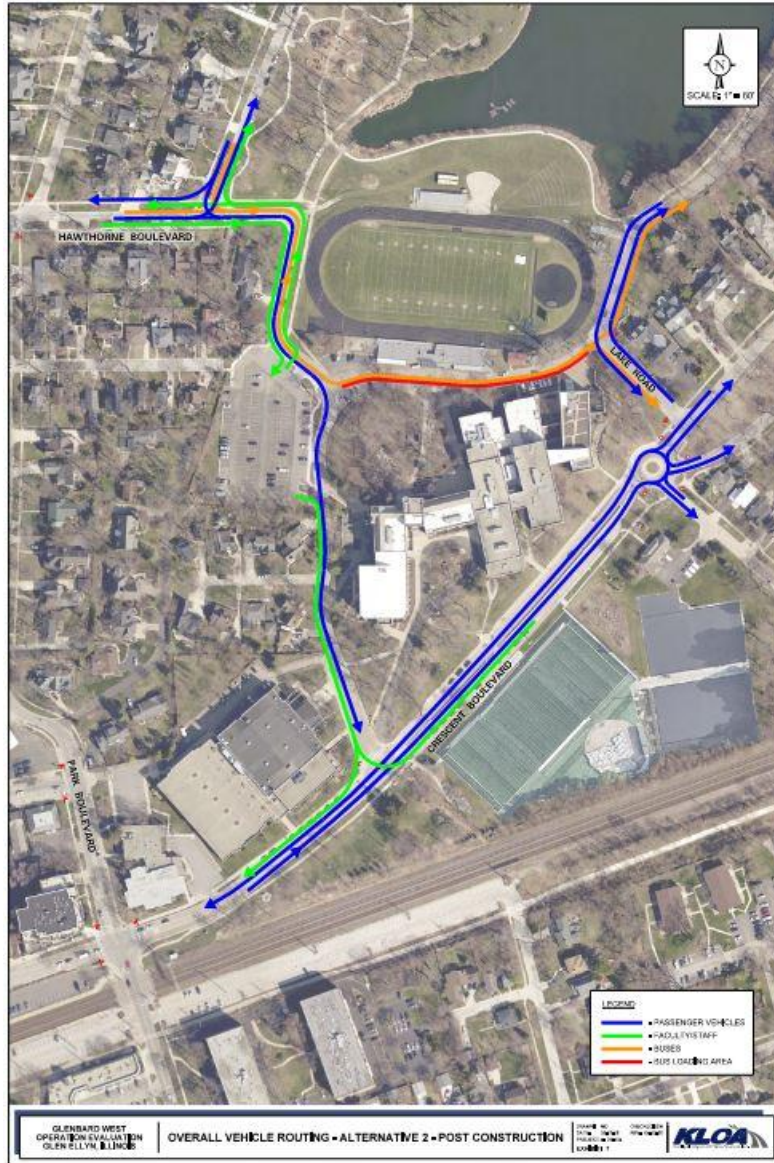


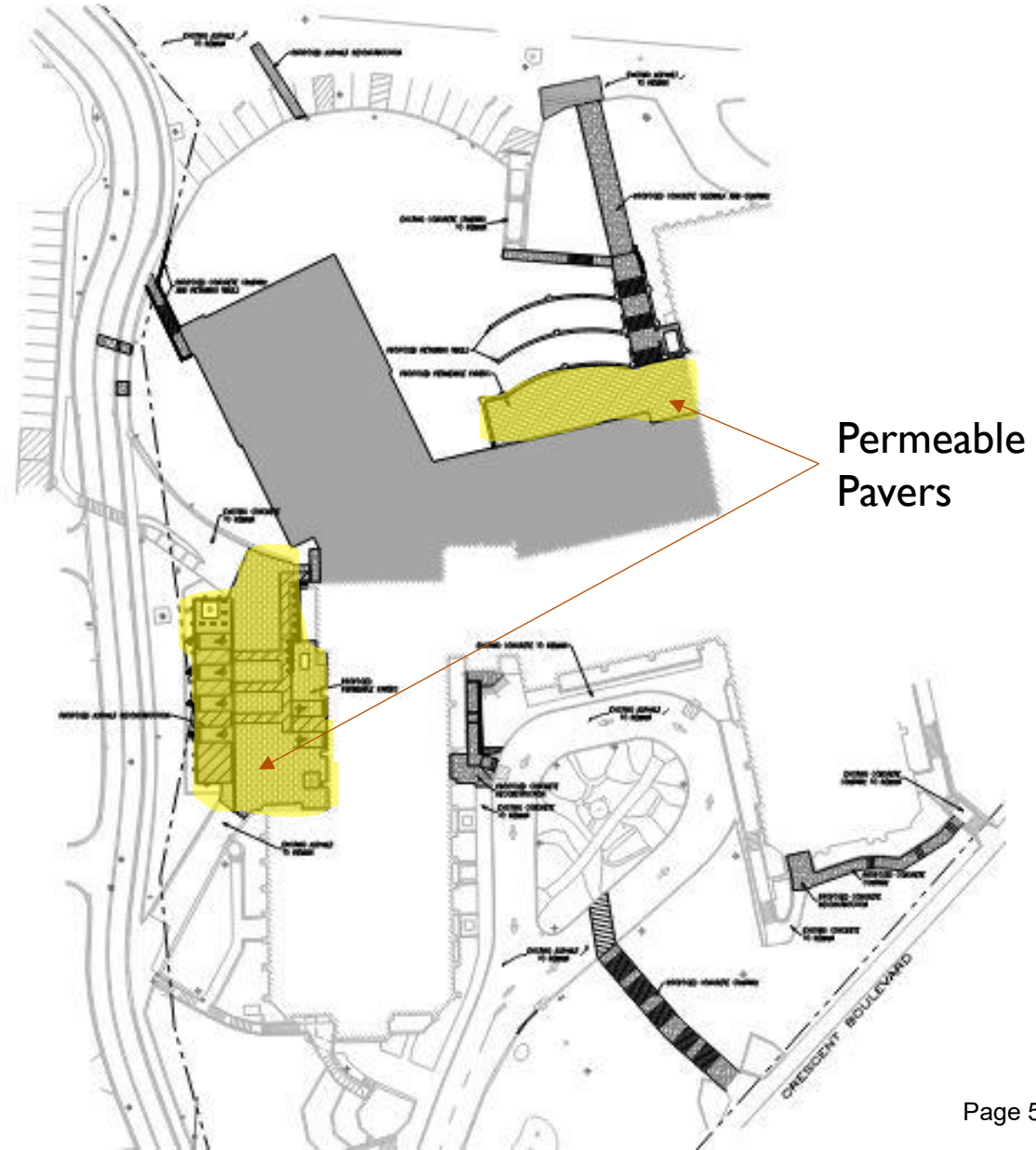
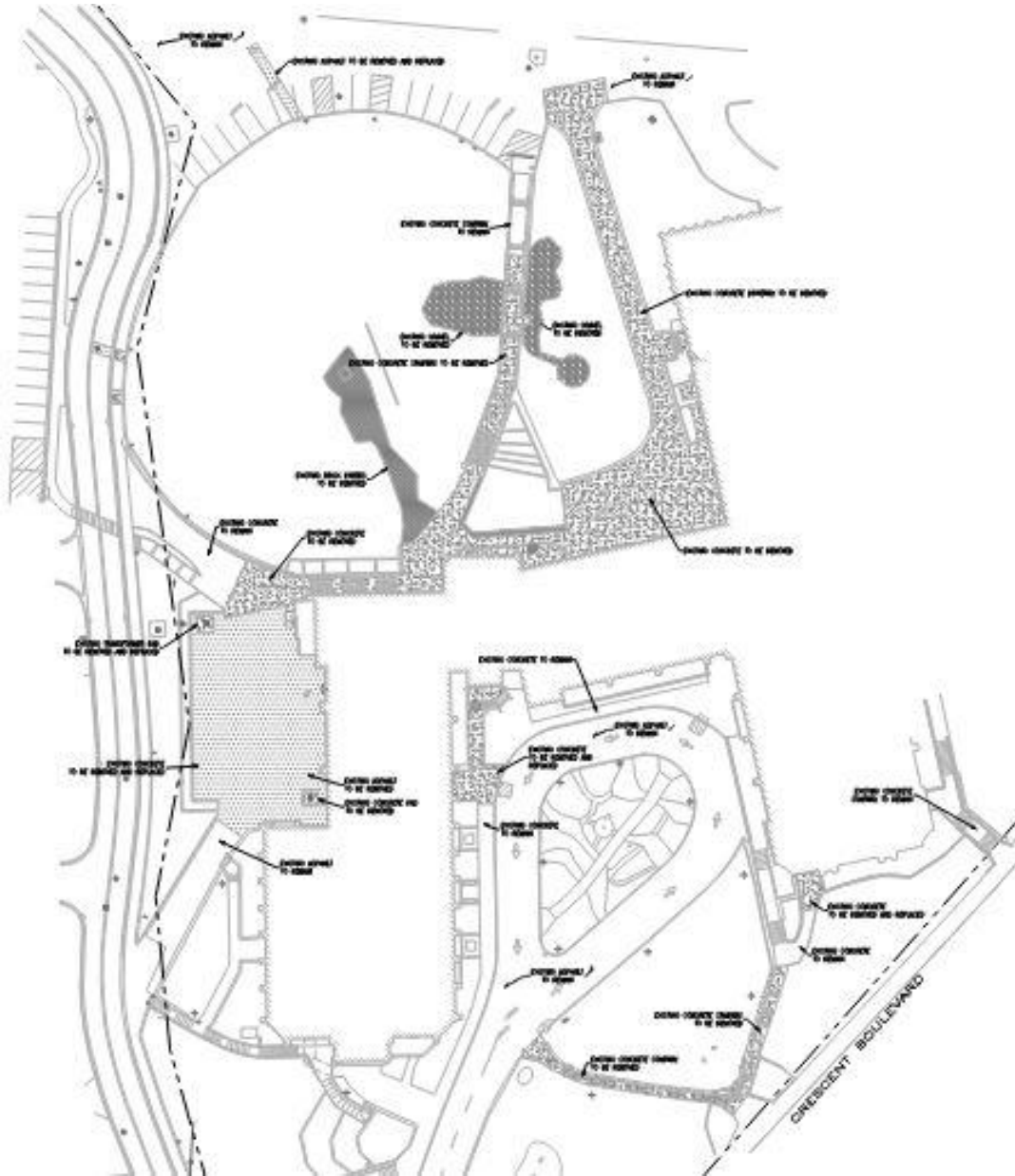
GLENBARD THSD 87 GLENBARD WEST HIGH SCHOOL Traffic Analysis



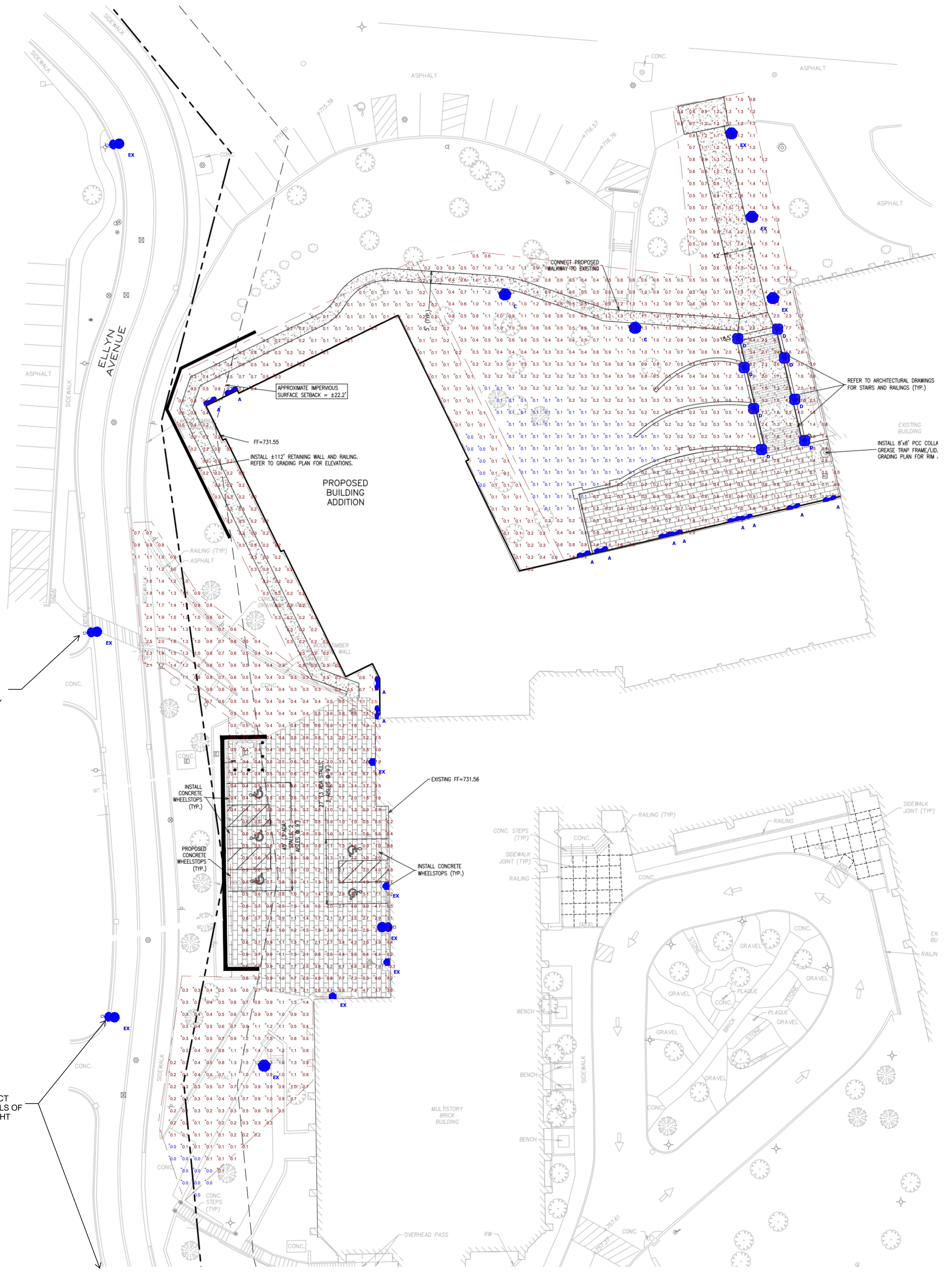


GLENBARD THSD 87
GLENBARD WEST HIGH SCHOOL
Traffic Analysis





Permeable Pavers



ESTIMATED LIGHT LEVEL CONTRIBUTION ON DRIVE AND WALK WAY FROM EXISTING PUBLIC RIGHT-OF-WAY LIGHT FIXTURE

EXISTING PUBLIC RIGHT-OF-WAY LIGHT TURNED OFF TO REFLECT EXTIMATED LIGHT LEVELS OF EXISTING POLE TOP LIGHT FIXTURE

Plan View
Scale - 1" = 20'

Symbol	Label	Image	QTY	Manufacturer	Catalog	Description	Number Lamps	Lamp Output	L.P.F.	Input Power	Polar Plot
	A		12	GENERATION BRANDS	7000WASP93026DHUNV S	LED WALL SCONCE (vertical)	1	1034	0.98	37.8	
											Max: 252cd
	B		0	GENERATION BRANDS	7000WASP93026DHUNV S	LED WALL SCONCE (horizontal)	1	1034	0.98	37.8	
											Max: 252cd
	C		2	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	MPN-A4-D-U-SYM	STREETWORKS POST TOP LUMINAIRE (1) 70 CRI, (TBO 4000K) LIGHT ENGINE. SYMMETRIC DISTRIBUTION.	1	3863	0.98	39.1	
											Max: 847cd
	EX		4	Lithonia Lighting	WST LED P2 30K VF MVOLT	WST LED, Performance package 2, 3000 K, visual comfort forward throw, MVOLT	1	3236	0.98	25	
											Max: 2001cd
	D		8	QSSI	RADIANTLSW 3K TYPE V BOLLARD WHITE LENS	Post Top-Pendant mounted, cast aluminum housing, lantern arms, white-Opal plastic lens enclosure.	1	1447	0.98	14.6	
											Max: 206cd
	EX		4	COOPER LIGHTING SOLUTIONS - STREETWORKS (FORMERLY EATON)	MPN-A4-D-U-SYM	STREETWORKS POST TOP LUMINAIRE (1) 70 CRI, (TBO 4000K) LIGHT ENGINE. SYMMETRIC DISTRIBUTION.	1	3863	0.98	39.1	
											Max: 847cd
	EX		3	American Electric Lighting	ATBM P40 R4 XXX VR XXXX	ATBM P40 Package 4000K/5000K Roadway Type IV Dual Optix reflector	1	15065	0.98	135	
											Max: 5251cd

Description	Symbol	Avg	Max	Min	Max/Min	Avg/Min
Area and Patio north of commons	+	1.0 fc	12.2 fc	0.1 fc	122.0:1	10.0:1
Area around addition	+	0.3 fc	2.5 fc	0.0 fc	N/A	N/A
Area around Maint. lot	+	1.4 fc	10.3 fc	0.0 fc	N/A	N/A

Daniel Harper

From: noreply@civicplus.com
Sent: Thursday, June 19, 2025 7:28 PM
To: Jennifer Henaghan; Daniel Harper
Subject: Online Form Submittal: Plan Commission Public Comment Form

[EXTERNAL EMAIL]

Plan Commission Public Comment Form

If you wish to offer public comment, please complete this form before 4 pm of the day of the Plan Commission meeting.

Meeting Date	June 26, 2025
Meeting Name	Plan Commission
First Name	Jill
Last Name	Paulus
Organization	Self
Email Address	Jillann123@comcast.net
Address	1806 Marion C.
City	Wheaton
State	IL
Zip Code	60187
Agenda Item or Subject	Glenbard West Proposed Expansion
Comment	The previous 2015 Science addition, 28,800 sq.ft., seemed to offer space for all needs, and though recently a referendum passed for the larger Glenbard school system, people I have spoken with in my neighborhood (near Hadley) have not been aware of an addition to Glenbard West. In recent searches, I have seen a Committee Report from 2023, and at the end is a

rendition of the GBW proposed addition. Also, I have seen reference to a 10-year plan. Superintendent David Larson came shortly before the 2015 addition and is leaving in July, so I presume the recent proposal may have been underway even in 2015... hence 10-year plan?

I am dismayed at the lack of transparency, since I was part of the community in 2015 who requested a placement other than the Zahrobsky Garden, and we were told no other location was possible. I do know 2,500 people signed a petition at that time against that placement. One person noted, "the middle wing of GBW was designed structurally for reasons of expansion. If expansion is necessary you can easily add another floor." So now, it is a surprise and disappointment that indeed, another placement which impacts the original charm of Glenbard West seems to be, as people say, "a done deal."

I realize there was a "public" board meeting the end of February 2025, but that was quiet. The Patch had an article March 2025, right about Spring Break. Terra Costa Howard and The Village of Glen Ellyn News did not mention referendum leading to expansion in their weekly missives. Perhaps this is because people voted down the All-Day Kindergarten in District 41, which was priced \$49,000,000. I do wonder now, how we had the money, as it is "a done deal." <https://patch.com/illinois/glenellyn/district-41-bond-referendum-projected-results-il-election-2022>.

Some quotes from staff regard 2015: Legat, "respects collegiate Gothic Style." Superintendent Larson, "Respect the building here, maybe 100 years old." Linda Oberg, "Large hallways," accommodate "large collaborative spaces on all 3 wings." "Resource room for science and English." These are in the bridge.

Having researched, I see Flex periods are a driver for "the big lounge." I also see the 3 other Glenbard schools are building these, though only South is adding space. I have been to District 204, Indian Prairie Schools, and do see, we are building what they have, a sort of, corporate hotel lobby. So maybe that is a trend.

We do have the three-level areas Linda Oberg lauded for study/collaborative space, as well as a Blackbox Theatre, next to the large auditorium, which seems appropriately placed. I saw this in building plans.

I heard that a student proposed connecting Beister Field House to the main building and expanding upward. I do see there a highly underutilized space which would be more than adequate for the six classrooms gained, new administration area, and counseling, as well as an atrium area for students. We already have a plan like this.

If you recall, in 2006 an atrium-type plan was put forth for Hadley expansion, extending to 30-feet from the rear fence line. The people said No. Now this field accommodates District 87 Lacrosse, little league practice for Park District, and precious field space for outdoor gym. The Hadley present addition is an enhancement to the school and community. In closing, when Beister was completed in 2001, Suntimes commented it was the only school other than Proviso East with no tunnel (or bridge), so kids had to walk outside. <https://chicago.suntimes.com/2014/8/6/18506234/touch-me-glenbard-west-goes-high-tech>

Also, since Beister is adding to Ellyn Road, access is improved. Yerba Buena of San Francisco has elegant sky-lit below-grade conference areas. The Art Institute of Chicago has several staircases in the new wing which would not encumber the street with a vertical wall or excess light. The foundations are about 20percent + of cost in building, so perhaps a saving there could allow more elegance and charm, rather than sacrificing the same, which has been a legacy from the founders of our community.

Last, the present office of superintendent was a health classroom after it was a community library. Perhaps that space could be utilized for students.

Your comments will be placed on file and read into the record.

Email not displaying correctly? [View it in your browser.](#)



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

Meeting 6/26/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Anabel Pederson

**AGENDA ITEM (ID
2025-486)**

DOC ID: 2025-486

511 Duane Street - Special Use Permit for Insula Aesthetics

Statement of the Issue:

The petitioner is requesting a Special Use Permit to expand the operation of a health spa in the C5A Central Retail Core Subdistrict.

Analysis:

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the May 29, 2025, edition of the Daily Herald. Property owners within 350 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

SITE CONDITIONS: The subject lot is approximately 6,098 square feet and is part of a multi-establishment non-residential development.

SURROUNDING CONDITIONS: Zoning in the surrounding area is C5A Central Retail Core Subdistrict. Specifically, the surrounding land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: 444 North Main Street	C5A Central Retail Core Subdistrict
South: 430 North Main Street	C5A Central Retail Core Subdistrict
East: 433 North Main Street	C5A Central Retail Core Subdistrict
West: 501-503 Duane Street	C5A Central Retail Core Subdistrict

PROJECT SUMMARY:

The Petitioner, Ashley Herman, is requesting a Special Use Permit for the expansion of a health spa at 511 Duane Street in the C5A Central Retail Core Subdistrict. The Petitioner hopes to expand her business, Insula Aesthetics, which is currently located at 507 Duane Street in the C5A Central Retail Core Subdistrict. The Petitioner was previously granted a Special Use Permit for a health spa at the current location on October 24, 2022.

The Petitioner has stated that she is looking to convert the space into aesthetic treatment rooms to accommodate increased business. The applicant has reported that Insula Aesthetics has also been selected to become a MAX Studio Pop-Up Training Center for Ultherapy, which would bring in

national trainees to study in Glen Ellyn. The Petitioner states that additional treatment rooms are required to accommodate their existing clients, support future growth, and meet national training requirements. The health spa would also retain a retail component for medical grade skincare and aesthetic tools.

The Petitioner maintains that the proposed expanded use will not generate any additional noise, odors, glare, fumes, or vibration and that the request aligns well with the neighboring uses. The health spa is situated between complementary medical and wellness businesses, including an ophthalmologist, a Pilates and massage studio, and a dental office.

Budget Impact:

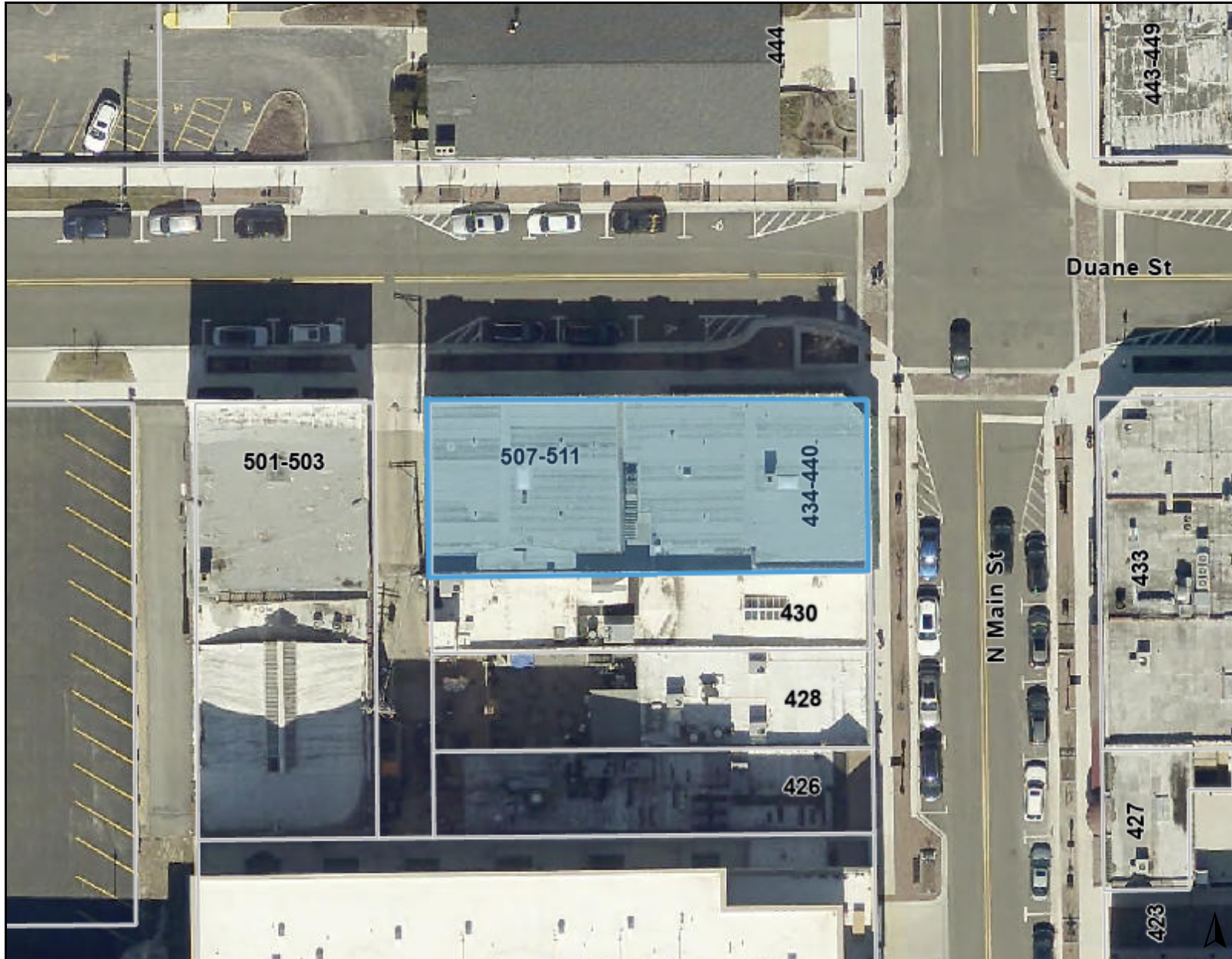
Contribution to Strategic Plan

Action Requested:

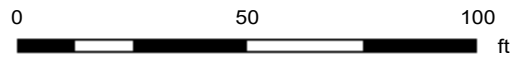
The Plan Commission should consider the petitioner's request for approval of a Special Use Permit and make a recommendation to the Village Board for approval, approval with conditions, or denial.

Attachments:

1. 511 Duane Street Aerial Map
2. 511 Duane Street Zoning Map
3. Plat of Survey
4. Site Plan
5. Narrative Statement
6. Ordinance 6987 - 507 Duane Street SUP 2022



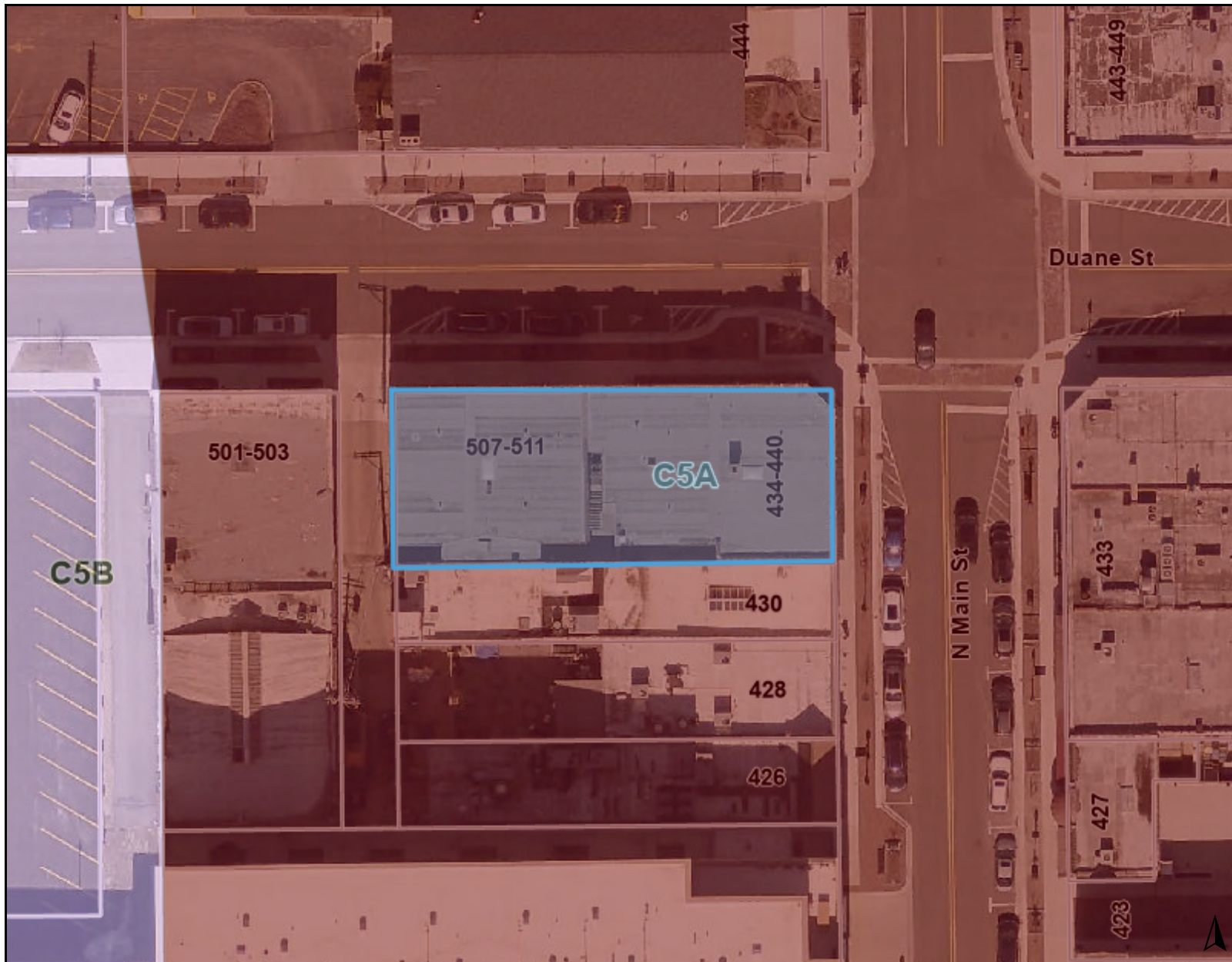
Legend



Print Date: 6/4/2025

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

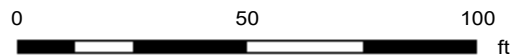


Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)



Print Date: 6/4/2025

Notes

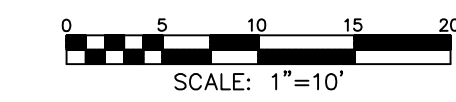
Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

SURVEY LEGEND
 ● Monumentation Found
 ○ Monumentation Set (M.L.S. 30-2001)
 (50') Record Dimension
 --- Fence Line

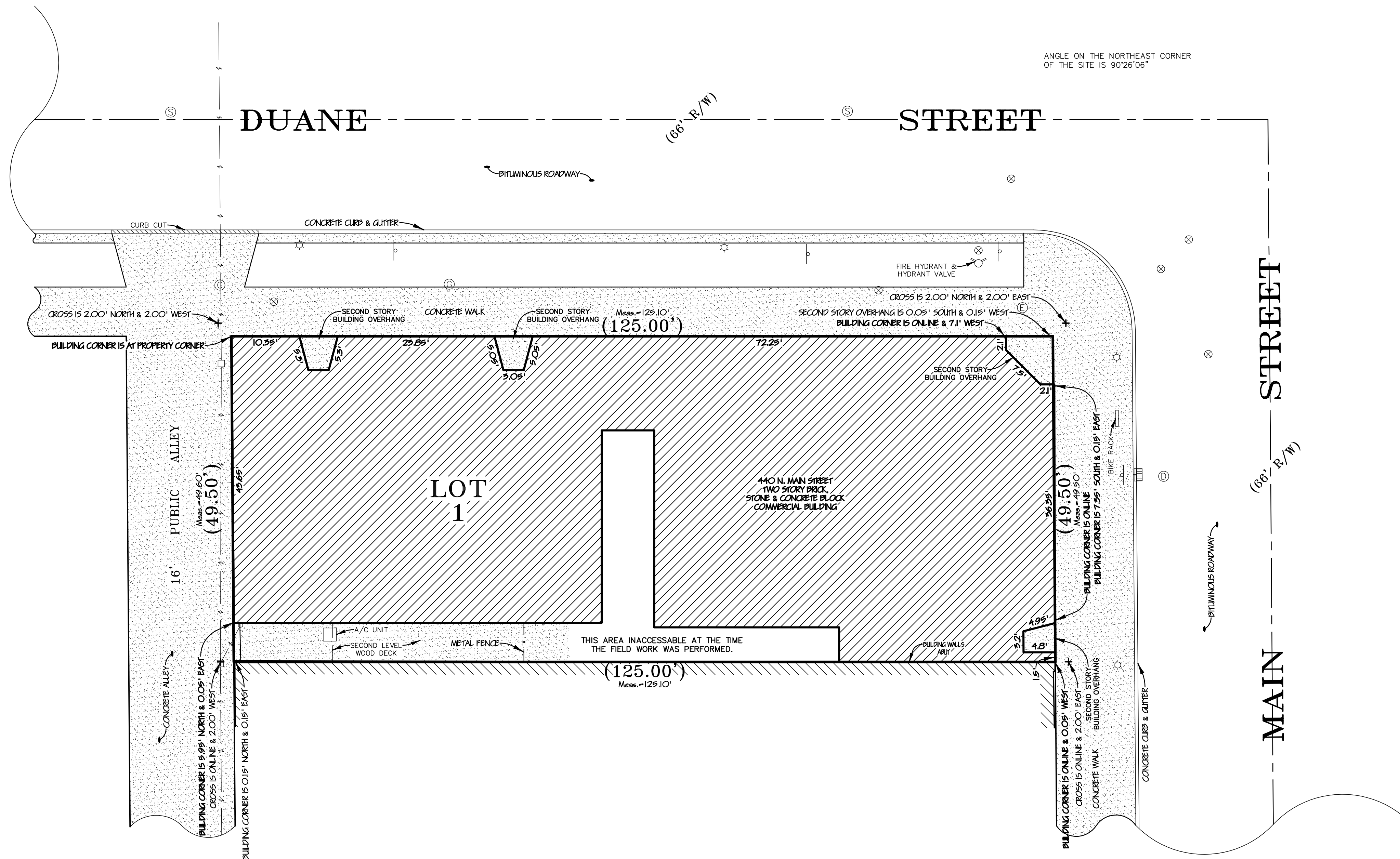
LEGAL DESCRIPTION

LOT 1 IN NISSEN'S SUBDIVISION, IN GLEN ELLYN, BEING A SUBDIVISION OF LOT 1 IN SMITH'S RESUBDIVISION OF LOT 1 IN BLOCK 13 IN ASSESSMENT DIVISION, OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED APRIL 9, 1926 AS DOCUMENT 211143, IN DUPAGE COUNTY, ILLINOIS.

AREA OF SITE - 6,205 SQ.FT. 0.142 ACRES
 AREA OF BUILDING - ±5,340 SQ.FT.



UTILITY LEGEND
 □ UTILITY POLE
 ○ SIGN
 ☆ LIGHT POLE
 ⊙ UTILITY MANHOLE
 ⊙ GAS VALVE
 ⊙ WATER VALVE
 ⊙ SANITARY MANHOLE
 ⊙ STORM MANHOLE
 ⊙ ELECTRIC MANHOLE
 ⊙ STORM INLET
 ⊙ CURB INLET
 ⊙ FIRE HYDRANT
 ⊙ B-BOX
 □ STREET LIGHT



- NOTES:**
- 1.) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
 - 2.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
 - 3.) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
 - 4.) NO ZONING INFORMATION WAS PROVIDED TO THIS OFFICE.
 - 5.) NO PARKING SPACES DELINEATED ON SITE.

FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP AVAILABLE, AS FAR AS CAN BE DETERMINED.
 COMMUNITY PANEL NO.: 17043C0064J
 EFFECTIVE DATE: AUGUST 1, 2019
 ZONE: X

STATE OF ILLINOIS) ss
 COUNTY OF DU PAGE)
 CERTIFIED TO: CLEAR HEIGHTS ACQUISITIONS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY
 ATTORNEYS' TITLE GUARANTY FUND, INC.



THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2021 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT CAROL STREAM, ILLINOIS THIS 21st DAY OF August, A.D. 2021.
 BY Allen D. Carradus ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
 MY LICENSE EXPIRES NOVEMBER 30, 2022.

NOTES

1. All distances shown hereon are in feet and decimal parts thereof corrected to 68° f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
3. Consult local authorities for additional setbacks and restrictions not shown hereon.
4. Compare all survey points and report any discrepancies immediately.
5. Consult utility companies and municipalities prior to the start of any construction.
6. Dimensions to and along buildings are exterior foundation measurements.
7. Do Not Assume distances from scaled measurements made hereon.

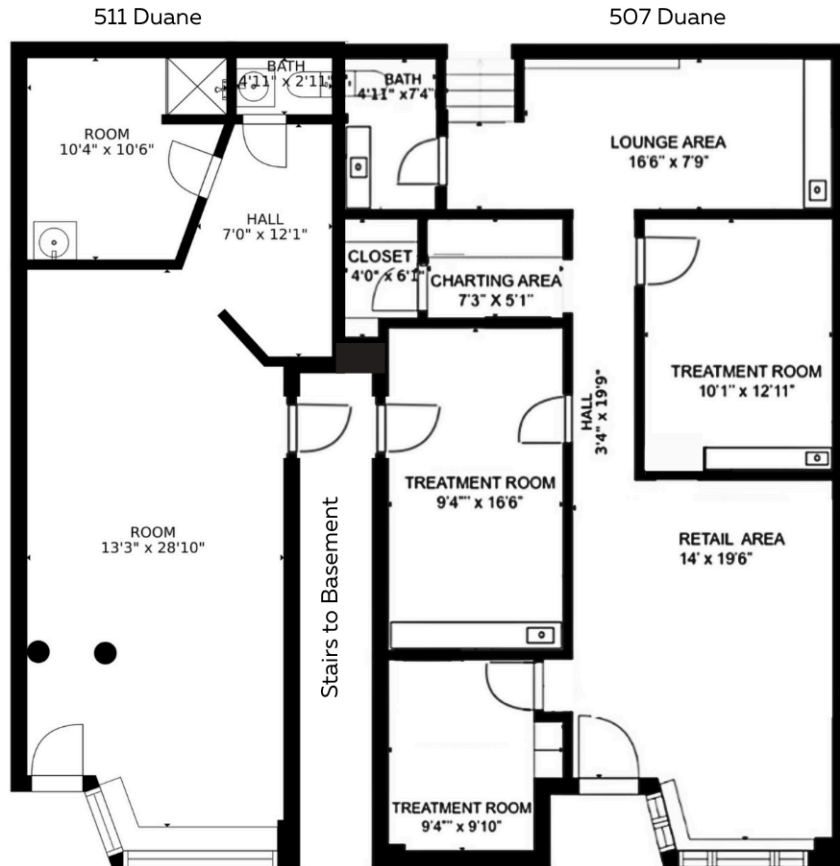
ATTORNEYS' TITLE GUARANTY FUND, INC.
 COMMITMENT NO. 210269502663
 DATED AUGUST 3, 2021 WAS USED
 IN PREPARATION OF THIS PLAT.

Ordered By:
 Law Offices Of
 Steven K. Norgaard P.C.
 473 Duane Street, 4th Floor
 Glen Ellyn, Illinois 60137
 (630) 545-1005

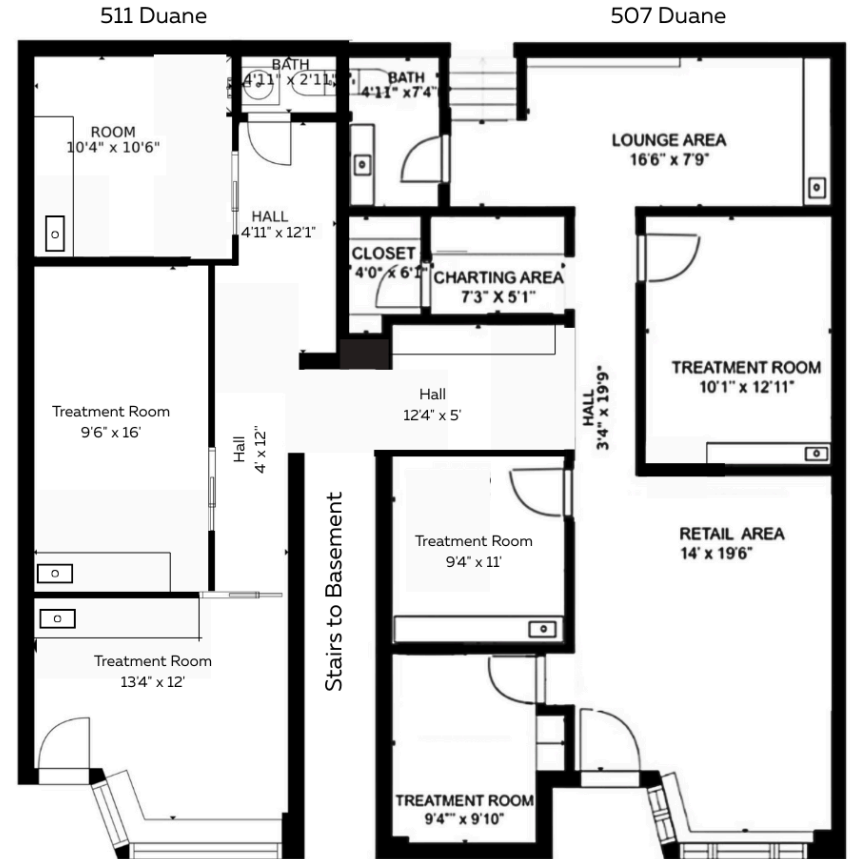
Date of Field Work:	08/31/21	Drawn By:	CMG
Scale:	1" = 10'	Checked By:	EAC
Plat Blk. Pg.:	48-00	Approved:	ADC
Date:		Revision:	

ALTANSPPS SURVEY		Sheet 1
440 N. MAIN STREET, GLEN ELLYN DU PAGE COUNTY, ILLINOIS		
Prepared For:	LAW OFFICES OF STEVEN K. NORGAARD P.C.	Project # 35525-AL
Prepared By:	CARRADUS LAND SURVEY, INC. 191 S. Gary Avenue, Suite 180, Carol Stream, ILLINOIS 60188 (630) 588-0416 (Fax) 630-7682 carradus_survey@yahoo.com	

Current Floor Plan



Proposed Floor Plan



Estimated areas

GLA FLOOR 1: 664 sq. ft, excluded 0 sq. ft
 Total GLA 664 sq. ft, total scanned area 664 sq. ft

Estimated areas

GLA FLOOR 1: 664 sq. ft, excluded 0 sq. ft
 Total GLA 664 sq. ft, total scanned area 664 sq. ft

Narrative Statement for Special Use Permit Expansion – Insula Aesthetics

Proposed Use of Adjacent Space at 511 Duane St.

Insula Aesthetics respectfully petitions the Village of Glen Ellyn for approval to expand into the adjacent commercial space at 511 Duane Street- next door to our current location at 507 Duane Street. The space, previously occupied by a retail boutique that closed due to limited foot traffic and sales, will be repurposed to meet the growing needs of our medical aesthetics practice. The current use of this space is retail, and we are requesting special use to convert this into medical use for aesthetic treatment rooms, while retaining a retail component for medical-grade skincare and aesthetic tools.

Since opening in 2021, Insula Aesthetics has experienced significant growth and recognition, including being awarded "**Best Service Business 2025**" by the Glen Ellyn Chamber of Commerce. As a locally owned and nationally respected medical aesthetics practice, we are proud to have elevated Glen Ellyn's profile in the aesthetics industry. Dr. Ashley Herman, DNP, CRNA, the founder and clinical director, serves on the **Medical Advisory Board for Rohrer Aesthetics** and is **National Faculty for Merz Aesthetics**, where she trains healthcare providers across the country. In fact, Insula Aesthetics has been selected to become one of the **first MAX Studio Pop-Up Training Centers** for Ultherapy, bringing providers from across the country to train and study right here in Glen Ellyn. This expansion is essential to support that national initiative.

Our request to expand into the adjacent space stems from both necessity and opportunity. Our practice has outgrown our current space, with demand from both clients and national trainees exceeding our treatment capacity. Additional treatment rooms are required to accommodate our existing clients, support future growth, and meet national training requirements.

The proposed expanded use will **not generate any additional noise, odors, glare, fumes, or vibration**. The nature of medical aesthetic services is quiet, professional, and similar to any other healthcare office. We operate by appointment, however with expanded space and staffing, we will be better positioned to accommodate walk-in requests. In addition, we proudly operate a **walk-in boutique** offering **luxury medical-grade skincare** and aesthetic tools that cannot be purchased at commercial beauty stores or outside of licensed medical offices. This unique retail offering contributes to downtown foot traffic and invites passersby to explore products typically reserved for dermatology and plastic surgery offices.

This request aligns well with the neighboring uses. We are situated between complementary medical and wellness businesses, including an ophthalmologist, a Pilates and massage studio, and a dental office. The proposed use is both compatible and synergistic, creating a cohesive block of health and wellness services in downtown Glen Ellyn.

Economic Impact and Compatibility with the Comprehensive Plan

Insula Aesthetics brings significant economic benefit to the village. We attract high-income clientele who often dine and shop locally before or after appointments. With the expansion, we

will increase staffing, create additional jobs, and further enhance our retail footprint. The village's Comprehensive Plan goals are directly supported by this proposal:

- Reinforcing downtown Glen Ellyn as a multi-purpose destination with boutique medical and wellness services
- Increasing daytime traffic to nearby businesses through appointment-based clientele and a walk-in skincare boutique
- Repurposing underutilized commercial property with a sustainable, growing business
- Strengthening the pedestrian-oriented character and charm of the downtown area

Community Involvement

Insula Aesthetics is an active member of the Glen Ellyn community. We are members of the **Glen Ellyn Chamber of Commerce** and the **Downtown Glen Ellyn Alliance**, and we frequently participate in village-sponsored and community events. This summer, we are hosting multiple **Hokusai-themed events** in celebration of the local arts initiative. We donate generously to **local school auctions, charitable foundations, the Glen Ellyn Infant Welfare Society, and Chamber-sponsored events**. We also partner with nearby small businesses such as **Enchantments** and **Blonde Boutique** for pop-up events that cross-promote business and foster community connection.

We are proud to be a Glen Ellyn-based business that not only serves the local community but brings national visibility to our village. With this expansion, we will continue to be a leader in aesthetic education and client care, and ensure our facility reflects the standard of excellence that has defined our success to date.

We respectfully request approval of this special use petition to expand into the adjacent space and continue our mission of bringing high-level, safe, and innovative medical aesthetics to downtown Glen Ellyn.



DocId:20001867

Tx:40462908

KATHLEEN V. CARRIER, RECORDER
DUPAGE COUNTY ILLINOIS
11/01/2022 10:36 AM



DOCUMENT # R2022-097943

Village Of Glen Ellyn

Ordinance No. 6987

**An Ordinance Granting Approval of a Special Use Permit
to Allow a Health Spa at 507 Duane Street,
Glen Ellyn, IL 60137**

**Adopted by the
President and the Board of Trustees
of the Village of Glen Ellyn
DuPage County, Illinois**
This 24th Day of October, 2022.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 24th
day of October, 2022.

(PREPARED BY AND MAIL TO:)
Village of Glen Ellyn
Attn: Village Clerk
535 Duane Street
Glen Ellyn, IL 60137

Ordinance No. 6987

**An Ordinance Granting Approval of a Special Use Permit
to Allow a Health Spa at 507 Duane Street,
Glen Ellyn, IL 60137**

Whereas, Ashley Herman, lessee of the property located at 507 Duane Street, has petitioned the Village President and Board of Trustees for approval of a Special Use Permit in accordance with Section 10-4-17-1(B)21 of the Glen Ellyn Zoning Code to allow a health spa to be located at 507 Duane Street; and

Whereas, the subject property is located on the south side of Duane Street between Glenwood Avenue and N. Main Street in the C5A Central Retail Core Subdistrict;

Whereas, the property is legally described as follows:

LOT 1 IN NISSEN'S SUBDIVISION, IN GLEN ELLYN, BEING A SUBDIVISION OF LOT 1 IN SMITH'S RESUBDIVISION OF LOT 1 IN BLOCK 13 IN ASSESSMENT DIVISION, OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLOT THEREOF RECORDED APRIL 9, 1926 AS DOCUMENT IN 211143, IN DUPAGE COUNTY, IL

P.I.N. 05-11-327-012; and

Whereas, following due and proper publication of notice in the Daily Herald not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on September 22, 2022 at which hearing the Plan Commission considered the petitioner's request for approval of a Special Use Permit; and

Whereas, at the September 22, 2022 public hearing, the petitioner presented evidence and testimony in support of the request, and zero members of the public spoke in support or opposition; and

Whereas, after having considered the evidence presented, including the exhibits and materials

submitted, the Plan Commission made its findings of fact and recommendations as set forth in the minutes from the September 22, 2022 Plan Commission meeting, a draft of which is attached hereto as Exhibit “A”, and pursuant to Section 10-10-14 of the Zoning Code, by a vote of five (5) “yes” and zero (0) “no,” the Plan Commission recommended approval of the requested Special Use Permit; and

Whereas, the Village President and Board of Trustees have reviewed the evidence, exhibits, and materials presented at the September 22, 2022 Plan Commission public hearing and have considered the findings and recommendations of the Plan Commission and hereby make the following findings of fact related to the request:

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because there is a considerable market for health spas in the Village. It will increase employment opportunities and will have a positive economic impact by attracting clients to Downtown Glen Ellyn.
2. The proposed use will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because the exterior renovations will modernize the façade while keeping it consistent with Downtown’s historic district. The unit’s storefront will be dedicated to the retail component of the health spa, which would align with other retail uses within C5A – Central Retail Core Subdistrict.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because a health spa is an activity which occurs indoors and there will not be any disturbances from the business or patrons.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the project will not increase demand on public facilities or services and will operate under the current public facilities and services.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the use of the property will not require additional facilities or services to operate.
6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive

production of traffic, noise, smoke, fumes, glare and odors because the construction will be to code and will not be of significant scale to increase traffic, noise, smoke, fumes, glare and odors.

7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the use is low-impact and will not significantly create traffic, noise, or similar issues. The existing public parking lots nearby and on-street parking available along Duane Street are adequate for the needs of the business.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the property is not a flood risk and there are no changes proposed to impact drainage of the site.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are no major changes proposed to the building or the site that would cause any damage to the character, environment, or community resources.

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

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

Section One: The minutes from the September 22, 2022 Plan Commission meeting, a draft of which is attached hereto as Exhibit "A", and the findings of fact set forth therein and in the preambles above are hereby adopted as the findings of fact of the Village President and Board of Trustees based upon their review of the evidence, exhibits, and materials presented at the September 22, 2022 public hearing before the Plan Commission.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission, as adopted herein, and the findings of fact and conclusions set forth in the preambles above, the Village President and Board of Trustees hereby grant approval of the requested Special Use Permit to allow a health spa to be located at 507 Duane Street.

Section Three: This grant of approval of the requested Special Use Permit is subject to the

condition that the use is operated in substantial conformance with the testimony presented at the September 22, 2022 Plan Commission public hearing and these documents shall be filed with and made part of the permanent records of the Glen Ellyn Community Development Department.

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

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


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

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 24th day of October, 2022.

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 24th day of October, 2022.

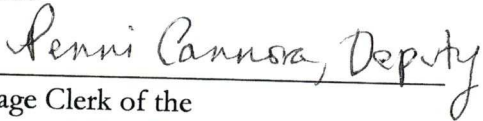
	Ayes		Nays		Absent
Fasules	yes				
Gould			NO		
Thompson	yes				
Kalinich	yes				
Payne	absent				
Christiansen	yes				

Senak (in event of a tie)			
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Village President of the
Village of Glen Ellyn, Illinois

Attest:



Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 5th day of October 2022.)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
September 22, 2022

Call to Order and Roll Call

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

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

Public Comment Non-Agenda Items

None.

Approval of Minutes

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

Public Hearing – 796 Prairie Avenue

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

Staff Introduction

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

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

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

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

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

Commissioner Questions

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

Petitioner's Presentation

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

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

Public comment

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

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

Commissioner Discussion

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

Commissioner Cooper moved for the following:

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

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

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

Public Hearing – 501 Hill Avenue

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

Staff Introduction

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

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

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

Commissioner Questions

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

Petitioner's Presentation

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

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

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

Public Comment

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Commissioner Discussion

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

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

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

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

Public Hearing – 507 Duane Street

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

Staff Introduction

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

Commissioner Questions

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

Petitioner's Presentation

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

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

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

Commissioner Discussion

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

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

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

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

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

Trustee's Report

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

Chairperson's Report

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

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

Adjournment

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

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

CERTIFICATION

I, Caren Cosby, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6987, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Regular Meeting of said Board held on the 24th day of October, 2022, and that the same was signed and approved by the President of said Village on the 24th day of October, 2022.

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 25th day of October, 2022.

Jenni Cannon, Deputy
Village Clerk

CORPORATE SEAL