



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, July 24, 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 June 26, 2025, Plan Commission Meeting.
- D. New Business**
 - 1) Public Hearing - 680 Roosevelt Road - Special Use Permit for Outdoor Storage at Trader Joe's
 - 2) Public Hearing - 293 Roosevelt Road - Special Use Permit for Drive-In Commercial Facility at Chicken Salad Chick
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**



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

Meeting 7/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Minutes
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-614)**

DOC ID: 2025-614

Review and Approval of the Minutes of the June 26, 2025, Plan Commission Meeting.

Statement of the Issue:

Review and Approval of the Minutes of the June 26, 2025, Plan Commission Meeting.

Analysis:

Review and Approval of the Minutes of the June 26, 2025, Plan Commission Meeting.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Review and Approval of the Minutes of the June 26, 2025, Plan Commission Meeting.

Attachments:

1. DRAFT_Plan_Commission_6.26.25 Minutes

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, June 26, 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, Arango, Wyant, Kreuzer, Cooper and Dawson were present; Commissioners Brown and Pesce were absent.

Also in attendance: Steve Thompson, Village Trustee, Paul Stephanides, Village Attorney, Jennifer Hennigan, Community Development Director, and Daniel Harper, Planning Manager.

Commissioner Morrison made a motion to move the new business item (511 Duane Street, Insula Aesthetics Special Use Permit) to be before the old business item (670 Crescent Blvd., Glenbard West High School Addition) in the order of consideration for the meetings proceedings. Motion was seconded by Dawson. Motion passed by voice vote.

B. Public Comment (non-agenda items)

There was no off-agenda audience comment.

C. Approval of Minutes

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

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

D. New Business

1. Public Hearing – 511 Duane Street, Insula Aesthetics Special Use Permit

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

Sworn In Daniel Harper, Planning Manager, Village of Glen Ellyn- presented staff report. Mr. Harper reported that Insula Aesthetics is applying for a special use permit to expand their existing health spa to the neighboring commercial space as it is now vacant.

Sworn in. the Petitioner, Ashley Herman, described their services offered and the need for expansion.

Chairman Loftus: will there being any significant change in the retail square footage of the space?

Ms. Herman: The retail space will not expand significantly as our products are small, but we can expand to accommodate more demand.

Chairman Loftus: What types of exterior work are you proposing for the new space?

Ms. Herman: No significant changes beside windows or doors upgrades.

Chairman Loftus asked Mr. Harper if there would be two wall signs allowed.

Mr. Harper responded that wall signs are limited store fronts, so one sign would be allowed but they could do another window sign.

Commissioner Dawson asked the applicant about retail growth and if she had projections for sales growth?

Ms. Herman: Retail sales was 6% of our business and is now 15% and rising.

Commissioner Dawson: Will the floor plan presented be significant enough for your retail needs?

Ms. Herman: Yes, our products are small, and the inventory is stored away out of sight.

Commissioner Morrison: What will be your training hours be?

Ms. Herman: We are flexible but were anticipating Friday afternoons from 3 p.m. to 7 p.m. and Saturday mornings.

Commissioner Wyant: Are you able to track what percentage of customers reside in Glen Ellyn?

Ms. Herman: 80% from Glen Ellyn. More people are coming from out of town for the increased training opportunities.

Commissioner Morrison: Question for Village Attorney - Do we have regulations for operating hours in the downtown?

Mr. Stephanides: Only for liquor licenses.

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

Mr. Harper: No public comment was received for this request.

Commissioner Kreuzer: Is this entire block all service-based uses?

Mr. Harper: Yes, the block consists of the vision center, Insula Aesthetics, an insurance office, a physical therapist and the tailor.

Commissioner Arango asked Mr. Harper about parking regulations or concerns.

Mr. Harper responded that additional off-street parking was not required in the C5A zoning district and that existing on-street and off-street parking areas were adequate to meet any new demand.

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

Commissioner Kreuzer made the Motion to approve the requested Special Use Permit 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.

Commissioner Dawson made motion to approve the findings of fact as written. Commissioner Kreuzer Second. Motion passes unanimously.

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

Motion to re-open the Public Hearing by Commissioner Dawson second by Commissioner Arango. Motion passed by voice vote.

Sworn in, Daniel Harper Planning Manager for the Village of Glen Ellyn presented the requested variations and the four items of requested information that was requested by the Plan Commission at their May 22, 2025, meeting. The four items to be discussed upon the reopening of the public hearing were:

1. A photometric plan that includes interior light as well exterior light on a 24/7 basis.
2. Additional information pertaining to need of the Learning Commons area of the proposed addition.
3. Information regarding how the School District will handle remote parking during construction.
4. Information regarding forward looking enrollment projections at Glenbard West High School for a ten-year period.

Commissioner Questions

Commissioner Wyant: Can we discuss the public comments that were submitted?

Mr. Harper: You can ask the school district questions brought forth in the public comments.

Commissioner Cooper: Are we prevented from asking questions of the application that are not included in the four items listed?

Mr. Stephanides: Requested that all Commissioners that were not present at the May 22, 2025, meeting state on their record that they have reviewed the evidence from the May 22, 2025, meeting and that they are ready to participate in deliberation and vote on a recommendation for the application.

Commissioners Cooper and Arango stated that they reviewed the documentation from the May 22, 2025, meeting and were ready to vote on a recommendation for the application.

Mr. Stephanides: If items are not included in the four questions listed but a germane to the four items, the Chairperson can allow them on a case-by-case basis.

There were questions from Commissioners Cooper and Kreuzer regarding the public notice procedure for the public hearings and for the continuation of public hearings.

Commissioner Morrison asked for clarification regarding the standards for consideration of a variation.

Petitioners Dan Kritt, Brenden May, Mark Zaprzalka, Seth Chapman, Jeremy Roling, Craig Lamp, Jessica Santee, Jessalyn Kelly introduced themselves. Ms. Kelly gave a presentation summarizing their responses to last month's questions. Mr. Chapman discussed the district's enrollment projections, which was last done in 2022 and will be done again this fall. In 2021, they were at 1,906, this year were at 2,330. This is the only school in the district that is projected to maintain (not lose) enrollment.

Commissioner Wyant: What is the origin of the best practice suggested classroom size?

Ms. Kelly: 850 to 900 sqft is the accepted best practice for classroom size and is also impacted by labor contract conditions.

Ms. Kelly continued her presentation and explained that the proposed lighting plan would be following village code and lighting would be reduced to the minimum required standard for lighting for accessibility standards. Ms. Kelly presented the site logistics plan to address parking concerns during the proposed construction. Ms. Kelly explained that the maximum needed capacity would be during the summer and that the Village administration, and the construction team are working towards solutions for construction parking during the school year.

Chairman Loftus: Could you describe what the enrollment boundaries are for West high school?

Mr. Chapman: Provided the boundaries for the area zoned for students who would attend Glenbard West High School

Commissioner Wyant clarified that although the district is projected to lose enrollment, Glenbard West is projected to maintain enrollment. Commissioner Wyant asked about referendum language.

Commissioner Cooper: What is the hardship being requested as part of the learning commons?

Commissioner Kreuzer: What is a definition of learning common?

Mr. Kritt: Learning commons can come in different forms. The purpose of this commons space is to support the cafeteria functions and to allow for more student autonomy.

Commissioner Cooper: Expressed that the learning commons explanation does pertain to the hardship of the variations being requested.

Ms. Kelly explained that it was included because the district had committed to provide a learning common as part of their proposal to the community during the referendum.

Commissioner Kreuzer: Is the expansion being proposed larger than what was originally presented as part of the referendum?

Mr. Kritt: Yes, we had to address the short comings of the existing building which necessitated the larger footprint. The addition portion is larger, but the footprint learning commons remains the same.

Mr. Chapman: The angle of the addition was modified because of community input to preserve as much as the hill as possible.

Commissioner Wyant asked Mr. Kritt to describe the proposed modification to Biester Gym. Mr. Kritt explained that the Biester addition is designed for security purposes. The Biester addition would be part of a future project and is not included in the Plan Commission application.

Chairman Loftus stated that the Plan Commission was not here to relitigate the referendum. The Plan Commission are here to make a recommendation as the Commission on this application.

Commissioner Kreuzer: My question is why is the addition larger than what was originally proposed? This would presumably reduce the scope of the requested variations.

Chairman Loftus: Stated that the Plan Commission are here to make a recommendation on what is being proposed.

Commissioner Dawson: The original design would have required less variations.

Chairman Loftus: It's not in our purview to redesign the building.

Mr. Chapman: These changes were made in response to the desire of the community to preserve the top of the hill.

Commissioner Arango: Were the changes made after the referendum was approved?

Mr. Chapman: Yes. The original concept was modified after the referendum based on community input.

Commissioner Cooper: What is the difference in area from the original conceptual design to the proposed design tonight?

Mr. Kritt: We do not have the difference in area based on the initial concept and what is being proposed now.

Commissioner Cooper: Asked for a clarification on the language and intent of the referendum.

Trustee Thompson requested a 10-minute recess from the Plan Commission.

The Plan Commission granted the recess at 8: 20 p.m.

The public hearing resumed at 8:30 p.m.

Commissioner Morrison: The lighting in the building when it is not occupied would be reduced to 50%?

Ms. Kelly: Only in emergency pathways. Classrooms would be reduced to zero.

Kreuzer: Why were glass curtain walls chosen for the stairwell?

Chairman Loftus: It's not in our purview to redesign the building.

Mr. Kritt: The light would meet the village standards as the light inside the stairwell would be limited to 0.5-foot candle and would follow the village code.

Cooper: Why 0.5-foot candle and not a lesser amount?

Applicant: 0.5-foot candle is a code minimum for visibility in required emergency egress.

Public Comment Received from, read by Daniel Harper and placed into record. The received comments are attached.

Mark Frigo – I have a kid who graduated from west. I am member of the environmental commission. I have a question as to why this was not formally brought to the Environmental Commission. Mr. Frigo expressed concern regarding the proposed trees to be removed and the location of equipment and laydown yards. Mr. Frigo expressed concerns that the trees to preserved will die during the construction. Mr. Frigo expressed a need to have a village arborist to review the tree removal plan. Mr. Frigo expressed concerns for stormwater management, shade loss from tree removal, and the windows causing bird mortality.

Marty Boyd – Ms. Boyd expressed concerned about the limitation of the items of the continuation. Ms. Boyd expressed her believe that the petitioners have not presented a hardship.

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

DELIBERATION-

Morrison expressed support of the application.

Wyant expressed that he would not support the application as the variations are extensive and the applicant did not present a convincing rationale.

Kreuzer: I don't know if the school district has presented a convincing request in variations and hardship.

Cooper: I will be voting in support of the application.

Dawson: I do not see a hardship shown. In my opinion, the village is side stepping lot coverage requirements in the R2 residential district.

Loftus: The referendum should have no bearing on the application tonight. We are to look at what the variation requests are. I would support the application.

Arango: I have big concerns about the application and what the struggles we as a community will face because of this addition. I don't know if we have been presented hardships regarding the school's application. I am going to trust that the school district will come through for Glen Ellyn and our children's future.

Commissioner Morrison made a motion to approve the application. Commissioner Cooper seconded the motion.

Motion to was passed with a vote of (5) yes and (2) no. Commissioners Wyant and Dawson voting in the dissent.

Kreuzer made motion to approve the findings of fact as written. Seconded by Cooper. Motion passes 6-1.

E. Trustee Thompson Report

Chair Loftus asked about Route 53 work.

Chair Loftus asked about the status of the new Starbucks.

Commissioner Arango said the PGS sign looks pretty good.

Trustee Thompson thanked the Commissioners for their careful consideration of the Glenbard West project.

Commissioner Arango asked about the management of Lake Ellyn Park and complained about the tall, overgrown weeds.

F. Chairperson's Report

None.

G. Staff Report

Mr. Harper gave a description on the permitting and application statuses of previous Plan Commission items.

H. Other Business

No other business

I. Adjournment

Member Arango made a motion to adjourn the meeting. Member Kreuzer seconded the motion, and the motion passed by voice vote at 9:33PM

Respectfully submitted,
Daniel Harper, Planning Manager



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

Meeting 7/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-610)**

DOC ID: 2025-610

Public Hearing - 680 Roosevelt Road - Special Use Permit for Outdoor Storage at Trader Joe's

Statement of the Issue:

The petitioner, Trader Joe's, is requesting a Special Use Permit to allow for outdoor storage for operational purposes on the eastern wall of the building and on the northeast portion of the lot. 680 Roosevelt is in the C3-Service commercial zoning district.

Analysis:

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the July 3, 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 4.23 acres and is part of a multi-establishment commercial development.

BACKGROUND: Trader Joe's was previously approved for outdoor storage and merchandising at the front of the store at 680 Roosevelt Road in 2010. In 2016, the existing canopy structure above the loading bay was permitted for construction.

SURROUNDING CONDITIONS: Zoning in the surrounding area is C3 Service Commercial Zoning District. Specifically, the surrounding land uses are as follows:

Location and Use	Zoning District
North: Single Family Attached and Brookdale Senior Living	R3 – Multi-family Residential; C6 – Commercial/Multi-use
East: Commercial	C3 – Service Commercial
South: Commercial	C3 – Service Commercial
West: Commercial and Institutional (Faith Lutheran Church)	R2 – Single Family Residential; C3 – Service Commercial

PROJECT SUMMARY:

Trader Joe's was granted a special use permit for outdoor storage and merchandising in front of the store entrance in 2010, and a canopy structure was permitted to be constructed in 2016 to allow for cover during deliveries. The current proposal would allow for storage of merchandise and

operational materials beneath the awning and to the immediate south of the loading bay entrance with an extension of the awning structure and additional screened storage area abutting the building.

An area designated for the temporary staging of “go-back” materials (empty pallets and recyclable materials that are returned by the store to their distributors) is also proposed directly west of the fence line at the northeast corner of the lot.

The petitioner maintains that the proposed outdoor storage at Trader Joe's will not be hazardous or disturbing to existing or future neighborhood uses by being in compliance with building & safety codes, maintaining neighborhood character and aesthetic harmony, ensuring accessibility and visibility and by preventing encroachment on public right of way. The proposed location and scale of the outdoor storage will not interfere with vehicular approaches to the property or create undue traffic, and any structures will maintain clear visibility for both drivers and pedestrians. The proposed outdoor storage will not require additional infrastructure such as new driveways, will not alter existing traffic patterns, nor cause interference on surrounding public streets and roads.

The existing awning and loading dock, an area under a proposed permanent canopy extension, and an additional 16-foot by 10-foot area typically used for incidental storage of carts and equipment are proposed on the easternmost wall of the building. The “go-back” staging area is approximately 30-feet by 10-feet. Due to the temporary and operational nature of this usage, in addition to this portion of the lot being visibly shielded from the public right-of-way, this area of the lot is proposed to be unscreened.

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. Application - Special Use Permit
2. Plat of Survey
3. 680 Roosevelt Road Aerial Map
4. 680 Roosevelt Road Zoning Map
5. 680 Roosevelt Notice Map
6. Trader Joe's Outdoor Storage Site Plan
7. Floor Plan
8. Go-back area
9. Loading dock
10. 2010 Outdoor Storage Site Plan
11. 2010 Outdoor Storage Site Plan 2



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

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

APPLICATION FOR SPECIAL USE PERMIT

Date Filed: 5/30/2025

Application No: 2025-0013

Name of Applicant: Calvin Chang

Address of Applicant: 93 Berkshire Dr Ste D Crystal Lake, IL 60014

Phone: (224) 515-0325

Email: cacommercialawning@gmail.com

Property Interest of Applicant: Owner Representative

Name of Owner: Madison Corp Group

Address of Owner: PO Box 617 Winnetka, IL 60093

Phone:

Email:

Contacts:

Type	Name	Address	Phone	Email
Petitioner	Calvin Chang	93 Berkshire Dr Ste D Crystal Lake, IL 60014	(224) 515-0325	cacommercialaw ning@gmail.com
Web Administrator	Calvin Chang	93 Berkshire Dr Ste D Crystal Lake, IL 60014	(224) 515-0325	cacommercialaw ning@gmail.com
Parcel Owner	Madison Corp Group	PO Box 617 Winnetka, IL 60093		

Property Address: 680 Roosevelt Rd

Project Name: Web Project

Project Description: Extension of canopy

Legal Description of Property:

see attached deed.

Zoning: C3,R2

Lot Dimensions: 116,610

Lot Area:

Permanent Index No. (PIN): 05144200540000

Present Use:

Retail

Requested Use/Construction:

Outdoor Canopy for loading area

Estimated Date to Begin New Use/Construction: 7/1/2025

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

Applicant	Calvin Chan	93 Berkshire Dr Ste D	Crystal Lake	2245150325	CACOMMERCIALAWNING@GMAIL.COM
-----------	-------------	-----------------------	--------------	------------	------------------------------

Narrative Statement:

Trader Joe's is requesting an update to its special use permit Ordinance No. 5898 adopted November 8, 2010. The request is for a canopy covered outdoor storage on the Northeast corner of their occupied space

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:
By installing an awning, Trader Joe's can create inviting outdoor spaces, potentially attracting more customers and contributing to the economic vibrancy of the area. This enhancement supports property values and aligns with the Zoning Code's objectives
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:
The awning and outdoor storage at Trader Joe's will be thoughtfully designed compliant with Glen Ellyn's Zoning Code and Appearance Review Guidelines and will enhance their property's functionality and aesthetic appeal, supporting the broader objectives of the village's Comprehensive Plan.
3. Will not be hazardous or disturbing to existing or future neighborhood uses:
Outdoor storage at Trader Joe's will not be hazardous or disturbing to existing or future neighborhood uses by being within compliance of building & safety codes, avoiding light and noise pollution, maintaining neighborhood character and aesthetic harmony, ensuring accessibility and visibility and by preventing encroachment on public right of way.
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

Outdoor storage and the proposed awning at Trader Joe's will be adequately served by essential public facilities and services, as it is a non-intensive addition to a building that does not significantly increase the demand for infrastructure.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:
Outdoor storage at Trader Joe's will not create excessive additional requirements at public cost for public facilities and services, nor will it be detrimental to the economic welfare of the Village.
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:
The use of outdoor storage will not be detrimental to persons, property or general welfare due to the fact that an awning is a stationary architectural feature that does not generate additional traffic, does not produce noise as they are passive structures, does not emit smoke, fumes or odors, is designed to reduce glare by providing shade and minimizing direct sunlight exposure and enhances safety by providing shelter from inclement weather.
7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:
Outdoor storage will not interfere with vehicular approaches to the property or create undue traffic interference on surrounding public streets or roads due to the following reasons. Reasons being that the awning is fixed and non-obstructive design, will be installed at a height that maintains, will maintain clear visibility for both drivers and pedestrians, will not require additional infrastructure such as new driveways or entry points and will not alter existing traffic patterns.
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
Outdoor storage will have no negative impact on flood risks or public resources, as it does not alter land elevations, drainage systems, or impervious surface coverage in a way that could lead to increased flooding or associated costs.
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
Outdoor storage will not result in the destruction, loss, or damage of natural, scenic, or historic features of major importance to the community and will be implemented thoughtfully and in compliance with local regulations, ensuring that it does not harm the town's natural beauty, historic landmarks, or overall scenic charm.

OWNERSHIP BY LAND TRUST

Date: 5/30/2025

Address: 680 Roosevelt Rd

Legal Description:

see attached deed.

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

--	--

OWNERSHIP BY A CORPORATION

Date: 5/30/2025

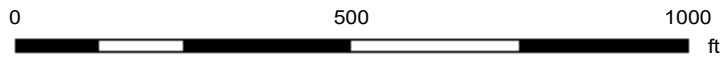
Address: 680 Roosevelt Rd

Legal Description:

see attached deed.

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

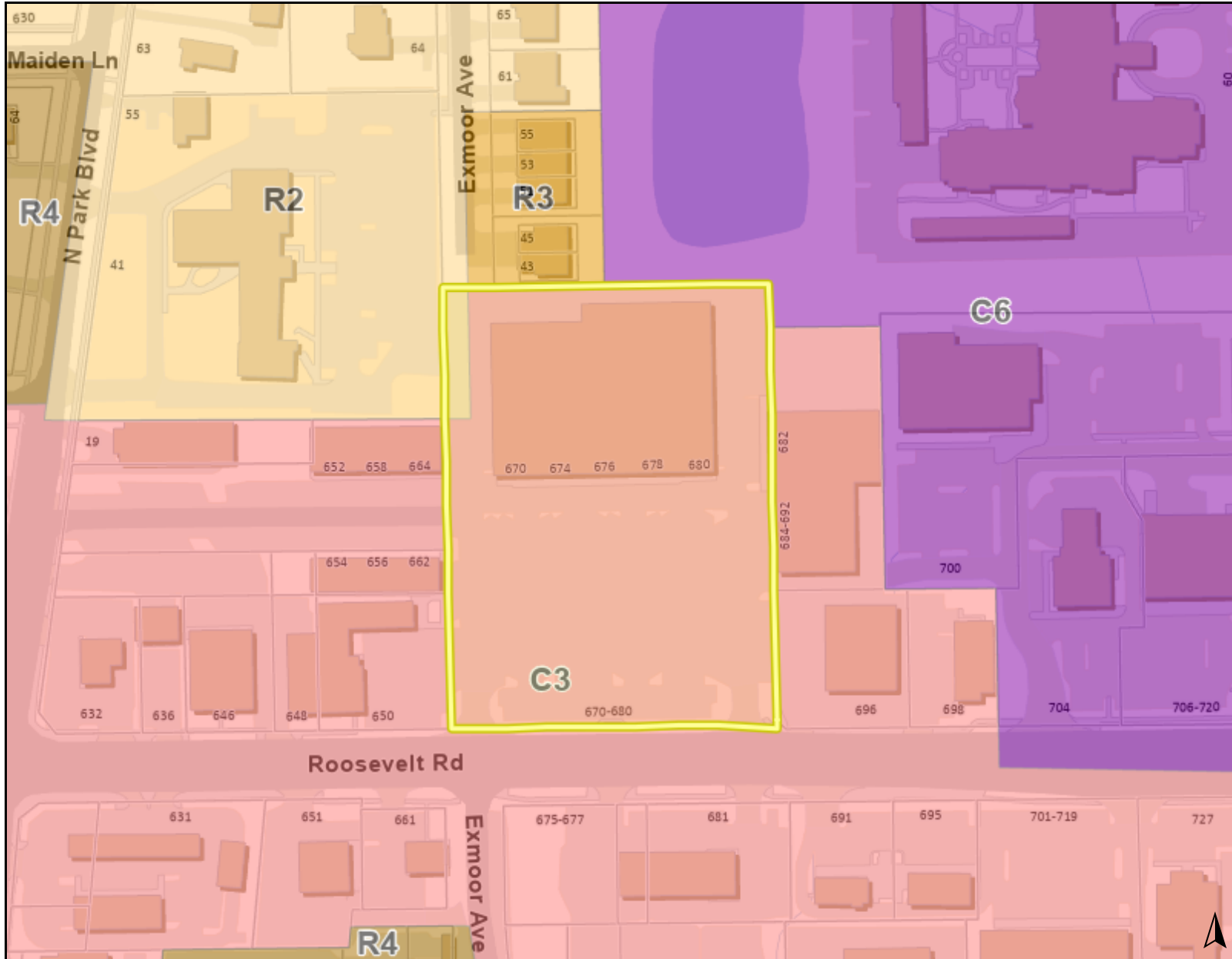
--	--	--	--



Print Date: 7/7/2025

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.

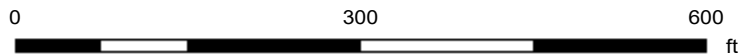


Legend

Zoning and Development

Zoning

- C3: Service Commercial District
- C6: Commercial/Multi-Use Planned Development District
- R2: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

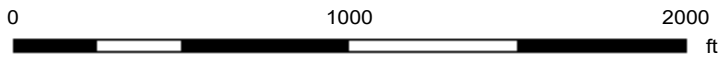
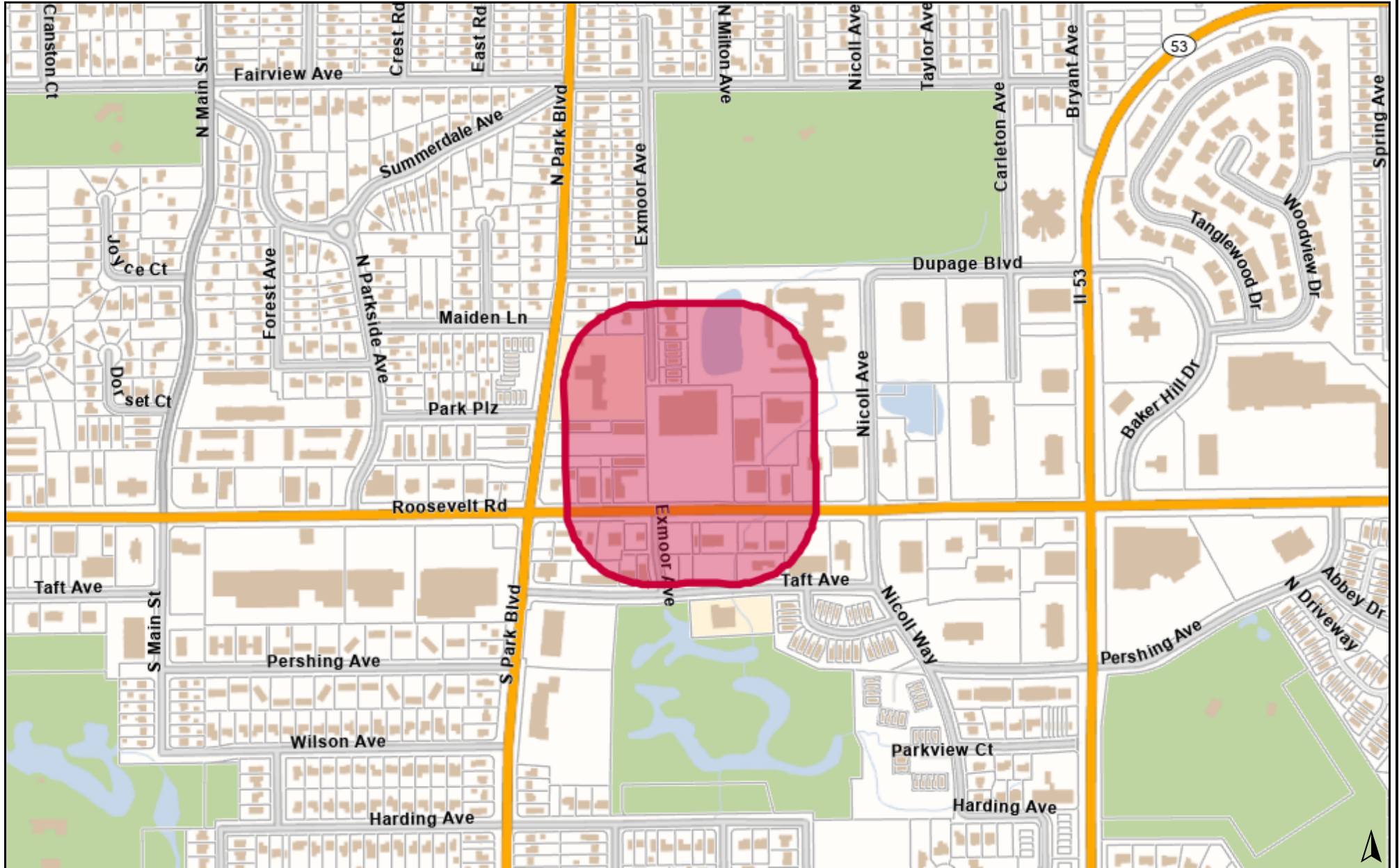


Print Date: 7/7/2025

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.

GIS Consortium | 680 Roosevelt Road Notice Map



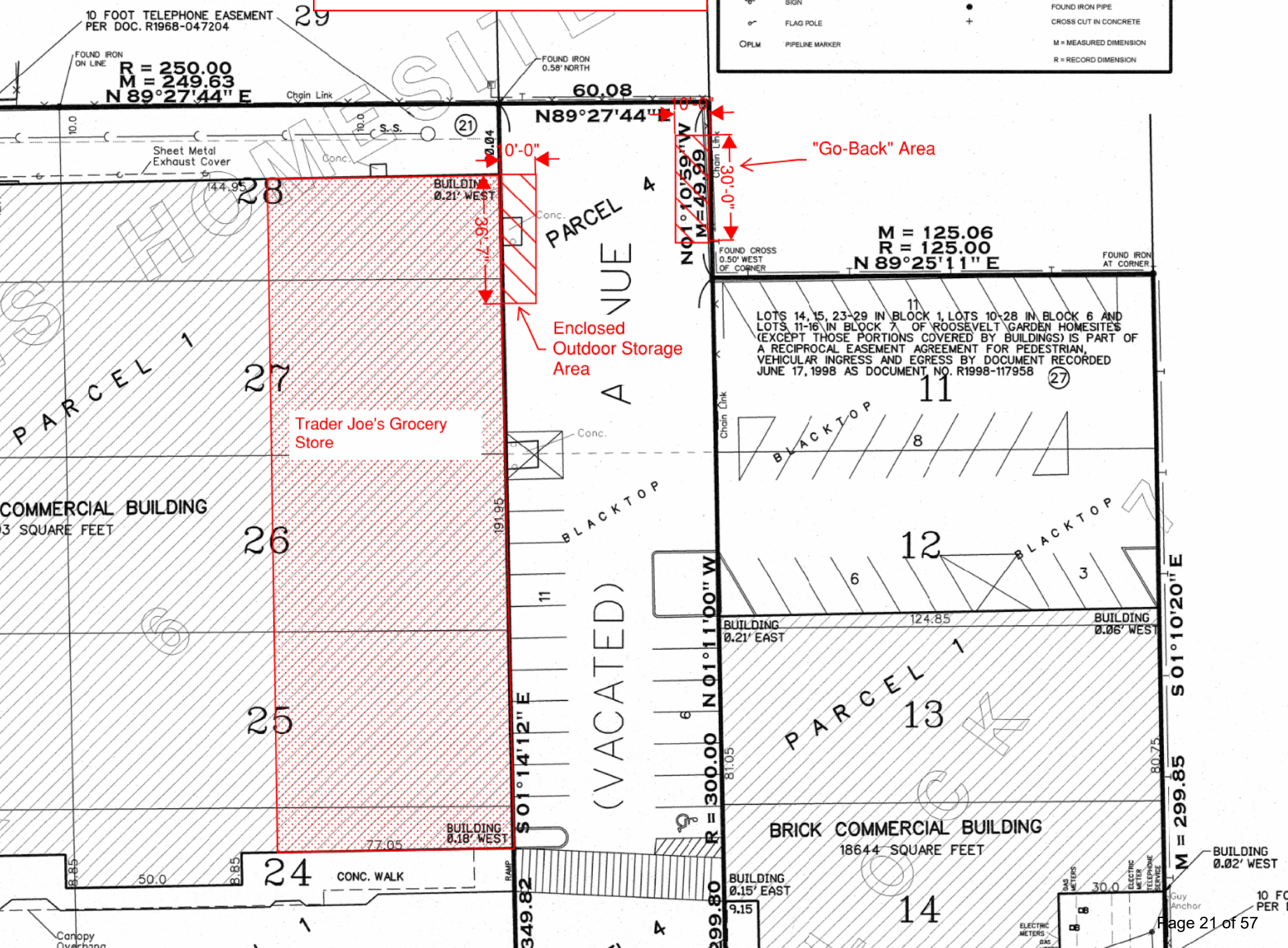
Print Date: 7/7/2025

Notes
350-ft Radius

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.

Proposed Outdoor Storage Site Plan Exhibit

◻	WATER METER	☼	PINE TREE
○	PARKING METER	○	DROVE IRON PIPE
⌘	SIGN	●	FOUND IRON PIPE
⌘	FLAG POLE	+	CROSS CUT IN CONCRETE
—	PIPELINE MARKER		M = MEASURED DIMENSION
			R = RECORD DIMENSION





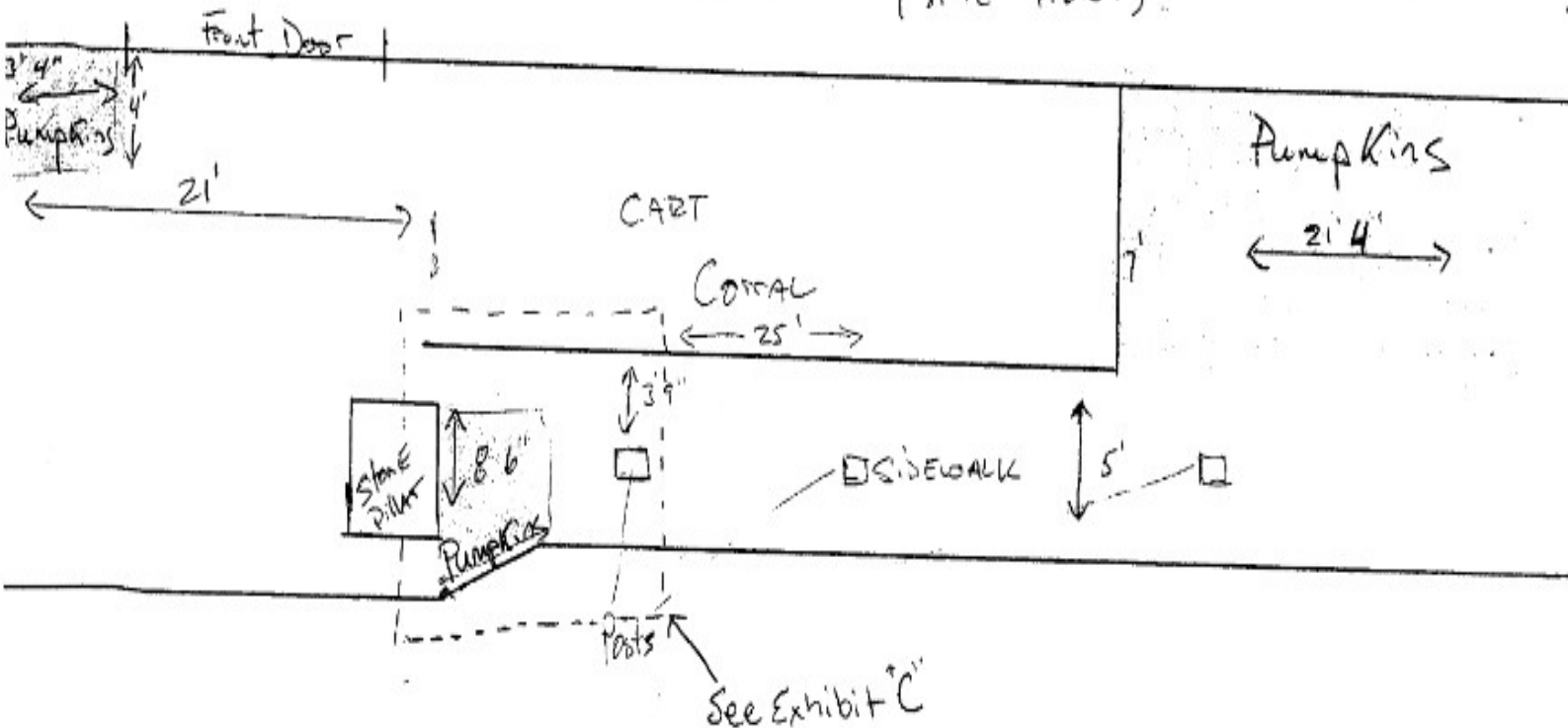
10x30 area designated
for go-backs. This area
is not visible from
public right-of way.



Fence in this concrete pad,
approx. 16'-7" x 10'-4"

67' 4" (Store Front)

Exhibit B



* AREAS For Melons, Wreath, Plants, Signs, and Pumpkins.
 April 1st To January 1st.

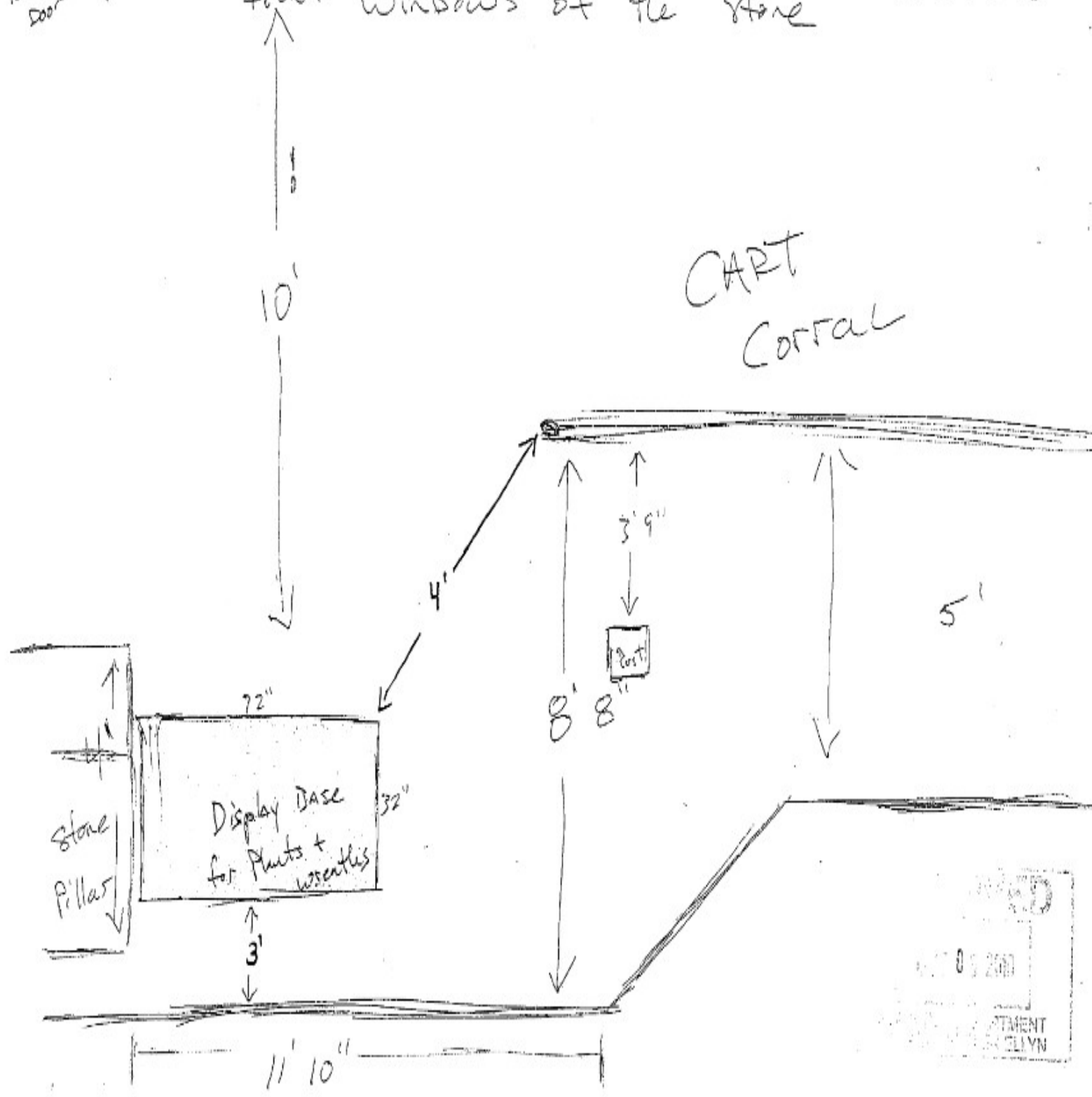


GLEN ELLYN
 TRADER JOE'S

Front Door

Front Windows of the Store

CART CORRAL





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

Meeting 7/24/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-611)**

DOC ID: 2025-611

Public Hearing - 293 Roosevelt Road - Special Use Permit for Drive-In Commercial Facility at Chicken Salad Chick

Statement of the Issue:

The Petitioner, Big Sky Construction Group, LLC, is requesting a Special Use Permit to allow for the operation of a drive-through commercial facility at 293 Roosevelt Road.

Analysis:

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the July 3, 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 2.53 acres and is part of a multi-establishment commercial development.

SURROUNDING CONDITIONS: Zoning in the surrounding area is C3 – Service Commercial Zoning District. Specifically, the surrounding land uses are as follows:

Location and Use	Zoning District
North: Commercial	C3 – Service Commercial
East: Commercial	C3 – Service Commercial
South: Lambert Lake, Village Green Park	CR – Conservation Recreation
West: City of Wheaton	City of Wheaton

BACKGROUND: Originally approved under a Planned Unit Development by Ordinance No. 6090 as a part of the Glen Ellyn Market PUD – 293 Roosevelt Road was formerly operated as a Tide Dry Cleaners. The dry-cleaning business operated a commercial drive-in service as approved by Ord. 6090. However, as a condition of the approval of the PUD, any future restaurant utilizing the “drive-thru” on the east end of the building was required to have a traffic study submitted to Village Staff. Additionally, any prospective restaurant would be required to seek approval for a Special Use Permit at Staff discretion.

PROJECT SUMMARY: The applicant, Big Sky Construction Group, LLC, is requesting a recommendation for approval for a Special Use Permit for a drive-in commercial facility per Section 10-4-15(B)9 of the Village Zoning Code. The proposed project involves the interior build out of an

existing commercial structure for a new Chicken Salad Chick restaurant, a fast-casual dining establishment specializing in chicken salad and related menu items. The tenant space, located at 293 Roosevelt Road, Glen Ellyn, IL, 60137, was previously occupied by a dry cleaner facility that featured an operational drive-thru window. The proposed use will continue to utilize the existing drive-thru infrastructure with a service window being added.

The applicant states that the proposed business reactivates a previously unoccupied storefront, and maintains that lot improvements like landscaping will continue to provide economic vitality while making minimal changes to the footprint of the lot. The applicant notes that the nature of the business is a low-impact, fast-casual restaurant without late-night operating hours and no alcohol service. The applicant has provided a traffic study as required that suggests the drive-thru may be operated safely without creating additional congestion or hazards. This traffic study, completed by the firm KLOA, Inc., concludes that the proposed restaurant would generate “approximately one net additional trip every minute during the weekday midday peak hour and one net additional trip every ten minutes during the weekday evening peak hour” when compared to the previous occupant of the tenant space, Tide Dry Cleaners. This increase in traffic is deemed to have minimal impact on the existing area roadways, and KLOA states that the existing access system will accommodate the projected traffic generated by the restaurant. The KLOA report recommends that outbound movements from the drive-thru should be controlled via a stop sign positioned at the exit lane. The traffic study determined that vehicle stacking will be adequate to meet the demand of the restaurant’s drive-thru operations.

At the July 2, 2025, Development Committee Meeting, Village Staff discussed the proposal and recommended additional stop signs both at the inbound traffic lane (southbound traffic) and cross-traffic lane (eastbound traffic). No other recommendations were offered by the Glen Ellyn Development Committee as no concerns regarding vehicle stacking or roadway impacts were raised.

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. Application
2. Attachment B - Supplemental Application for Special Use Permit
3. Plat of Survey
4. Aerial Map
5. Zoning Map
6. Notification Map
7. Attachment A - Narrative Statement - 293 Roosevelt Road
8. Attachment C - Traffic Study - 293 Roosevelt Road

9. Drive Thru Site Plan
10. Drive Thru Site Plan Staff Markup
11. Drive-Through Stacking Exhibit



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

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

APPLICATION FOR SPECIAL USE PERMIT

Date Filed: 5/30/2025

Application No: 2025-0014

Name of Applicant: Big Sky Construction Group, LLC

Address of Applicant: 7829 Meadow Chase Drive Sunbury, OH 43074

Phone: (614) 344-8335

Email: brandon@bigsky-llc.com

Property Interest of Applicant: Tenant

Name of Owner: RCG Glen Ellyn PM LLC

Address of Owner: 3060 Peachtree Rd NW Ste 400 Atlanta GA, IL 30305-2239

Phone:

Email:

Contacts:

Type	Name	Address	Phone	Email
Petitioner	Big Sky Construction Group, LLC	7829 Meadow Chase Drive Sunbury, OH 43074	(614) 344-8335	brandon@bigsky-llc.com
	Big Sky Construction Group, LLC	7829 Meadow Chase Drive Sunbury, OH 43074	(614) 344-8335	brandon@bigsky-llc.com
Web Administrator	RCG Glen Ellyn PM LLC	3060 Peachtree Rd NW Ste 400 Atlanta GA, IL 30305-2239		
Parcel Owner	RCG Glen Ellyn PM LLC	400 Atlanta GA, IL 30305-2239		

Property Address: 293 Roosevelt Rd

Project Name: Web Project

Project Description: The proposed project involves the interior buildout of an existing commercial structure for a new Chicken Salad Chick restaurant, a fast-casual dining establishment specializing in chicken salad and related menu items. The tenant space, located at 293 Roosevelt Road, Glen Ellyn, IL, 60137, was previously occupied by a Tide Cleaners facility that featured an operational drive-thru window. The proposed use will continue to utilize the existing drive-thru infrastructure with no exterior structural modifications required.

Legal Description of Property:

Legal 1: FRESH MARKET EAST

Legal 2: CONSOLIDATION

Legal 3: ALL

Please reference the Attachment D - Special Warranty Deed attachment for the property for full Legal

Description.

Zoning: C3
 Lot Dimensions: 259' x 426.01'
 Lot Area:
 Permanent Index No. (PIN): 05222010370000

Present Use:

Previous / existing use was Tide Dry Cleaning with drive-thru. Property Use Code: 60 - Commercial Improvements & Class: COM - Commercial.

Requested Use/Construction:

Tenant buildout for the fast casual restaurant, Chicken Salad Chick, that will continue to use the existing drive through infrastructure. Construction Type II-B. Property Use Code to remain the same.

Estimated Date to Begin New Use/Construction: 6/30/2025

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

Applicant	Brandon Pitrone	7829 Meadow Chase Drive	Sunbury, OH 43074	7405077359	brandon@bigsky-llc.com
-----------	-----------------	-------------------------	-------------------	------------	------------------------

Narrative Statement:

Please see Attachment A - Narrative Statement

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:
Please see Attachment B - Application for Special Use Permit

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:
Please see Attachment B - Application for Special Use Permit

3. Will not be hazardous or disturbing to existing or future neighborhood uses:
Please see Attachment B - Application for Special Use Permit

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

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:
Please see Attachment B - Application for Special Use Permit

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:
Please see Attachment B - Application for Special Use Permit

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:
Please see Attachment B - Application for Special Use Permit

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:
Please see Attachment C - Traffic Study

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:
Please see Attachment B - Application for Special Use Permit

OWNERSHIP BY LAND TRUST

Date: 5/30/2025

Address: 293 Roosevelt Rd

Legal Description:

Legal 1: FRESH MARKET EAST

Legal 2: CONSOLIDATION

Legal 3: ALL

Please reference the Attachment D - Special Warranty Deed attachment for the property for full

Legal

Description.

TRUSTEE:

TRUST NO.:

Address:

LIST ALL BENEFICIARIES:

--	--

OWNERSHIP BY A CORPORATION

Date: 5/30/2025

Address: 293 Roosevelt Rd

Legal Description:

Legal 1: FRESH MARKET EAST

Legal 2: CONSOLIDATION

Legal 3: ALL

Please reference the Attachment D - Special Warranty Deed attachment for the property for full
Legal
Description.

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

--	--	--	--

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGES

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

Date Filed: 05/30/2025 Application No:

Name of Applicant: Garrett & Kim Seaman

Address of Applicant: 40W817 Fox Creek Drive, St. Charles, IL 60175

Business Phone: Fax:

Home Phone: Mobile Phone: (217) 246-3538

Email: G.Wm.Seaman@Gmail.com

Property Interest of Applicant: Property Tenant

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: RCG-Glen Ellyn PM, LLC c/o RCG Ventures, LLC

Address of Owner: 3060 Peachtree Road NW, Suite 400

Business Phone: (404) 665-1113 Fax:

Home Phone: Mobile Phone:

Email: JamieC@rcgventures.com

Property Address: 285 Roosevelt Road, Glen Ellyn, IL, 60137 (Space 293 Roosevelt Rd)

Legal Description of Property:

Legal 1: FRESH MARKET EAST
Legal 2: CONSOLIDATION
Legal 3: ALL
Please reference the Special Warranty Deed attachment for the property for full Legal Description.

Permanent Index No. (PIN): 05-22-201-037 Zoning: C3 - Service Commercial District

Lot Dimensions: 259' x 426.01' Lot Area: 119,635.75

Present Use:

Previous / existing use was Tide Dry Cleaning with drive-thru.

Requested Use/Construction:

Tenant build for Chicken Salad Chick restaurant that will continue to use the existing drive through infrastructure.

Estimated Date to Begin New Use/Construction: 6/30/2025

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

MEP Engineer: MSW Store Rollout Services - 5828 Zarley St Suite A, New Albany, OH 43054 and (614) 450-2323.

Architect: R. Gary Glueck - 3797 Loop Road, Nashville, NC 27856 and (252) 452-3000

General Contractor: Big Sky Construction Group, LLC - 7829 Meadow Chase Drive, Sunbury, OH 43074 and (614) 344-8335

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

Please see attachment A.

Describe How the Special Use:

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

The proposed Special Use for Chicken Salad Chick is consistent with the objectives of the Village of Glen Ellyn Comprehensive Plan and Zoning Code by supporting adaptive reuse of an existing commercial property, encouraging economic development, and enhancing neighborhood-serving retail. The project revitalizes a former dry cleaning establishment with a drive-thru by introducing a fresh, fast-casual dining option that aligns with the existing commercial character of the area. By maintaining and utilizing existing site infrastructure, including the drive-thru, the project promotes efficient land use and minimizes environmental impact. This use supports a vibrant, pedestrian- and vehicle-accessible corridor and contributes to the community's goal of offering diverse, accessible, and sustainable commercial amenities.

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

The proposed Chicken Salad Chick will be designed and constructed to align with the existing architectural character and scale of the surrounding commercial area, with exterior improvements and signage that meet all Village design standards. The tenant buildout will enhance the aesthetic quality of the existing structure while preserving its original footprint, ensuring continuity with nearby developments. Operations will be low-impact, focused on dine-in, takeout, and drive-thru service, which is consistent with the building's former use and compatible with adjacent businesses. The site will be well-maintained, landscaped, and managed to uphold a clean, welcoming appearance, ensuring that the project remains harmonious with the surrounding area and does not alter its essential character.

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

Chicken Salad Chick is a low-impact, fast-casual restaurant with no late-night hours, no alcohol service, and minimal noise, odor, or vibration. The use of the existing drive-thru was validated by a traffic study to ensure it functions safely and efficiently without creating congestion or hazards.

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

The proposed Chicken Salad Chick will be adequately served by existing public infrastructure and services, including access from established roadways, police and fire protection, water and sewer utilities, and refuse disposal systems already in place at the site. As a tenant buildout within a previously occupied commercial structure, no additional strain will be placed on public services or facilities. The use does not impact local schools and will operate within the capacity of current municipal systems. All necessary permits will be secured, and the operator will ensure compliance with local codes and coordination with relevant agencies to maintain ongoing service adequacy.

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

The proposed Special Use will not create excessive additional requirements at public cost, as it utilizes an existing commercial structure with established access to utilities, roads, and emergency services. No new infrastructure is required, and the drive-thru will operate within existing conditions that were validated by a traffic study, ensuring no need for off-site improvements. The project enhances the economic welfare of the Village by reactivating a vacant property, generating new jobs, increasing sales tax revenue, and contributing to the vibrancy of the commercial district. As a well-regarded national brand, Chicken Salad Chick will attract consistent customer traffic, supporting both the site and surrounding businesses without placing undue financial or operational burden on the Village.

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

The proposed Special Use does not involve any activities, materials, or operations that would be detrimental to persons, property, or the general welfare. As a fast-casual restaurant with limited hours and no alcohol service, Chicken Salad Chick generates minimal noise, glare, or odor beyond typical food preparation. All operations will comply with health, safety, and building codes, and the use of a drive-thru will be supported by a traffic study to ensure it does not result in excessive traffic or congestion. No smoke or fumes will be produced beyond standard kitchen ventilation systems, and waste will be properly managed and disposed of to prevent nuisance. Overall, the business will operate in a clean, quiet, and orderly manner that is fully compatible with the surrounding area.

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

Please see attached traffic study.

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

All existing drainage systems will remain in place and functional, and no alterations are proposed that would impact stormwater flow or increase impervious surfaces. As such, the project poses no additional risk to nearby properties and does not necessitate new or expanded flood control measures.

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


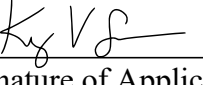
The proposed Special Use will not result in the destruction, loss, or damage of any natural, scenic, or historic features of importance to the community. The project is limited to an interior tenant buildout of an existing commercial building on a developed site, with no exterior alterations that would affect the surrounding environment or any features of historical or cultural significance. All work will be completed in accordance with local preservation and environmental guidelines, ensuring the character and integrity of the area are fully maintained.

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

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

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

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

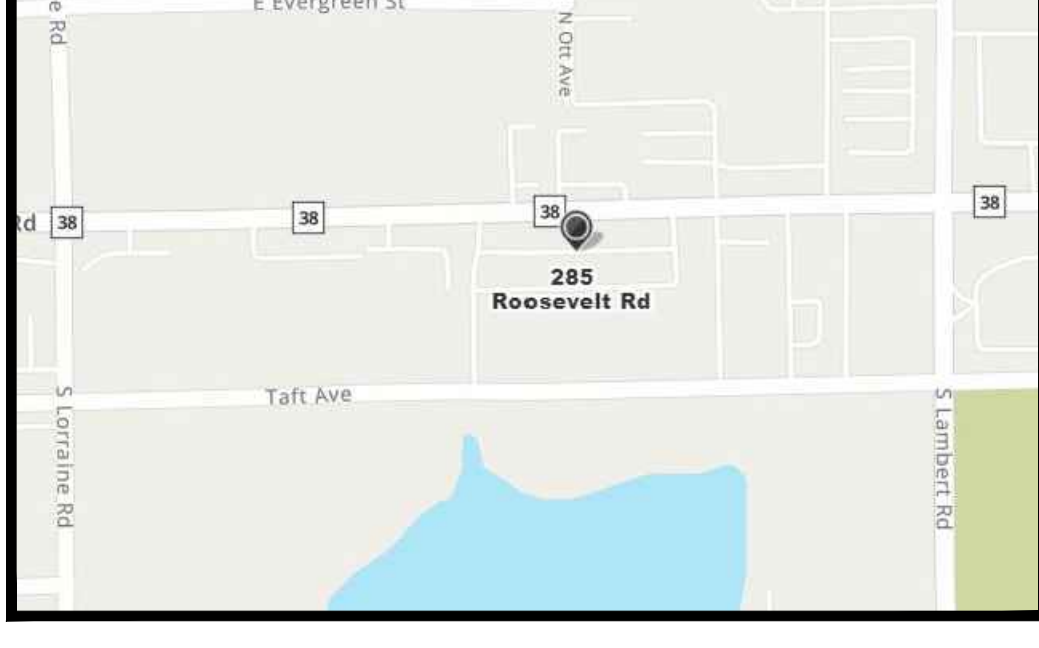
5/30/25	Garrett W. Seaman	
_____	_____	_____
Date	Print Name	Signature of Applicant
5/30/25	Kim V. Seaman	
_____	_____	_____
Date	Print Name	Signature of Applicant
_____	_____	_____
Date	Print Name	Signature of Applicant

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

6Dii LEGEND AND ABBREVIATIONS

Legend table with symbols for utility poles, manholes, storm structures, valves, and various lines (water, gas, electric).

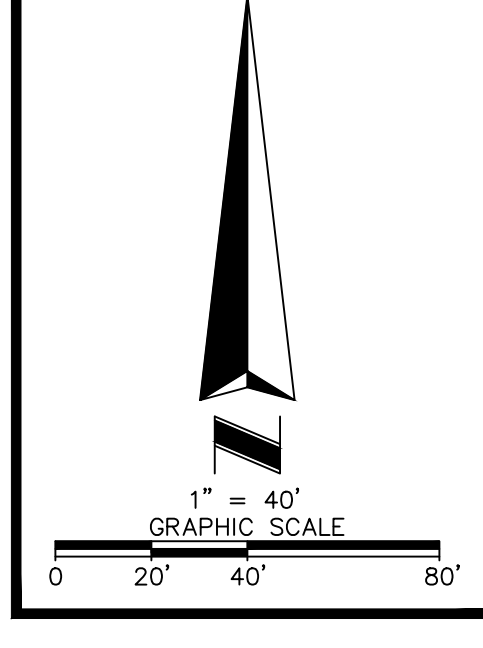
6Dii VICINITY MAP



6A ZONING INFORMATION

Zoning information table with columns for ITEM, REQUIRED, OBSERVED, and MINIMUM SETBACKS (FRONT, SIDE, INTERIOR SIDE, REAR).

6Dii NORTH ARROW & SCALE



6Bxii TITLE COMMITMENT INFORMATION

THE TITLE DESCRIPTION AND SCHEDULE B ITEMS HEREON ARE FROM FIRST AMERICAN TITLE INSURANCE COMPANY, COMMITMENT NO: NCS-FAB22-IL7-PHX1, HAVING AN EFFECTIVE DATE OF OCTOBER 2, 2021.

SHEET 1 OF 1

5Ei SCHEDULE "B" ITEMS

- 7 - RESERVATION CONTAINED IN VACATION ORDINANCE...
8 - VILLAGE OF GLEN ELLYN ORDINANCE NO. 5002...
9 - EASEMENTS AS SHOWN AND SET FORTH ON THE PLAT OF FRESH MARKET EAST PLAT OF CONSOLIDATION...
10 - ENVIRONMENTAL NO FURTHER REMEDIATION LETTER...
11 - THE FACT, AS DISCLOSED BY THAT CERTAIN DOCUMENT OR DOCUMENTS...
12 - VILLAGE OF GLEN ELLYN ORDINANCE NO. 6089...
13 - VILLAGE OF GLEN ELLYN ORDINANCE NO. 6090...
14 - ORDINANCE NO. F-1684...
15 - TERMS AND CONDITIONS OF THE UNRECORDED REDEVELOPMENT AGREEMENT...
16 - EASEMENT AGREEMENT (CORRECTIVE ACTION PLAN)...
17 - DEVELOPMENT/SUBDIVISION IMPROVEMENT AGREEMENT...
18 - EASEMENT AGREEMENT (DEVELOPMENT)...
19 - EASEMENT AGREEMENT (ACCESS, PARKING AND LIGHTING)...
20 - EASEMENT AGREEMENT (OFF-SITE ROADWAY IMPROVEMENTS)...
21 - DECLARATION OF EASEMENT (PARKING)...

6B ZONING SETBACKS

NONE PROVIDED TO THIS SURVEYOR.

5Ciii SIGNIFICANT OBSERVATIONS

NONE WERE OBSERVED.

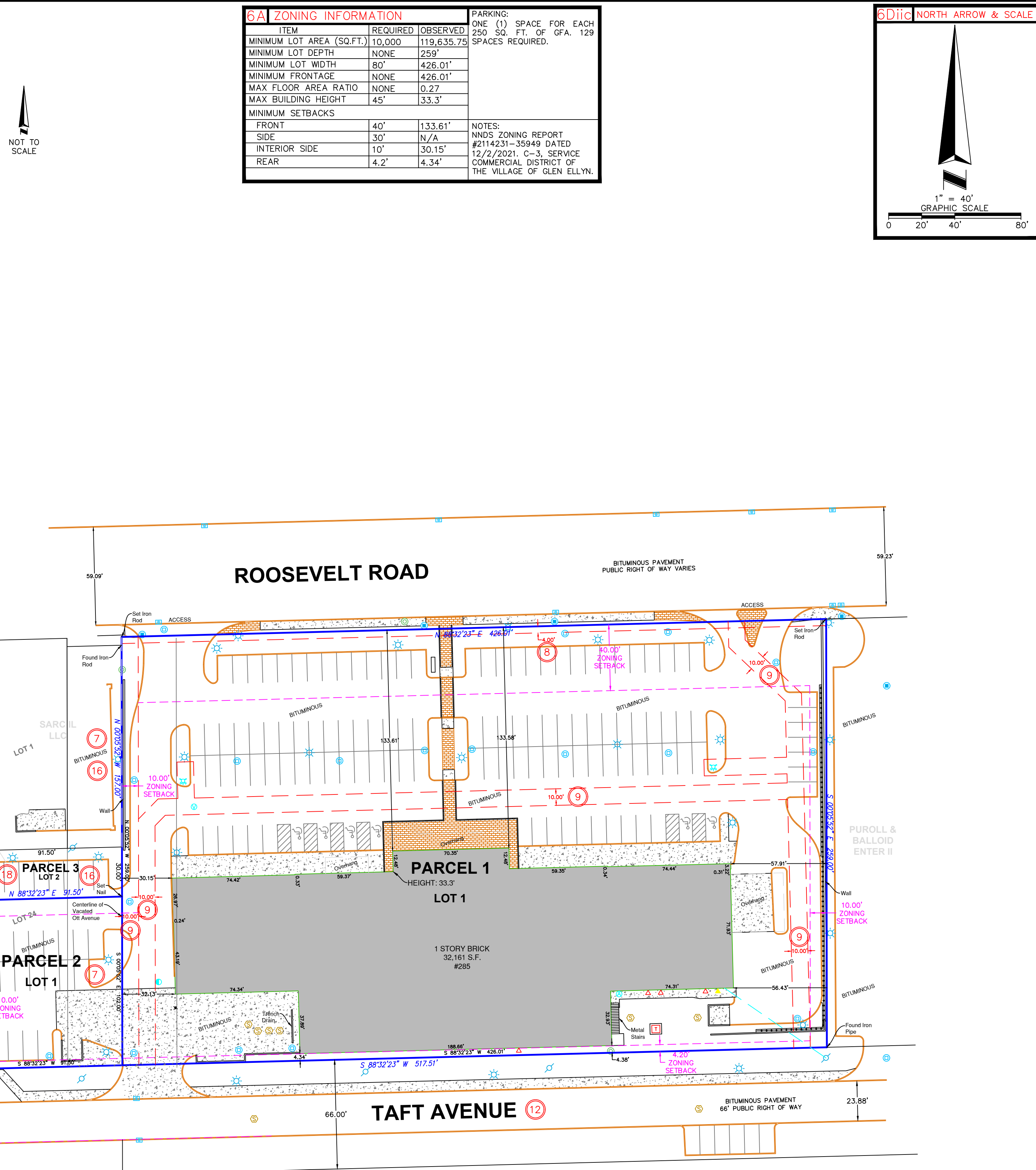
3 FLOOD INFORMATION

BY GRAPHIC PLOTTING ONLY, THIS PROPERTY LIES WITHIN ZONE "X", AS SHOWN ON THE FLOOD INSURANCE RATE MAP, COMMUNITY PANEL NO. 17043C0152J...

ALTA/NSPS LAND TITLE SURVEY IDENTIFICATION TABLE

Table with 3 columns: TABLE A PROPERTY ADDRESS, TABLE A ZONING INFORMATION, TABLE A LEGEND & ABBREVIATIONS, etc.

SURVEY PREPARED FOR AND ON BEHALF OF: AMERICAN SURVEYING AND MAPPING, INC. 3191 MAGUIRE BLVD., SUITE 200 ORLANDO, FL 32803



6B1 TITLE DESCRIPTION

PARCEL 1: LOT 1 IN FRESH MARKET EAST PLAT OF CONSOLIDATION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 19, 2013 AS DOCUMENT R2013-041557, IN DU PAGE COUNTY, ILLINOIS.
PARCEL 2: LOT 1 IN FRESH MARKET WEST PLAT OF RESUBDIVISION OF PART OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 22, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2013 AS DOCUMENT R2013-040569, IN DU PAGE COUNTY, ILLINOIS.
PARCEL 3: EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT (DEVELOPMENT) MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C., AND CHICAGO TITLE LAND TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS DOCUMENT R2013076188 FOR PURPOSES OF INSTALLING, CONSTRUCTING, UTILIZING, OPERATING, MAINTAINING, REPAIRING, RESTORING, RECONSTRUCTING, REMOVING, REPLACING, AND RENEWING BUILDING AND RELATED SITE AND INFRASTRUCTURE IMPROVEMENTS OVER, ACROSS, UPON, UNDER AND THROUGH LOT 2 IN FRESH MARKET WEST PLAT OF RESUBDIVISION AFORESAID.
PARCEL 4: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT (ACCESS, PARKING AND LIGHTING) MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C., AND CHICAGO TITLE LAND TRUST COMPANY, NOT PERSONALLY, BUT SOLELY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974, AND KNOWN AS TRUST NO. 1997, RECORDED MAY 28, 2013 AS DOCUMENT R2013076189 FOR INGRESS, EGRESS, LIGHTING AND PARKING OVER, ACROSS AND UPON TRACT 2, AS DESCRIBED THEREIN ON EXHIBIT A.
PARCEL 5: TEMPORARY EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY EASEMENT AGREEMENT (OFF-SITE ROADWAY IMPROVEMENTS) MADE BY AND BETWEEN CHICAGO TITLE LAND TRUST COMPANY, AS TRUSTEE UNDER TRUST AGREEMENT DATED SEPTEMBER 5, 1972 AND KNOWN AS TRUST NUMBER 1688 AND OPUS DEVELOPMENT COMPANY L.L.C., RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013076191, UPON, OVER, ACROSS, THROUGH AND UNDER THE "EASEMENT AREA", AS DEFINED THEREIN, TO CONSTRUCT, INSTALL, MAINTAIN, REPAIR, RENEW AND REPLACE THE OFF-SITE ROADWAY IMPROVEMENTS, TOGETHER WITH THE RIGHT OF ACCESS.
PARCEL 6: EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCELS 1 AND 2 AS CREATED BY THE DECLARATION OF EASEMENT PARKING MADE BY AND BETWEEN OPUS DEVELOPMENT COMPANY, L.L.C. AND CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER TRUST AGREEMENT DATED JUNE 17, 1974 KNOWN AS TRUST NUMBER 1997, RECORDED MAY 28, 2013 AS DOCUMENT NUMBER R2013076190, OVER, ACROSS AND UPON THE PARKING AREAS WITHIN TRACT 2, AS DEFINED THEREIN, FOR PARKING.
THIS SURVEY DESCRIBES AND DEPICTS THE SAME LAND AS DESCRIBED IN THE TITLE COMMITMENT AS REFERENCED ABOVE.

8 SURVEYOR'S NOTES

- 1. NO UNDERGROUND UTILITIES ARE SHOWN ON THIS SURVEY, ONLY ABOVE GROUND VISIBLE EVIDENCE OF UTILITIES ARE SHOWN.
2. ALL STATEMENTS WITHIN THE CERTIFICATION, AND OTHER REFERENCES LOCATED ELSEWHERE HEREON, RELATED TO UTILITIES, IMPROVEMENTS, STRUCTURES, BUILDINGS, PARTY WALLS, PARKING, EASEMENTS, SERVICED, AND ENCROACHMENTS ARE BASED SOLELY ON ABOVE GROUND, VISIBLE EVIDENCE, UNLESS ANOTHER SOURCE OF INFORMATION IS SPECIFICALLY REFERENCED HEREON.
3. THIS SURVEY MEETS OR EXCEEDS THE SURVEY STANDARDS/STANDARDS OF CARE AS SET FORTH IN SECTION 3 OF THE 2021 ALTA/NSPS SURVEY REQUIREMENTS.
4. IN REGARDS TO TABLE "A" ITEM 1(6), AT THE TIME OF THIS SURVEY, NO PLANS AND/OR REPORTS WERE PROVIDED BY CLIENT, EVIDENCE OF UNDERGROUND UTILITIES SHOWN PER SECTION 5.E.I.V.
5. IN REGARDS TO TABLE "A" ITEM 16, AT THE TIME OF THIS SURVEY, THERE WAS NO VISIBLE EVIDENCE OF EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS.
6. IN REGARDS TO TABLE "A" ITEM 17, AT THE TIME OF THIS SURVEY, THERE WAS NO RECENT STREET OR SIDEWALK CONSTRUCTION OR PROPOSED RIGHT OF WAY CHANGES PROVIDED.
7. IN REGARDS TO TABLE "A" ITEM 18, THERE ARE NO OFFSITE EASEMENTS OR SERVICEDS AFFECTING THE SUBJECT PROPERTY REFLECTED IN THE TITLE COMMITMENT OR THAT THE SURVEYOR HAS BEEN MADE AWARE OF.
8. THE PROPERTY AS DESCRIBED FORMS A MATHEMATICALLY CLOSED FIGURE WITH NO GAPS OR OVERLAPS.
9. THE PERMANENT INDEX NUMBERS ARE: PARCEL 1, 05-22-201-037 & PARCEL 2, 05-22-200-028.
10. WE FIND NO GAPS OR OVERLAPS.

4 LAND AREA

119,635.75± SQUARE FEET 2.746± ACRES

6Biv BEARING BASIS

BEARINGS SHOWN HEREON ARE BASED ON THE SOUTH RIGHT-OF-WAY LINE OF ROOSEVELT ROAD, WHICH IS ASSUMED TO BEAR NORTH 88 DEGREES 32 MINUTES 23 SECONDS EAST.

5F CEMETERY NOTE

THERE IS NO VISIBLE EVIDENCE OF CEMETERIES ON SUBJECT PROPERTY.

9 PARKING SPACES

REGULAR = 146 HANDICAP = 6 TOTAL = 152

5Biii ACCESS TO PROPERTY

THE SUBJECT PROPERTY HAS DIRECT PHYSICAL ACCESS TO ROOSEVELT ROAD AND TAFT AVENUE, DEDICATED PUBLIC STREETS OR HIGHWAYS.

7 SURVEYOR'S CERTIFICATE

TO: ARG FMGLE001, LLC, A DELAWARE LIMITED LIABILITY COMPANY; ARG GLOBAL INVESTMENTS, LLC, A DELAWARE LIMITED LIABILITY COMPANY; AMERICAN FINANCE TRUST, INC., A MARYLAND CORPORATION; AMERICAN FINANCE OPERATING PARTNERSHIP, L.P., A DELAWARE LIMITED PARTNERSHIP; GREENBERG TRAUBER, LLP AND FIRST AMERICAN TITLE INSURANCE COMPANY.
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 2, 3, 4, 6(A), 6(B), 7(a), 7(b), 7(c), 8, 9, 11(a), 13, 14, 16, 17, 18, AND 19 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 11/10/2021.
DATE OF PLAT OR MAP: 01/04/2022
JAMES L. HARPOLE, PROFESSIONAL LAND SURVEYOR, STATE OF ILLINOIS, LICENSE NO. 3190.
SHEETS: 2 OF 2
PROJECT NO: 2114231

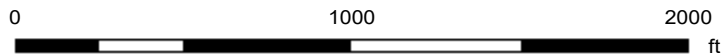
ALL PARTS OF THIS SURVEY AND DRAWING HAVE BEEN COMPLETED IN ACCORDANCE WITH THE CURRENT REQUIREMENTS FOR SURVEYING IN THE STATE OF ILLINOIS TO THE BEST OF MY KNOWLEDGE, INFORMATION, AND BELIEF.

Table with columns: DATE, REVISIONS, TECH, FIELD, RC & DK, DRAWING SCALE, 1"=40'

ALTA/NSPS LAND TITLE SURVEY OF 285 ROOSEVELT ROAD GLEN ELLYN, IL 60187 COOK COUNTY, IL

ASMA AMERICAN SURVEYING & MAPPING, INC. logo and contact information.

GIS Consortium | 293 Roosevelt Road - Aerial Map

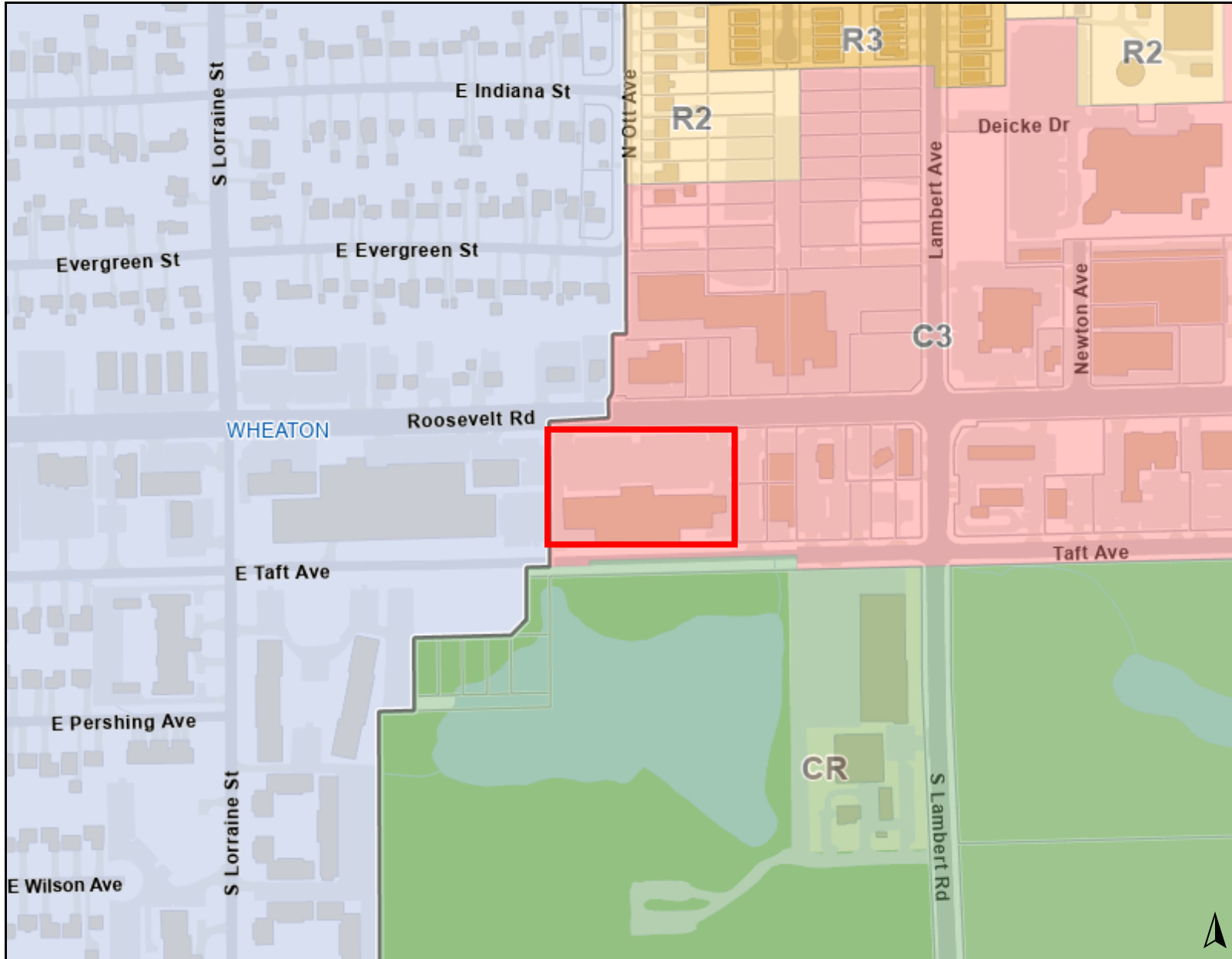


Print Date: 7/17/2025

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.

GIS Consortium | 293 Roosevelt Road - Zoning Map

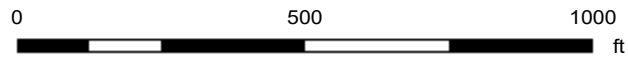


Legend

Zoning and Development

Zoning

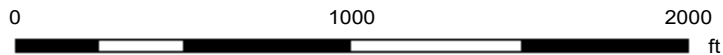
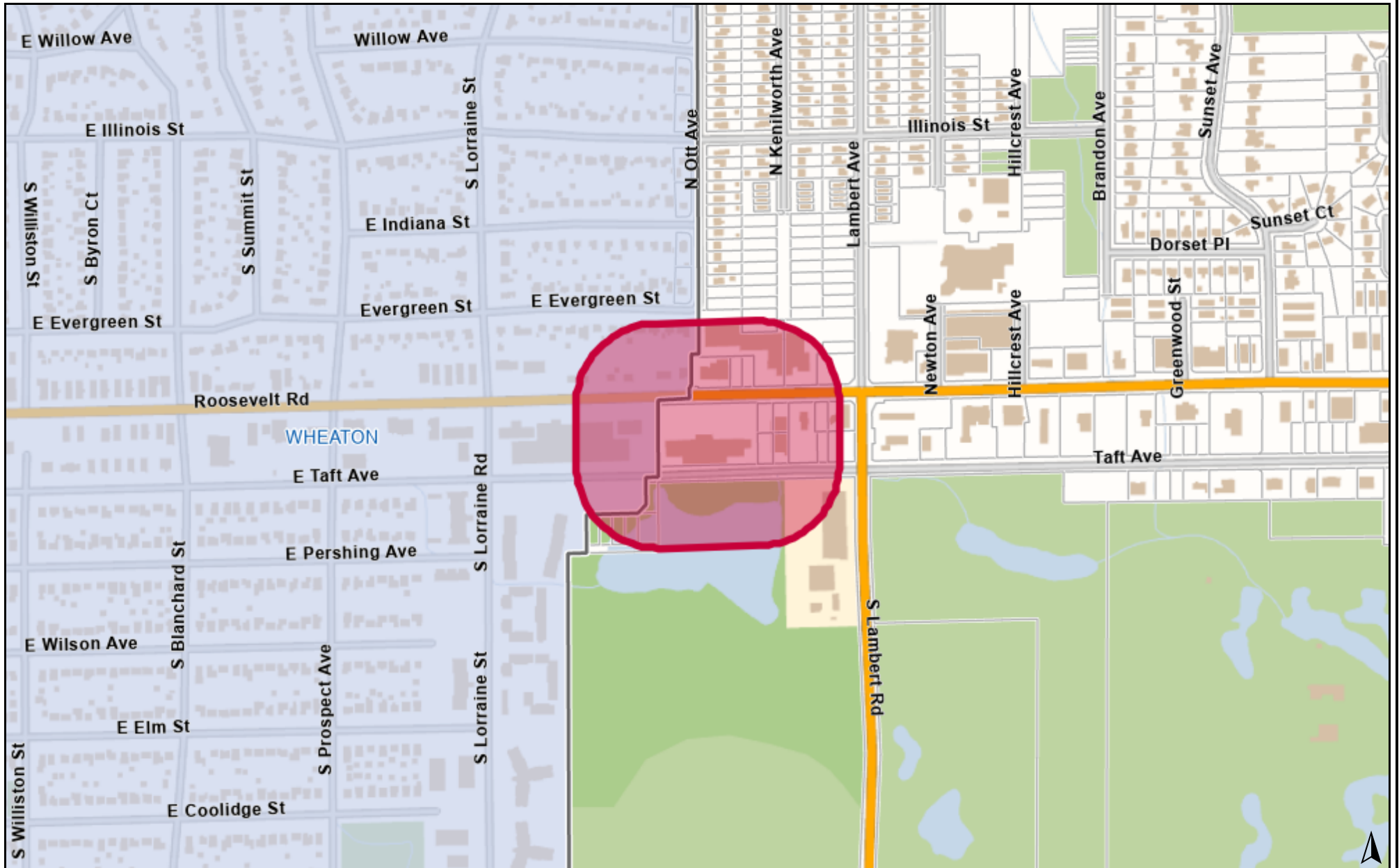
- C3: Service Commercial District
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R3: Multi-Family Residential District



Print Date: 7/17/2025

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.



Print Date: 7/17/2025

Notes
350 ft. Radius

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.

Attachment A

Narrative Statement

293 Roosevelt Road - Special Use Permit Application

The proposed project involves the interior buildout of an existing commercial structure for a new Chicken Salad Chick restaurant, a fast-casual dining establishment specializing in chicken salad and related menu items. The tenant space, located at 293 Roosevelt Road, Glen Ellyn, IL, 60137, was previously occupied by a Tide Cleaners facility that featured an operational drive-thru window. The proposed use will continue to utilize the existing drive-thru infrastructure with no exterior structural modifications required.

The land and structure are currently zoned for commercial use, and the introduction of a restaurant represents a compatible continuation of the site's hospitality function. No change in the footprint of the building or significant site work is proposed. The project qualifies as a tenant buildout, with improvements occurring entirely within the existing building envelope.

A traffic study has been provided to support the continued operation of the drive-thru window. This study confirms that the existing drive-thru conditions can accommodate anticipated traffic volumes without adverse effects on site circulation or neighboring properties.

The proposed use is expected to have minimal impact on the surrounding area. Chicken Salad Chick does not produce excessive noise, glare, odors, fumes, or vibrations beyond those typical of a small restaurant. All food preparation occurs indoors, and the nature of the operation does not involve heavy cooking or frying, thereby reducing concerns related to emissions or smell. Economically, this project supports local revitalization by reactivating a currently vacant commercial space and introducing a nationally recognized brand that attracts steady customer traffic. It is anticipated that this use will contribute positively to local employment and sales tax revenue.

This project aligns with the recommendations of the Village of Glen Ellyn Comprehensive Plan, which encourages the reuse of underutilized commercial spaces and supports reinvestment in existing infrastructure. The proposed use is consistent with nearby commercial operations and complements the character of the surrounding business district.

MEMORANDUM TO: Garrett Seaman
 Chicken Salad Chick

FROM: Javier Millan
 Principal

 Luay Aboona, PE, PTOE
 Principal

DATE: May 7, 2025

SUBJECT: Site Traffic Evaluation
 Proposed Chicken Salad Chick Restaurant
 Glen Ellyn, Illinois

This memorandum summarizes the results of a site traffic evaluation conducted by Kenig, Lindgren, O'Hara, Aboona, Inc. (KLOA, Inc.) in connection with the proposed Chicken Salad Chick drive-through restaurant occupying the former Tide Dry Cleaners within the Glen Ellyn Plaza in Glen Ellyn, Illinois. As proposed, the storefront will be repurposed with an approximately 2,700 square-foot restaurant with a drive-through facility. Access to the site will be provided via the two existing access drives off Roosevelt Road (one full and one right-in/right-out access drive) and the existing full access drive off Taft Avenue.

The purpose of this evaluation is to determine the impact of the proposed restaurant on the area roadway system and evaluate its on-site circulation and drive-through utilization.

Site Location

The development site is located on the east end of the existing Glen Ellyn Plaza in Glen Ellyn, Illinois.

Figure 1 shows the site location on an aerial with respect to the surrounding roadway system.



Aerial View of Site

Figure 1

Existing Roadway Characteristics

The characteristics of the existing roadways that surround the proposed restaurant are described below.

Roosevelt Road (IL 38) is an east-west arterial roadway that in the vicinity of the site provides two through lanes in each direction with sidewalks and curb/gutter on both sides of the roadway and a continuous center two-way left-turn lane to accommodate left-turn movements. Roosevelt Road has a posted speed limit of 35 miles per hour (mph), and parking is restricted on both sides of the roadway. PACE Bus Route 301 traverses Roosevelt Road and has bus stops (sign only) for both directions of travel in the vicinity of the site. Roosevelt Road is under the jurisdiction of the Illinois Department of Transportation (IDOT), is designated as a Strategic Regional Arterial (SRA), and carries an annual average daily traffic (AADT) volume of 32,400 vehicles (Year 2023).

Taft Avenue is an east-west, two-lane roadway with a posted speed limit of 30 mph in the vicinity of the site. A sidewalk is provided on the north side of the road and on both sides of the road west of the full access drives. Taft Avenue is under the jurisdiction of the Village of Glen Ellyn.

Proposed Site Plan

As proposed, the former Tide Dry Cleaners space will be occupied with a Chicken Salad Chick restaurant with a drive-through system. It is our understanding that the hours of operation will be from 10:30 A.M. to 8:00 P.M.

Access to the site will be provided off Roosevelt Road via the two existing curb cuts serving the overall development and via an existing full access drive off Taft Avenue. The westerly access drive off Roosevelt Road provide one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane. Outbound movements are under stop sign control. The easterly access drive is physically restricted to right-in/right-out movements with outbound movements under stop sign control. The access drive off Taft Avenue provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control.

The restaurant will utilize the existing drive-through facility. The drive-through entrance is located in the northeast corner of the site with vehicles traveling southbound and turning counterclockwise to enter the two drive-through lanes. The drive-through exit will be under stop sign control.

Parking will be provided via the existing parking spaces serving the Glen Ellyn Plaza.

Trip Generation Estimates

The trip generation estimates for the proposed restaurant were based on sales data of an existing Chicken Salad Chick restaurant in the Chicagoland area with a drive-through lane. The collected data breaks down the trip generation by dine-in (inclusive of take-out and Door Dash) and drive-through orders. Based on the sales data, the following is a breakdown of the trip generation characteristics:

- Approximately 67 percent of the trips generated by the restaurant are either dine-in or take-out/3rd party (Door Dash) orders.
- Approximately 33 percent of the trips generated by the restaurant are drive-through orders.
- Typical dine-in/take-out traffic generation (in and out) during the weekday midday peak hour (lunch period) is approximately 68 vehicles.
- The drive-through generation (in and out) during the weekday midday peak hour is approximately 34 vehicles.
- Typical dine-in/take-out traffic generation (in and out) during the weekday evening peak hour (dinner period) is approximately 36 vehicles.
- The drive-through generation (in and out) during the weekday evening peak hour is approximately 18 vehicles.
- The daily (in and out) trip generation is approximately 570 trips.

It is important to note that surveys conducted by the Institute of Transportation Engineers (ITE) have shown that approximately 55 percent of trips made to fast food restaurants are diverted from the existing traffic on the roadway system. This is particularly true during the weekday midday and evening peak hours when traffic is diverted from the home-to-work and work-to-home trips. Such diverted trips are referred to as pass-by traffic. To conduct a conservative evaluation, the pass-by reductions were not applied to the trips estimated to be generated by the proposed restaurant.

Table 1 summarizes the trips projected to be generated by the proposed restaurant. **Table 2** shows the estimated trips generated utilizing vehicle trip generation rates contained in *Trip Generation Manual*, 11th Edition, published by the ITE. The Land Use Code 934 (Fast Food Restaurant with Drive-Through) rates were utilized.

Table 1
 ESTIMATED RESTAURANT-GENERATED TRAFFIC VOLUMES – WEEKDAY
 (BASED ON SALES DATA OF A COMPARABLE STORE IN THE CHICAGOLAND AREA)

Type/Size	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Chicken Salad Chick (±2,700 s.f.)¹									
Dine-In/Take-Out/Door Dash	34	34	68	18	18	36	189	189	378
Drive-Through Lane	17	17	34	9	9	18	95	95	190
Total Trips	51	51	102	27	27	54	284	284	568
1 – Trip generation based on sales data of a comparable store in the Chicagoland area with a drive-through lane									

Table 2
 ESTIMATED RESTAURANT-GENERATED TRAFFIC VOLUMES – WEEKDAY
 (BASED ON ITE TRIP GENERATION RATES)

Type/Size	Weekday Midday Peak Hour			Weekday Evening Peak Hour			Daily		
	In	Out	Total	In	Out	Total	In	Out	Total
Fast Food Restaurant with Drive-Through (±2,700 s.f.)¹	75	76	151	46	43	89	631	631	1,262
1 – Trip generation based on ITE Land Use Code 934 (Fast Food Restaurant with Drive-Through) rates									

As can be seen, the data from an existing Chicken Salad Chick restaurant indicates that they generate less traffic than your typical fast-food restaurant with drive-through when compared to the ITE trip generation rates.

Previous Land Use Trip Generation Comparison

As indicated earlier, the site was previously occupied by a Tide Dry Cleaners with drive-through lanes. Based on a survey of an existing Tide Dry Cleaners location in Naperville, **Table 3** shows the trips previously generated by Tide Dry Cleaners compared to the estimated trips that will be generated by the proposed restaurant with drive-through.

As can be seen from Table 3, the proposed restaurant will have a net increase in traffic that will amount to 54 additional total (in and out) trips during the weekday midday peak hour and six additional total (in and out) trips during the weekday evening peak hour. This translates into approximately one additional trip every minute during the midday peak hour and one additional trip every 10 minutes during the evening peak hour. Given the Glen Ellyn Plaza is served by three access drives, this additional traffic will not have a negative impact on the operations of the adjacent roads or the access drives serving the Glen Ellyn Plaza.

Table 3
TRIP GENERATION COMPARISON

Type/Size	Weekday Midday Peak Hour			Weekday Evening Peak Hour		
	In	Out	Total	In	Out	Total
Chicken Salad Chick (±2,700 s.f.)¹						
Dine-In/Take-Out/Door Dash	34	34	68	18	18	36
Drive-Through Lane	17	17	34	9	9	18
Total Trips	51	51	102	27	27	54
Tide Dry Cleaners²						
Parking	8	8	16	5	5	10
Drive-Through	16	16	32	19	19	38
Total	24	24	48	24	24	48
Difference	+27	+27	+54	+3	+3	+6
1 – Trip generation based on sales data of a comparable store in the Chicagoland area with drive-through lanes						
2 – Trip generation based on surveys of the existing Tide Dry Cleaner in Naperville						

Traffic Evaluation

The traffic that is estimated to be generated by the proposed restaurant will mainly utilize Roosevelt Road to access the site, given that the majority of the traffic is located along Roosevelt Road. When the daily traffic volumes anticipated to be generated by the proposed restaurant are compared to the daily traffic volumes along Roosevelt Road, the proposed restaurant traffic will amount to approximately two percent. However, when factoring in the pass-by reduction of vehicles that are already in the traffic stream or the net increase when compared to the previous use on site, the restaurant will only result in a daily increase of traffic on Roosevelt Road of one percent.

Access Evaluation

As previously mentioned, access will be provided off Roosevelt Road via the two existing full access drives and via an existing full access drive off Taft Avenue. The westerly access drive off Roosevelt Road provides one inbound lane and two outbound lanes striped for an exclusive left-turn lane and an exclusive right-turn lane with outbound movements under stop sign control. The easterly access drive is physically restricted to right-in/right-out movements with outbound movements under stop sign control. The access drive off Taft Avenue provides one inbound lane and one outbound lane with outbound movements under stop sign control. Based on our observations, given the existence of a two-way left-turn lane on Roosevelt Road coupled with the traffic signals to the east at Lambert Road and to the west at Lorraine Road, vehicles are able to turn in and out of the access drives with relative ease. Additionally, based on our observations, the eastbound and westbound queues did not extend to the access drives. As such, the access drives will operate efficiently and no additional geometric or traffic control improvements will be necessary in conjunction with the proposed restaurant.

On-Site Circulation

As proposed, vehicles will enter the drive-through lane at the northeast corner of the building and travel around in a counterclockwise fashion towards the two drive-through lanes.

A review of the area indicates that approximately 13 vehicles can stack from the pick-up window to the entrance of the drive-through lane. Further, additional vehicles can stack within the site before reaching the access drives off Roosevelt Road.

This is the typical drive-through stacking provided at most fast-food restaurants and given the projected demand of 17 vehicles utilizing the drive-through lane during the weekday midday peak hour, the existing drive-through design with a stacking of approximately 13 vehicles can accommodate the average and peak demand of the drive-through operation without impacting traffic flow within the site.

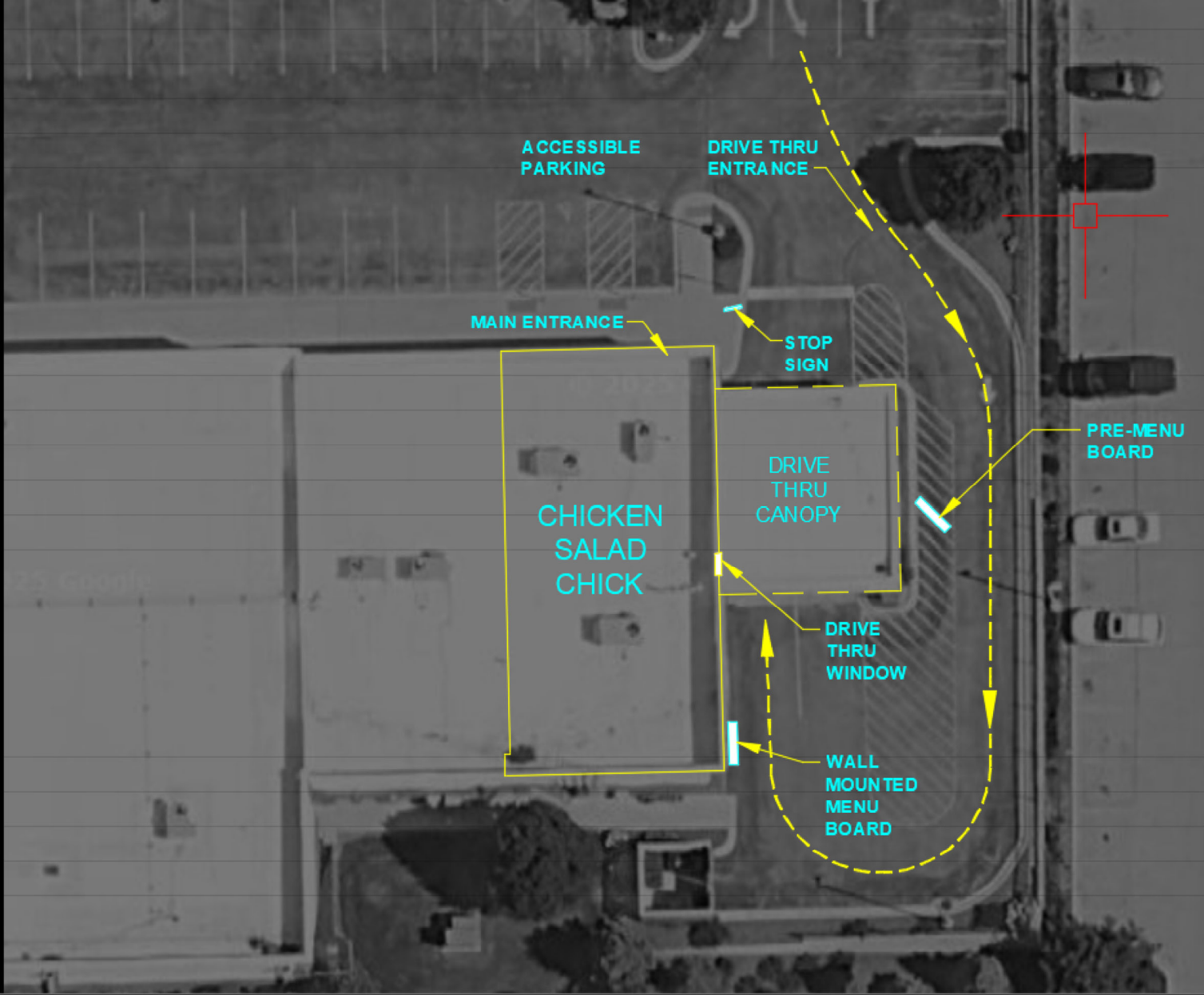
In order to provide efficient and orderly internal traffic flow, the following is recommended:

- Wayfinding signs directing traffic to the drive-through lane should be provided within the site, primarily on the east side of the site facing west opposite the southern parking drive aisle directing traffic to the entrance of the drive-through lane.
- A stop sign facing south should be posted at the exit of the drive-through lane.

Conclusion

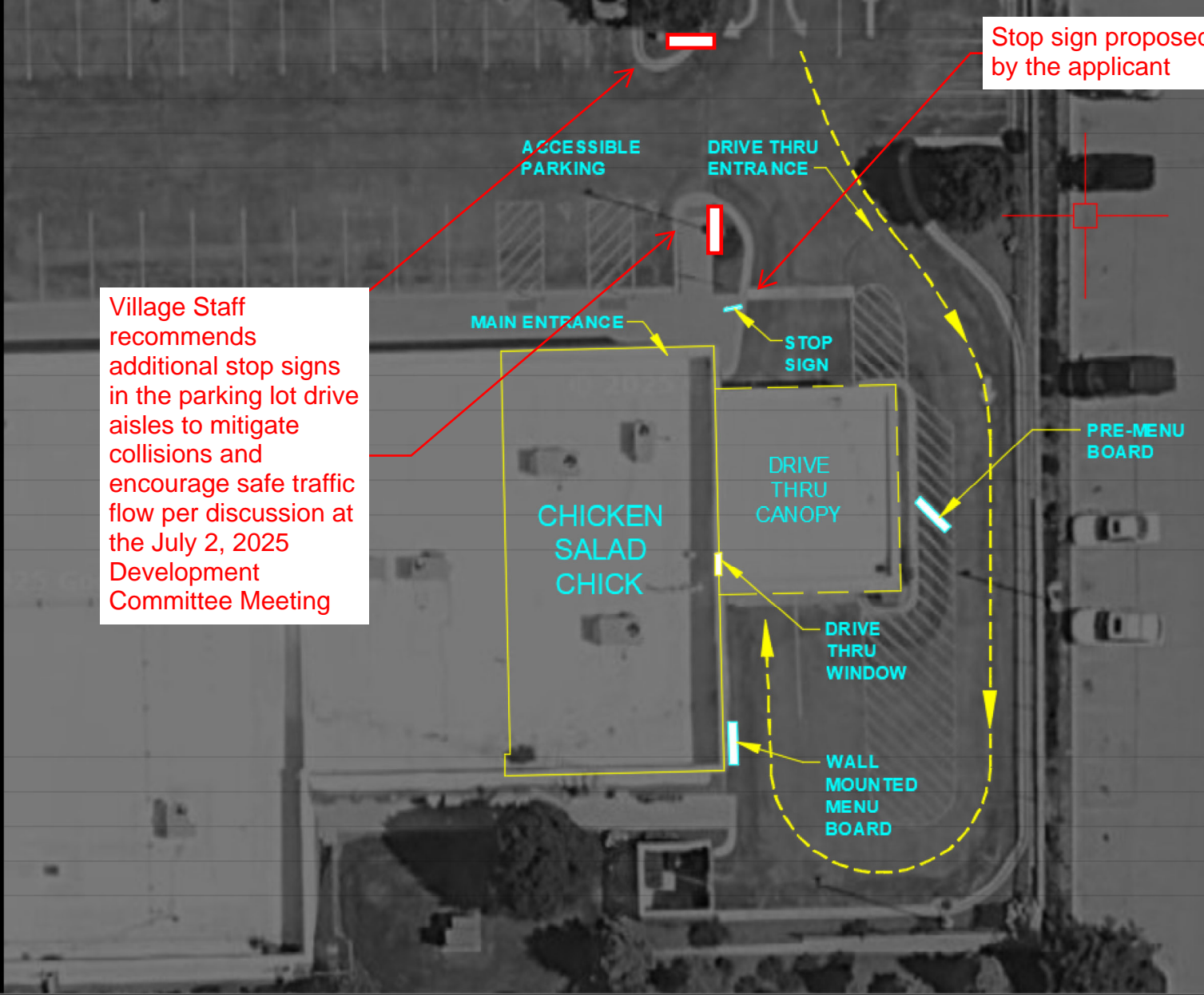
Based on the proposed plan and the preceding evaluation, the following is concluded:

- The trips estimated to be generated by the proposed restaurant will be reduced due to the pass-by trips.
- The proposed restaurant is estimated to generate approximately one net additional trip every minute during the weekday midday peak hour and approximately one net additional trip every ten minutes during the weekday evening peak hour when compared to the trips generated by the Tide Dry Cleaners when it was fully operational.
- This small increase in traffic can easily be accommodated by the existing area roadways.
- The existing access system will be adequate in accommodating the traffic projected to be generated by the proposed restaurant with limited impact on the adjacent roadway network.
- Outbound movements from the drive-through exit lane should be under stop sign control.
- The drive-through lane will provide adequate stacking to accommodate the demand of the drive-through operations.



SITE PLAN





Village Staff recommends additional stop signs in the parking lot drive aisles to mitigate collisions and encourage safe traffic flow per discussion at the July 2, 2025 Development Committee Meeting

Stop sign proposed by the applicant



Drive-Thru Stacking Exhibit

