

**MINUTES**  
**Glen Ellyn Plan Commission Meeting**  
**Thursday, October 23, 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 Cooper, Dougherty, Kreuzer, Morrison, Pesce and Wyant were present; Commissioner Brown and Arango are absent.*

*Also in attendance: Steve Thompson, Village Trustee., Jennifer Hennigan, Community Development Director., Daniel Harper, Planning Manager 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 July 24,2025, Plan Commission Meeting Minutes

Commissioner Cooper- recommended an edit be made to Page 1, to reflect what was presented to the Village Board.

**Commissioner Morrison moved to approve the minutes as amended and revised by the proposed revision. Commissioner Cooper seconded the motion, and the motion passed by voice vote.**

**D. New Business**

1. Review and Adoption of Rules of Procedure for the Glen Ellyn Plan Commission

Rules and procedures drafted by Paul Stephanies, Village Attorney. Document outlines Commissioner duties and how they align with the Village of Glen Ellyn.

Commissioner Loftus- asked a question regarding having public speakers state their address as required in section 4.7.

Daniel Harper, Planning Manager, Village of Glen Ellyn- Will get back to Commissioner Loftus regarding section 4.7.

Commissioner Cooper- noted the following sections required edits 4.15- the Village shall... missing word "Provide" and section 4.3

Commissioner Kreuzer- section 2.4, it is not clear if this prohibition will continue after the matter has been resolved. It does not say if it is present or past. After we voted, I should be able to speak to my neighbor because it is no longer active.

Edits were proposed to sections 2.4, 4.3, 4.15.

**Chairperson Loftus requested a motion to accept the Rules of Procedure as amended. Commissioner Kreuzer motioned to accept, Commissioner Dougherty seconded the motion, and the motion passed by voice vote.**

**Commissioner Cooper made the motion to open the Public Hearing, Commissioner Wyant second the motion. Motion passed by unanimous voice vote.**

2. Public Hearing – Proposed Text Amendments to Title 10 ("Zoning Code"), Chapter 4 ("District Regulations") of the Village's Zoning Code

*Sworn In Daniel Harper, Planning Manager, Village of Glen Ellyn- presented on Amendment to C4 office district*

Daniel Presented to the Planning Commissioners that the Village of Glen Ellyn is proposing text amendments to Title 10 ("Zoning Code"), Chapter 4 ("District Regulations") of the Village's Zoning Code that would allow for a restaurant to be a

permitted use in the C4 Office District and would make a drive-in commercial facility a special use in the C4 District. Village is initiating this in order to provide and increase commercial viability. Restaurant use is mutual compatible use.

Mr. Harper identified 4 areas zoned C4- All in Roosevelt Rd Corridor consisting of 70.74 Acres of land. Area 1 includes Office Buildings, Medical, Law and Real Estate offices and is identified as opportunity area 8 in the comprehensive plan that envisions a coming together of these properties to create a dynamic opportunity. Vibrant Commercial corridor that would be compatible with surrounding uses. Area 3 is the largest with 12 buildings in total including standard office buildings, Danby Station, the U.S. Post Office, auto repair, gym and large medical office.

Mr. Harper stated that the Village is proposing a text amendment to the current permitted uses and special uses sections of the C4 District to include "Restaurant" as allowed uses and "Drive-in commercial facility" as a special use. The purpose of this proposed change is to offer greater diversity in the allowed uses of the C4 Office District. The demand for office space has diminished in the past five years as work from home technologies and company policies have allowed for greater employee flexibility in how and where they report for work. These economic changes have greatly reduced the market demand for office spaces and associated uses.

Allowing restaurant uses in the C4 Office District would allow for an in-demand market use to utilize the existing non-conforming structures or retrofit underutilized properties to better serve the community. Village staff believes that adding restaurant uses in the C4 Office District would be compatible with all existing uses in the district.

The use of "Restaurant and Eating Place" would be included as a permitted use in the C4 District. This use allows for outdoor seating on private property as an accessory so long as the outdoor seating complies with the provisions for outdoor dining located in section 10-5-15 of the Village Code.

The use of a "Drive-in commercial facility" would be included as a special use in the C4 District. This use is only allowed as a special use in all commercial districts and will be subject to all requirements and reviews as a drive-in commercial facility in other commercial districts.

With regards to Danby Station, this is in non-conforming use. If they want to do expansion or improvements, they cannot because Code does not allow. Allowing for restaurant use in the code would open it up to renovation.

### **Commissioner Questions**

Commissioner Pesce- you are asking us to approve a text amendment for all 4 areas and not just 1, would all 4 areas be changed to what is on the screen here?

Daniel Harper, Planning Manager Village of Glen Ellyn- yes, that is correct.

Commissioner Cooper- I have a question about area 1 that is over on Taft, would this provide restaurant, and drive through uses on Taft?

Daniel Harper, Planning Manager Village of Glen Ellyn - this would allow for restaurant uses by right. Drive through uses would have to go through the special use process.

Commissioner Pesce- outside of Danby's, has the Village received any other requests/ inquires for new restaurant uses in these areas? I don't want to set this in motion for something that I don't want to personally see.

Daniel Harper, Planning Manager Village of Glen Ellyn- we have had issues filling office vacancies. We have had general phone call inquiries.

Jennifer Hennigen, Community Development Director, Village of Glen Ellyn- this is a request from the Glen Ellyn Office of Economic Development.

Commissioner Loftus- why was car wash area not included?

Daniel Harper, Planning Manager, Village of Glen Ellyn- You are correct that is an error on the screen but that parcel is part of a PUD, and is locked in place.

Commissioner Cooper- We have heard that it is the Village's intent to take a look at Zoning in general and address some of the findings of the housing study. Why are we amending the Zoning ordinance now to maybe encourage developments now that may be reclassified?

Daniel Harper, Planning Manager Village of Glen Ellyn- Zoning code will not be making map amendments.

Commissioner Cooper- I was under impression the Village was considering map amendments as well.

Daniel Harper, Planning Manager Village of Glen Ellyn - why we are doing C4, is at the request of the Development Dept. to open up allowable usage.

Jennifer Henegin, Community Development Director Village of Glen Ellyn- comprehensive plan does recognize catalyst sites, potential for different and mixed usage on these properties. Frontage would be residential use, other would be either north or side. Roosevelt frontage for retail.

Commissioner Cooper- Area 2, this would also permit removal of office building and installation of restaurant?

Daniel Harper, Planning Manager Village of Glen Ellyn- yes.

Commissioner Kreuzer- If Popeye's approaches, they would still have to ask for special use because of drive thru?

Daniel Harper, Planning Manager Village of Glen Ellyn – yes.

Commissioner Dougherty- when they were doing these studies to solve vacant office space, did they have alternate usage for office space? From one perspective this is only one use, is there an alternate?

Daniel Harper, Planning Manager Village of Glen Ellyn - not to my knowledge.

Commissioner Kreuzer- Can Restaurants include entertainment?

Daniel Harper, Planning Manager Village of Glen Ellyn - they would have to apply for a license, they would have to meet all required criteria and go to Village Board for approval.

Commissioner Wyant- I would add that in the time I have been a member of the Plan Commission, this has been one of the most important proposals we have had because Roosevelt is significantly underperforming. Americans now spend more money eating out than buying groceries. This is a huge step in the right direction. It's exciting to hear this is being driven by our economic development committee.

Commissioner Pesce- I 100% agree with what you are saying but this does not feel like it is bringing a lot of retail to Roosevelt. Some businesses have been established, the ones along golf course and police station are not on Roosevelt

Commissioner Wyant- we should let the developer do what they envision and we should assess what is proposed, opening up is a huge message to this Village.

Commissioner Pesce- does the Village feel there is a capacity issue of Roosevelt Rd? We still have a lot of properties that are vacant, not enough space to build on.

Commissioner Wyant- some of these buildings are obsolete, parking is difficult, the layout and some of the under used does come with challenges.

Chairperson Loftus- Area 2 is not a good location for restaurants, you have residential across the street on two sides, so you are wanting to allow restaurants next to residents, does not seem to make sense.

Daniel Harper, Planning Manager Village of Glen Ellyn - When doing text amendments, we can't discriminate between properties and illuminate area 2. If an owner in area 2 thinks that a restaurant would generate more success than that is a possibility.

Chairperson Loftus- If we have to go with all 4 areas, I will vote no unless we make parcel 2 left out. Area 2 is next to the police department.

Daniel Harper, Planning Manager Village of Glen Ellyn - you are not rezoning the property, you are adding more allowable uses.

Chairperson Loftus-we would be allowing that building to be demolished and entire restaurant to be built. Area 2 has single family housing behind grocery store, and within 50 ft going south you have single family homes.

Commissioner Wyant- most successful office buildings has success with a food service or coffee, I have no idea how occupied that building is but if they wanted to add a Starbucks, I would encourage that.

Commissioner Cooper- I think you recall that there was substantial talk about allowing vacuum facility, we have sign identity, I thought some parcels were residential.

Chairperson Loftus- it is all commercial except for Main and Taft.

Commissioner Cooper- I think you raised a good point; it seems to me this is largely driven by Danby Station. The issue with that property is very much driven by the traffic issues. Mandatory right turn within 200 ft of traffic light, those concerns will not go away if area 3 changes if this goes through. Our concerns were exclusively related to the traffic, amending the entire C4 to accomplish this one piece of property is not where we are going.

Commissioner Wyant- this is the Glen Ellyn Economic Development coming to us, not one individual. If we reject this, what we are saying to the Glen Ellyn Economic Board is we disagree with you.

Commissioner Dougherty- listening to everyone here, properties fall into 3 buckets, big companies, then other office buildings that could be converted, third bucket area 3 and along Taft. If you go to C3 you are looking at a lot more uses, this is a compromise, you are allowing one type and not the whole gambit.

Chairperson Loftus- asked Mr. Harper if the requested changes would not limit restaurant to first floor, demolition could happen, it could mean total demolition of some buildings.

Daniel Harper, Planning Manager Village of Glen Ellyn- yes that is correct.

Commissioner Wyant- that would only happen in a vacant building, you would never demolish an 80% filled office building.

Commissioner Kreuzer- What is the definition of restaurant and how does it differ from eating place?

Daniel Harper, Planning Manager Village of Glen Ellyn - We do not have a definition for restaurant in the code.

Chairperson Loftus- part of our approval or denial, would be eliminating areas 1 and 2 but everything on North side of Roosevelt, we are advisory, Village Board has to make final decision.

Commissioner Cooper- wouldn't that require us to have a map amendment?

Daniel Harper, Planning Manager Village of Glen Ellyn- that is correct, the proposed text amendment would have to be all property in C4 district.

Jennifer Henegin, Community Development Director Village of Glen Ellyn - is the issue with the entertainment type of restaurant? because those do have definitions.

Commissioner Dougherty- I appreciate the concern about Taft, but I also see that those properties have potential.

Daniel Harper, Planning Manager Village of Glen Ellyn - point of clarification for live entertainment, could be allowed in any of the spaces as they exist.

Commissioner Kreuzer- my concern is the large circuses, like Safari Land, Dave n Buster's, that would be considered indoor amusement facility.

Commissioner Wyant- restaurant by definition does it include or not include liquor?

Daniel Harper, Planning Manager Village of Glen Ellyn - they would have to apply for that license.

*Sworn in Norris Eber, Resident Village of Glen Ellyn*

Norris Eber- The Commissioners have been asking some questions that I had, I would ask 1 official question to Daniel. I live next to fire station on Taft behind the bank, southside in Townhomes. If this text amendment goes through and we have restaurants, and I walk into Village Hall and ask for a restaurant, am I entitled to the restaurant?

Mr. Harper answered yes.

Mr. Eber - I am concerned about Roosevelt Road, I don't see any economic increase from this proposal, unless down by Danby site. I don't think anybody hesitates to call the Village to put a restaurant on Roosevelt. I am concerned about area 2, you can put a 5,000 ft restaurant, we are murdered on Taft and Park- we are not designed to have heavy traffic on these road facilities. I don't think it's appropriate to put high traffic uses in that area. I wonder also, we are having this whole rewrite, we need a definition section. I think it's a broad draft. Danby's has been a restaurant for 40 years. I hope if a developer calls Village Hall, the village will be willing to work with the developer to find a solution. I am not sure we need this, area 2 does not need this change, and yes Roosevelt Rd needs a lot of work.

Commissioner Wyant- you are well versed with a lot of developers, what kind of feedback do you get from developers about doing business in Glen Ellyn?

Norris Eber- we are one of the more detailed Villages, we have been very precise in what happens, and we do take more time.

Commissioner Wyant- you and I swim in the same lanes, and what I get is its tough, why is there so much going on in Wheaton and not Glen Ellyn.

Commissioner Morrison- I do have a question; Daniel was the permitted use of restaurant and eating space thought of special use?

Daniel Harper, Planning Manager Village of Glen Ellyn - it is possible that the Plan Commission could recommend as Special use.

Commissioner Morrison- could be standalone restaurant as a special use, a small deli at ground floor at Park, is different than Chik Fil a.

Daniel Harper, Planning Manager Village of Glen Ellyn - I think that it is possible, what it could look like is item 8, something like that.

**Commissioner Kreuzer made motion to close public hearing, Commissioner Cooper seconded the motion. Motion approved by voice vote.**

#### **Deliberation**

Commissioner Kreuzer- coming into Glen Ellyn should be a privilege, should be a special location. I don't like that development is easy, it should be a privilege to be here. I like the thought of restaurant use to be a special use. Certainly, I understand where Rob is coming from. We should do what we can to allow that, if it fits with what I think Glen Ellyn should be. I don't like the idea of entertainment inside, especially on Taft.

Commissioner Wyant- I think the examples you gave already have some language around that. If all of these office buildings want to take the first floor and change to Starbucks, why would we have any objection, no buildings are being demolished.

Chairperson Loftus- I am not objectionable to eating places but to demolishing a building.

Commissioner Wyant- there is a clear distinction between Norris's description and completely demolishing a building but again allowing food use on first floor drives occupancy to the building.

Chairperson Loftus- how do we change request to allow that. I have no problem with area 2

Commissioner Wyant-You are ok as drafted for areas 1, 3 and 4?

Chairperson Loftus- yes but it's all or nothing.

Commissioner Pesce- If it impacts all four areas, I am voting no. I just hosted out of towners and the compliments I received are great. Living South of Roosevelt, I am disappointed by how it has not been developed. There is so much more opportunity with Roosevelt that needs to be first addressed, without knowing alternative motives, I will say no.

Commissioner Wyant- I am a yes, the Village's Economic Development team is advocating for this. One developer at a time, that is what unlocks the value, it is not usually a city that says hey here is what, we need one developer with a dream and capital to transform that.

Commissioner Pesce- why is it C4, why not C3?

Commissioner Wyant- The underperforming part of our community is Roosevelt Rd.

Commissioner Pesce- I 100 percent agree with you, but the Taft and Police station are not. Taft and area two are not.

Commissioner Cooper I am also going to Vote no- I believe that the community expects in looking at Zoning Code, that changing this language now to encourage construction of a new restaurant in middle of area 3, would foreclose, it's important for us to consider the applications as they go forward, I am particularly troubled by areas 1 and 2 and I am not happy with area 3. This seems to be the wrong solution to a prior petition to get us to improve his plans of Danby Station.

Chairperson Loftus- I think at this point I would vote no to delay it to do a comprehensive zoning code amendment. When I was told that it is either all or nothing, I do not agree with all but I agree with most. Unfortunately, we can't segregate that out, I wish we could maybe with the overall re-zoning we could.

Commissioner Kreuzer- you could add the permitted use of restaurants and then everything else would be special use.

Commissioner Wyant- most multi-family units and office buildings have a first-floor restaurant.

Commissioner Morrison- I will vote no on original plan, I am very sympathetic to properties on Roosevelt, but I don't think this text amendment is the correct one. The vast majority reflects that; a low intensity uses that buffers higher intensity use.

Daniel Harper, Planning Manager Village of Glen Ellyn - for revised restaurant, sales, personal facility, how do you want it to read?

Chairperson Loftus- Sales, Personal Service Facility and Restaurant; gives opportunity to demo a spot and basically prevent without a special use come back as a Chik Fil A or Popeye's.

Commissioner Pesce- if someone would occupy 50%, the concerns around traffic would still exist.

Commissioner Dougherty- I appreciate the idea, to be able to go back to the Economic Development, I have seen those offices that are nice, some hit a tipping point of having tons of tenants, they don't bounce back. I think sometimes the standalone restaurant really helps.

Commissioner Pesce- creativity to come up with this amendment is great. Again the 4 areas we are looking at do not apply to what we are looking at.

**Commissioner Morrison made a motion to amend the proposed text amendments for restaurants in the C4 district, to say sales, personal service facility, and restaurant and eating space but limited to no more the 50% of ground floor, also amend special use in C4 office district, to add restaurant and eating place in the special use section. Kreuzer Seconded the motion. Motion passed with unanimous votes of yes.**

**Commissioner Morrison made a Motion to recommend text amendment as amended- motion passed 5 yes and 2 no.**

#### **E. Trustee Liaison's Report**

- With passing of Trustee Szymanski, Village Board Approved of Robert Dunkin to finish off the cycle of Trustee Szymanski position.
- Middle of Budget negotiations, 18 different funds, from general funds to specific water/sewer funds- going well, have had good discussions
- Slight increase in levy to keep up with inflation, aggressive capital campaign to do lead line replacement, water/sewer

- Replacement of 2 Fire stations, need to be updated and upgraded to support both men and women. Stations 62 and 61
- Updates about Roosevelt Rd full circle facility- waiting on Federal Government to come back into session, EPA action stopped east side of facility. Developer needs to clear deficiencies. No ETA of when that would happen. Demolition crew did not comply or do an adequate job.

Jennifer Henaghan- Asbestos is regulated by EPA

Jennifer Henaghan commented that on east side, it is with attorney general's office and ask for status updates, legally no action for us to take there. West side, we will be doing demolition and ensuring that all asbestos is disposed properly.

Trustee stated that to confirm Village Board did approve Danby Station Popeye's but they chose not to move forward because of State and not the Village.

Permits come from state for schools, not from us. The Village does not do permitting for schools, just granting approvals for site improvements.

#### **F. Chairman's Report- None**

#### **G. Staff Report**

- Trader Joes outdoor storage was approved.
- Chicken Salad chic has gotten approved.
- Downtown Park demo occurred, Pavillion will be phase 2
- Legacy Shops of Glen Ellyn – variations for November meeting.
- 580 Duane New Keller Williams- coming to fruition
- Proposed annexation 22 w 584 Alstrand Rd. Anex this property and subdivide into two lots, not require installation of sidewalks and street lighting
- Parking and redevelopment of 1184 Roosevelt, special use permit dropped- can move forward with rest of variations.
- 499 Anthony St. application would like to convert to 2 dwelling units- special use permit.

Commissioner Wyant- noted that off St. Charles Rd, and Swift Rd it has turned into overnight Truckers spending the night, maybe even homeless.

Planning Manager Daniel noted that the property belongs to DuPage County and thus is over the oversight of DuPage County.

#### **H. Other Business**

#### **I. Adjourn 9:38PM**