



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, December 11, 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 November 13, 2025, Plan Commission Meeting.
- D. New Business**
 - 1) Sign Variations — 486 Pennsylvania Avenue, Maplewood Brewery & Distillery
 - 2) Special Use Permit — 499 Anthony Street, Single-Family Detached Home
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

Civility Pledge - In the interest of civility, I pledge to promote civility by listening, being respectful of others, acknowledging that we are striving to support and improve our community, and understanding that we each may have different ideas for achieving that objective.

DRAFT MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, Nov. 13, 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, Arango, Brown, Cooper, Dougherty, Kreuzer, Morrison.

Commissioner Pesce and Wyant are absent.

Also in attendance: Steve Thompson, Village Trustee., Jennifer Henaghan, Community Development Director., 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 October 23,2025, Plan Commission Meeting Minutes

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

D. New Business

1. Public Hearing: 1184 W. Roosevelt Road (Legacy Shops of Glen Ellyn)

Sworn in Jennifer Henaghan, Community Development Director presented on the agenda item below:

The petitioner, Dominick Canata on behalf of the property owner Legacy Shops of Glen Ellyn, LLC has submitted a petition to consider zoning variations related to a renovation of an existing commercial retail center located at 1182-1184 Roosevelt Road, the "Legacy Shops of Glen Ellyn."

The subject property is a 2-acre parcel that has been vacant and zoned C3 Service Commercial District. The proposed development will keep building as is, extending sidewalks for ADA compliance, repairing signs, painting existing brick and front, replace existing windows, with outdoor dining and new canopy. The rear will have new paint, siding; existing signs will be repaired and repainted, landscaping will be adding 22 new trees, shade trees, ornamental trees, shrubs.

The petitioner requests zoning variations to allow for proposed renovations of the existing multi-tenant commercial center located at 1184 Roosevelt Road to be known as the Legacy Shops of Glen Ellyn. Their plans include significant façade alteration and conversion of the existing retail space into two restaurants and various retail and service uses.

The Petitioner seeks the following variations from the Village's Zoning Code and Sign Code:

1. A variation from Section 10-4-15(G) to allow 73 parking spaces on site in lieu of the 83 spaces required.
2. A variation from Section 10-5-8(H) to not provide landscape islands at the end of every row of parking stalls.
3. A variation from Section 10-5-8(F) to allow parking spaces to be 18' in length in lieu of 19'.
4. A variation from Section 10-5-8(I) to allow a minimum drive-aisle width of 21'-1" in lieu of the required 25' width.
5. A variation from Section 10-5-9(H) to allow one loading space in lieu of the required two.
6. A variation from Section 10-4-15(G)(1)(a) to allow a vehicle parking setback 4' rather than 10'.
7. A variation from Section 10-5-5(C)(1) to allow an impervious surface setback of 3'-9" in lieu of 14.87'.
8. A variation from Section 4-5-18(I) to allow for the reestablishment of an existing non- conforming freestanding sign and to allow for alteration in copy of the sign faces

Commissioner Kreuzer- Will new sign be illuminated? As far as you know?

Jennifer Henaghan, Village Community Development Director- It is my understanding that it will be illuminated.

Commissioner Kreuzer-I didn't see anything in the presentation as far as illumination. To what extend has the Village considered this?

Jennifer Henaghan, Village Community Development Director -If it is installed so that it is unshielded, they would be required to make it to code.

Commissioner Kreuzer-Why not asked for fixed mount fixture to ultimately shine out? Do we know where it will be installed?

Jennifer Henaghan, Village Community Development Director -You could do so; I will have petitioner explain that.

Commissioner Morrison- when I was reading the Village Item report, is at the edge, a condo to north is in Glen Ellyn, is that property within Lombard?

Jennifer Henaghan, Village Community Development Director -That is to the property to the south.

Commissioner Morrison-The 8-ft wide parking spaces, are those in existence anywhere else in the Village?

Jennifer Henaghan, Village Community Development Director -I know Village has granted parking variations for residential but not commercial.

Chairperson Loftus- were 8-ft parking spaces code in Glen Ellyn at one point?

Jennifer Henaghan, Village Community Development Director -I didn't see any previous zoning relief for property, not sure if that changed at some time.

Commissioner Brown- glad to see drive through no longer a factor, my question is Five corners came and presented to us, can you refresh my memory on that?

Jennifer Henaghan, Village Community Development Director – This property is multi-tenant and has different zoning.

Commissioner Cooper- 8-ft width on parking spots. Would the width require a variation?

Jennifer Henaghan, Village Community Development Director -Variation for parking space depth, yes variation required for width.

Commissioner Cooper- if we grant these, it will not include the 8-ft width.

Jennifer Henaghan, Village Community Development Director - Correct.

Commissioner Cooper- parking spots in rear of property are intended for employees, front for customers. Is there anything in code that address parking spots for general public, customer?

Jennifer Henaghan, Village Community Development Director -No the code does not distinguish between the both.

Commissioner Morrison- can we clarify this, please? At the bottom of page two it does state width, can we clarify?

Jennifer Henaghan, Village Community Development Director -No it is not included in the request.

Commissioner Dougherty- the drive aisle width, variation is based on minimum width, could you walk us through the drive width?

Jennifer Henaghan, Village Community Development Director -Eastern side of property is the narrowest, it does widen to about 23 feet in the middle, Employee area is below 25ft. Western side is 24ft. 21-ft is the smallest, part of that is due to expansion of sidewalks.

Chairperson Loftus- if the variations are not granted for number spaces, will property be able to be used as shopping area?

Jennifer Henaghan, Village Community Development Director -It would affect the usage of the property, would not be able to have both restaurants.

Commissioner Cooper- The building immediately to east of this, is that operational?

Jennifer Henaghan, Village Community Development Director -It is currently vacant, I don't think they have gotten permits for anything.

Petitioner Sworn in- Andrew Balzer

Petitioner Andrew Balzer- There has been a lot of effort between my group and your group to try to compromise and get this project going.

Commissioner Morrison- what is your relationship to applicant?

Petitioner Andrew Balzer - I work for Brookline Real Estate LLC.

Commissioner Kreuzer- what is Brookline's relationship here?

Petitioner Andrew Balzer - Brookline Real Estate LLC is the owner.

Commissioner Kreuzer- where is there office?

Petitioner Andrew Balzer - it is in Chicago.

Commissioner Morrison- are you looking for 8-ft wide parking variance?

Petitioner Andrew Balzer - If that is what is needed, yes, we will be asking for it.

Jennifer Henniger, Village Community Development Director- looking at site plan, it appears that every parking spot is 9ft wide.

Commissioner Cooper- for clarification, the number of parking spots that are sot now, those would be 9ft wide?

Jennifer Henniger, Village Community Development Director -Correct.

Commissioner Cooper- thank you very much, we are excited to have this property reinvigorated; my concerns are parking, and loading area. Parking, you anticipate that customers would be parking on the southern side of the site? Do we really have sufficient parking for customers?

Petitioner Andrew Balzer - we are comfortable with parking.

Commissioner Cooper- how many stalls will be at this salon?

Petitioner Andrew Balzer - I am not sure if I have the actual number, I don't have that detail.

Commissioner Cooper- I can imagine on a Saturday afternoon, that the 42 parking spots in front might be challenging. Any concerns with no handicap parking near the restaurant?

Petitioner Andrew Balzer -I don't know if that is for me to answer.

Jennifer Henniger, Village Community Development Director - when engineering does their review, if we need to move parking spots that is when we do it.

Commissioner Cooper- do I understand that it will also serve as commissary?

Petitioner Andrew Balzer - No not correct, cooking would be onsite and catering only. I would say that is a comment from the history of this project, I would say that is not correct.

Commissioner Cooper- I just want to clarify, as this will only have one loading zone, and you are representing that you will not use as commissary?

Petitioner Andrew Balzer - One restaurant is committed, the second is speculated. Tenants to the left are secure, if the rest can't meet what a tenant needs, then we will need to come back here to meet what the tenants need.

Chairperson Loftus- if end unit becomes retail how many parking spaces would be deducted for that verses the restaurant, if it becomes retail.

Jennifer Henniger, Village Community Development Director -It would be reduced by 5 spaces.

Commissioner Kreuzer- wall mount exterior fixtures that are adjustable, meaning adjusted at any angle. Do you know if the developer is willing to change that?

Petitioner Andrew Balzer - I would say anything that we do would need to be code compliant, I don't know if fixture type was looked at.

Commissioner Kreuzer- your Lumens are sky high, and very bright. Idea of keeping fixtures shielded is important. Adjustable wall mounts could affect that. Sounds like you are flexible to that?

Petitioner Andrew Balzer -Yes, to the extent that we meet code, and try to beautify the current sign along with landscaping.

Commissioner Kreuzer- do you know what this pure edge lighting is and where it will be installed? Do you know what color?

Petitioner Andrew Balzer -I do not know to that degree. I do not.

Jennifer Henaghan, Village Community Development Director- black or white brick and siding will be brown.

Commissioner Brown- There are renderings on the Brookline website

Commissioner Cooper- Jennifer, if in fact this facility will be used as a commissary, is that a permitted use in the C3 zoning district?

Jennifer Henaghan, Village Community Development Director- If it were a standalone use, no it would be permitted, but due to size and its use within a restaurant, we see it as being acceptable.

Commissioner Brown- do you anticipate any Uber Eats or Doordash, and if so do you have designated parking spots?

Petitioner Andrew Balzer -We do not have any designated spots, I do know it is nice to have dedicated spots but I don't know if we have the luxury for that here.

Commissioner Arango- it has not been determined that the western most lease space would be a restaurant?

Petitioner Andrew Balzer -We are planning for it to be a restaurant, but we have no commitment yet, no signed lease yet.

Commissioner Dougherty- in staff report they talk about drive by on western side, there is a curve on western side which is continuous, is that a concern?

Petitioner Andrew Balzer -The concern on the report has been addressed in our plans, so that was addressed.

Commissioner Dougherty- if you are looking for a parking spot and none are available, so if you did want to park in the back you would have to leave the property and re-enter.

Jennifer Henaghan, Village Community Development Director-Yes that is correct. The space is not perfect.

Commissioner Kreuzer- Fry the Coup is going in?

Petitioner Andrew Balzer -Yes correct.

Commissioner Brown- Could you potentially flip the one way to avoid any back up if the restaurant does not go in?

Petitioner Andrew Balzer -I guess it is something that we could look at, not sure if I can address the geometry of how it plays out. The way it was drawn was driven by staff recommendations and us trying to comply.

Commissioner Cooper- in looking at this, I want to know more about Fry the Coop- he's about to open his 10th location and talked about opening his 11th which included a commissary. I am going to discuss that and consider that.

Motion to Close Public Hearing by Commissioner Kreuzer, Seconded by Commissioner Arango. Motion passed by unanimous voice vote.

Public Hearing Closed

Deliberation-

Commissioner Kreuzer- Peter, I would like to know a little more about your concerns about the Commissary.

Commissioner Cooper- The concern is that if it is indeed going to be a commissary, it would have insufficient loading and it would affect the parking and increase traffic. Looking at site plan, just north- there is something that says loading space 12'x15'.

Commissioner Kreuzer- So could it accommodate that space?

Commissioner Cooper- Potentially.

Commissioner Kreuzer- I do have concerns about lighting, my impression is that there is a lot of hardship with this case, with exception of other Commissioner concerns, I like what I see and am prepared to vote yes. I would like condition that lighting will be shielded, and wall mount adjustable lights.

Commissioner Brown- Will architectural review be reviewing this?

Commissioner Kreuzer- It does not qualify for architectural review.

Commissioner Brown- On page 4, exterior improvements, it discusses why it does not qualify.

Chairperson Loftus requested for a motion to accept the variation as presented, Commissioner Brown made motion to approve the requested variations as presented, Commissioner Dougherty seconded the motion, and the motion passed by voice vote Yes (6) No (1).

Motion to accept Findings of Fact by Commissioner Morrison, Seconded by Commissioner Brown, Motion passed by voice vote Yes (7), No (0).

E. Trustee Liaison's Report

- Have been working on Budget, about 90 million, operational and capital.
- Approval of the demolition of Taft hotel site, western part has been approved, asbestos work starting next week.
- On the Eastern side, plan approved by Illinois EPA to complete demolition.
- Starbucks moving along.
- Chicken Salad Chicken- opening next week on Wednesday.
- New Indian restaurant just opened, east of old US Bank site.
- Still budget for Engineering for the train, when that is complete, it will go to grants.
- C-4 zoning district text amendment approved by Village board as voted on by Plan Commission.
- Zoning Code Update, going out to RFP looking for Zoning Code consultant- entire comprehensive plan approach.

F. Chairman's Report- None

G. Staff Report

- Text amendment of C-4 zoning district was approved by Village Board.
- December we have 2 Items, presented December 11:
 - Signage variation by Maplewood Brewery.
 - 499 Anthony building that has a therapy office, residential on 2nd floor- variation to make single family home.

H. Other Business

I. Adjourn 8:17PM



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

Meeting 12/11/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2025-1012)**

DOC ID: 2025-1012

Sign Variations — 486 Pennsylvania Avenue, Maplewood Brewery & Distillery

Statement of the Issue:

The petitioner, Maplewood Brewery & Distillery, has submitted a petition to consider sign variations related to a renovation of the existing building to be operated by Maplewood Brewery and Distillery.

Analysis:

REQUEST:

The Petitioner seeks the following variations from the Village's Sign Code:

1. A variation from Section 4-5-11(A) to allow five (5) signs for the establishment in lieu of the maximum of one (1) sign per establishment.
2. A variation from Section 4-5-6(C) to allow an awning valance sign to have a maximum height of ten inches (0'-10") in lieu of the maximum allowed awning valance sign height of six inches (0'-6").
3. A variation from Section 4-5-4(R)(3) to allow a freestanding sign to be setback six inches (0'-6") from the property line in lieu of the minimum setback of five feet (5'-0").
4. A variation from Section 4-5-4(R)(6) to allow the material of the support structure of the sign to not match the primary material of the front building façade.

BACKGROUND:

The building is located downtown in the C5B Commercial Zoning District. The building is approximately 7,800 square feet in size and was most recently occupied as Two-Hound Red Brewery and Restaurant. The new tenant will be transitioning the building to be operated by Maplewood Brewery and Distillery. The applicant is proposing to modify the interior of the building for the new occupant and is also proposing exterior modifications to expand the functionality of the space for the new occupant. The proposed exterior modifications for the building have been reviewed by the Architectural Appearance Commission and were approved by the Village Board of Trustees at their November 10th meeting.

As part of the transition to the Maplewood Brewery, the applicant is proposing a variety of sign variations that will allow for a total of five (5) signs for the establishment as well as awning valance signs that exceed the allowed height restriction.

SURROUNDING USES:

Surrounding Land Uses

North: Single-Family Residential
South: Restaurant and Medical Office
East: Office
West: Office

Surrounding Zoning

C5B Central Business District
C5A and C5B Central Business District
C5B Central Business District
C5B Central Business District

PUBLIC NOTICE: Notice of the public hearing was published in the November 21, 2025, edition of the Daily Herald.

SIGN VARIATIONS SUMMARY:

The applicant is proposing a variety of variations from the Village's Sign Code to accommodate multiple signs on the property for the new tenant of Maplewood Brewery and Distillery. The first variation request is from Section 4-5-11(A) to allow five (5) signs for the establishment in lieu of the maximum of one (1) sign per establishment. Per the Village's Sign Code, an establishment may only have one sign. The type of sign can be a wall sign, awning sign, marquee sign, projecting sign or freestanding sign.

Wall Signs: The applicant is requesting three (3) wall signs, a freestanding sign and an awning sign for the property. One (1) wall sign, located on the south wall of the building that faces Pennsylvania Avenue, has already been applied for and approved by Village staff. The applicant is applying for variations that would allow an additional wall sign located on the west and east walls of the building as well. Both west and east wall signs are proposed to be manufactured of painted acrylic letters that would be fastened to the wall. The applicant is proposing LED lighting behind the sign or can lights above the signs to illuminate them. Both of the additional proposed wall signs are proposed to be approximately 9 sqft in area.

Awning Sign and Valance Sign: The applicant is requesting a 6.5 square foot awning sign to be located on the southern drop down portion of the awning covering the outdoor dining area. Because this sign is not located on the valance of the awning, it has been classified as an awning sign per Village review. The applicant is also requesting a variation to allow for the awning valance signs to be ten inches (0'-10") in height in lieu of the maximally allowed six inches (0'-6"). The applicant is claiming that the awning valance is eleven inches (0'-11") in height and that they would like to exceed the maximally allowed six inches so that the type on the valance is in proportion to the valance surface area. Awning valance signs are exempt from permitting per the Village's sign code and do not qualify as an additional sign.

Parking Lot Free Standing Sign: The fifth sign that is being proposed by the applicant is for a monument sign located on the southeast landscaping island of the parking lot entrance to the site. The proposed sign would be 16 square feet in area and on a metal pedestal and is non-illuminated. The metal pedestal base of the monument sign requires a variation from Section 4-5-4(R)(6) to allow the material of the support structure of the sign to not match the primary material of the front building façade. The proposed location of the sign would require a variation from Section 4-5-4(R)(3) to allow a freestanding sign to be setback six inches (0'-6") from the property line in lieu of the minimum setback of five feet (5'-0").

Budget Impact:

Contribution to Strategic Plan

Action Requested:

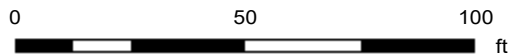
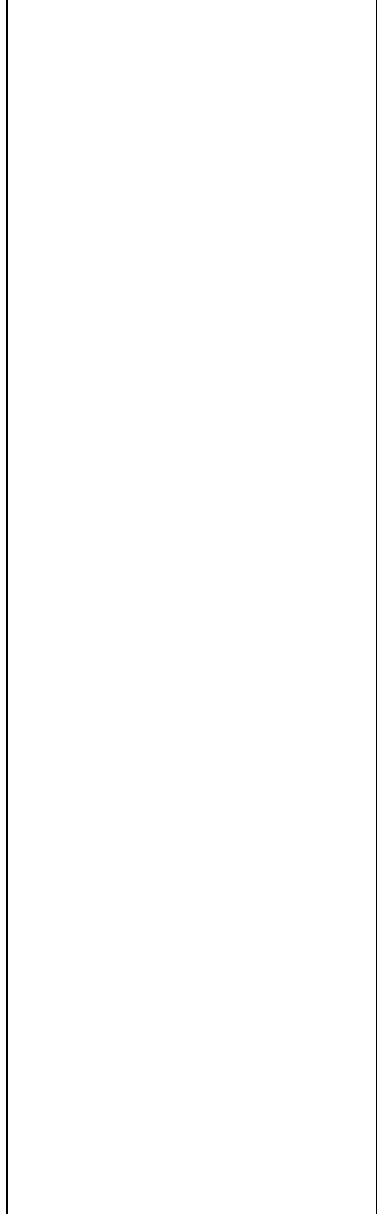
The Plan Commission should consider the petitioner's request for approval of sign variations and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requested variations, the Commission should consider the criteria in Section 4-5-2 of the Sign Code.

Attachments:

1. Aerial Map
2. Zoning Map
3. Application - Sign Variation
4. Maplewood Proposed Sign Variation Plans

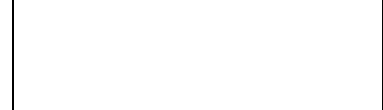


Legend



Print Date: 10/21/2025

Notes





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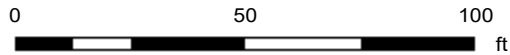


Legend

Zoning and Development

Zoning

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



Print Date: 10/21/2025

Notes

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VILLAGE OF GLEN ELLYN

Sign Variation Application Packet

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

APPLICATION FOR SIGN VARIATION

Date Filed: 10/22/2025

Application No: 2025-0051

Name of Applicant: Maplewood Brewery & Distillery

Address of Applicant: 486 Pennsylvania Ave Glen Ellyn, IL 60137

Property Interest of Applicant: Owner

Name of Owner: Jon With

Address of Owner: 486 Pennsylvania Ave Glen Ellyn, IL 60137

Contacts:

Type	Name	Address	Phone	Email
	Maplewood			
Petitioner	Brewery & Distillery	486 Pennsylvania Ave Glen Ellyn, IL 60137		
	Maplewood			
Web Administrator	Brewery & Distillery	486 Pennsylvania Ave Glen Ellyn, IL 60137		
		486 Pennsylvania Ave Glen		
Parcel Owner	Jon With	Ellyn, IL 60137		

Property Address: 486 Pennsylvania Ave

Project Name: Web Project

Project Description: Hello, Maplewood Brewery & Distillery recently purchased this building and is intending on rebranding from Two Hound Red. Based on feedback of customers, neighbors, and other businesses; the building's outside lacks identity and street presence. This is especially true when it is dark outside. In addition to the swapping of the existing sign to our similar sized sign, we are requesting placement of three additional signs. This will allow us to have better street presence for the East and West Traveler. Additionally adding a freestanding sign to the parking lot entrance will show that this lot is for our customers and not an open lot, a common problem identified by the previous owner.

Legal Description of Property:

A 7,850 brewpub with a parking lot.

Zoning: C5B, Central Business District (Service)

Lot Dimensions: 112.25' X 164.41'

Lot Area: 18331

: 05113100500000

Present Use:

Brew Pub

Narrative Statement:

We are looking to add a sign to the west wall above the window, a sign above the double-door entrance, and a free-standing sign at the entrance to the parking lot to mark the lot as ours.

EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:
The current location of the sign is not visible from East & West drivers, which is about 90% of the drivers on the street.
2. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code:
These signs requested are very in line with many of the businesses in town and directly at our intersection. Examples include Glen Oaks Cafe and Compass. All are within normal sizes of the village.
3. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation of the property that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other properties within the same zoning district.
1) The main sign is on Pennsylvania Avenue. This misses East/West Drivers. 2) Placing a sign above the main doors on the east side and also sign above the window on the west side allows people to see it while driving past. 3) The parking lot currently has many non-customers using the space. We would like to make this lot more obvious that it is ours.
4. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment.

Same comments as above, we want to ensure that this building's signage is visible to people driving east and west on the street.

5. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located.
No, these signs are very much in line with other businesses.
6. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:
No, these signs are very much in line with other businesses.
7. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:
No concerns. Two signs would be fastened to the wall, and one is free standing in grass surrounded by curb.
8. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:
No, these signs are very much in line with other businesses.
9. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:
No, these signs are very much in line with other businesses.
10. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary:
These signs are all proportionally tasteful sizes in order to mark the property and create awareness.
11. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:
Based on feedback from customers, neighbors, and other businesses; the buildings outside lacks identity and street presence. This is especially true when it is dark outside
12. Please add any comments which may assist the commission in reviewing this application.
We are hopeful these requests are reasonable. Our size and design parameters are based on us walking through the downtown area and being in line with other neighboring businesses.

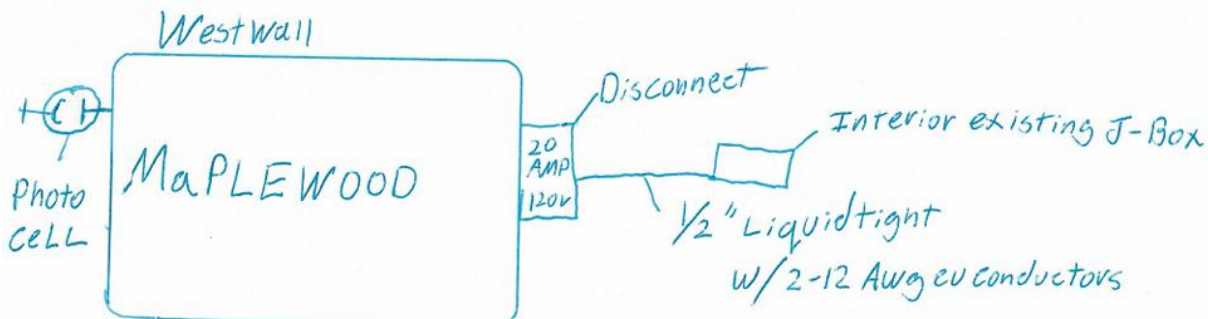
WEST WALL:

For reference the window in this photo is 39" tall by 99" wide. There is an existing electrical outlet in the wall directly behind where the 'E' is.

OPTION 1 – Painted acrylic letters fastened to wall. With an LED strip behind it or can lights above. Proposed sign would be 72" wide with letter size as, The M with Chevron is 20.6211", The W (which can be used for the other standard letterforms) is 17.0287".



OPTION 2 – A 48X24 lightbox style sign affixed to the wall directly above the window in the same size above. Example is shown here: <https://lightboxshop.com/outdoor-lightbox-sign-24x48-single-faced>



EAST WALL - MAIN ENTRANCE

OPTION 1 - For reference the top Glass pane is 70.5 inches wide. With the metal frame perimeter, it expands to 75". The black trim expands the width to 95". The White strip on the left is 10" while the white strip on the right is 30.25". The brick to the right before the white line is 44.5".

Painted acrylic "M" logo or "Maplewood Logo" fastened above center of door. Illuminated by existing can lights.



OPTION 2- Painted acrylic letters fastened to wall. Illuminated by existing can lights. Proposed sign would be 72" wide with letter size as, The M with Chevron is 20.6211", The W (which can be used for the other standard letterforms) is 17.0287".



PENNSYLVANIA PARKING LOT ENTRANCE

Add a freestanding non-powered sign to the grass area right at the sidewalk. 48” wide by 24”.

The proposed sign would be constructed of wood or metal. This is being requested specifically to deter non-customers from parking in the parking lot. The previous tenant expressed that this was an issue during their operation.



For reference, widest part of curb to sidewalk is 71”, while shortest curb to sidewalk is 56”. The sidewalk size length is 208” while the parking lot side is 192”

AWNING SIGN

We are requesting an additional sign variation to the existing awning. We plan to use the same frame and switch from the old/dirty red awning to a new black awning with our logo on the valance. The current code says that lettering and logos located on the valance of an awning provided the valance does not exceed eight inches in height and no lettering or logos exceed six inches in height. The issue we have is that the existing awning has a valance of 11” and we would like the lettering to not exceed 10” for the East Side. On the South Side the valance tapers down to 11” so if we center, we would like the letters to not exceed 16” in height by 60” wide. The below two images depict the new view of the location with this change.







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

Meeting 12/11/2025 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Jordan Frahm

**AGENDA ITEM (ID
2025-1019)**

DOC ID: 2025-1019

Special Use Permit — 499 Anthony Street, Single-Family Detached Home

Statement of the Issue:

The petitioner is requesting approval of a Special Use Permit to convert the existing building from the current commercial use with upper-story residential to a single-family detached residential use in the C5B — Central Business District (Service) zoning district.

Analysis:

PUBLIC HEARING: A notice of public hearing for the requested approvals was published in the November 21, 2025, edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and placard signs were placed on the site.

SITE CONDITIONS: The subject property is approximately 6,098 square feet in area and is currently used as an office-commercial property with an upper-story residential unit in the C5B zoning district.

SURROUNDING CONDITIONS: Zoning in the surrounding area is zoned C5B – Central Business District (Service) to the East, South and West; the properties across Anthony Street to the immediate North of the subject property are zone R2 – Single-Family Residential District.

Location

North
East
South
West

Zoning/Use

R2 — Single Family Residential
C5B — Central Business District (Service)
C5B — Central Business District (Service)
C5B — Central Business District (Service)

PROJECT SUMMARY: The applicant and owner of the property, Iryna Arute, has proposed a change to the use of the property at 499 Anthony Street. Currently, the Mansio Center, a therapy office, is located at the site that also includes an upper-story residential apartment unit. In order for the building to be used entirely as a single-family detached home, a Special Use Permit is required per Section 10-4-17-2 of the Village Zoning Code. There are no proposed exterior alterations to the building. However, staff analysis of the property indicates that the lot is nonconforming due to the

total area of the property and the building is nonconforming due to its rear yard setback.

Per Section 10-4-17-2(D)5(e) of the Village Code, lots being used as a single-family detached home are required to have a minimum area of 8,712 square feet. 499 Anthony Street is 6,970 square feet in area per County records. Section 10-4-17-2(D)5(c) requires single-family detached residential use lots to have a minimum rear-yard setback of 30 feet (30'-0"). The existing rear yard setback for the principal structure at 499 Anthony Street is approximately eight feet (8'-0"). The applicant has acknowledged that upon the granting of the special use permit, the business signage would be removed and that professional activity would be limited to what is permissible for home occupations in the Village Code.

The property has a driveway in the front yard of the property that is currently used as off-street parking for office and residential use. The property meets the required minimum of two (2) off-street parking spaces for residential uses, but the property does not have a garage on the site. If, at some point in the future, the property owner wishes to construct a garage accessory structure or addition to the home, the proposed garage will be required to be in conformance with either Sections 10-4-17-2 or 10-5-4 of the Village Code.

The applicant describes the purpose of the change of use as to, "preserve and enhance the character of the property while maintaining its compatibility with the surrounding neighborhood and commercial district." Dr. Arute cites a reduction of traffic to the property, reduced density, and improved long-term maintenance and stewardship of the property has positive impacts of the proposal. No exterior structural changes are proposed, and the applicant maintains that any modifications will be consistent with the Village's building and zoning standards and receive all required permitting.

Budget Impact:

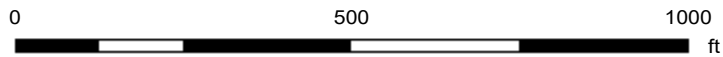
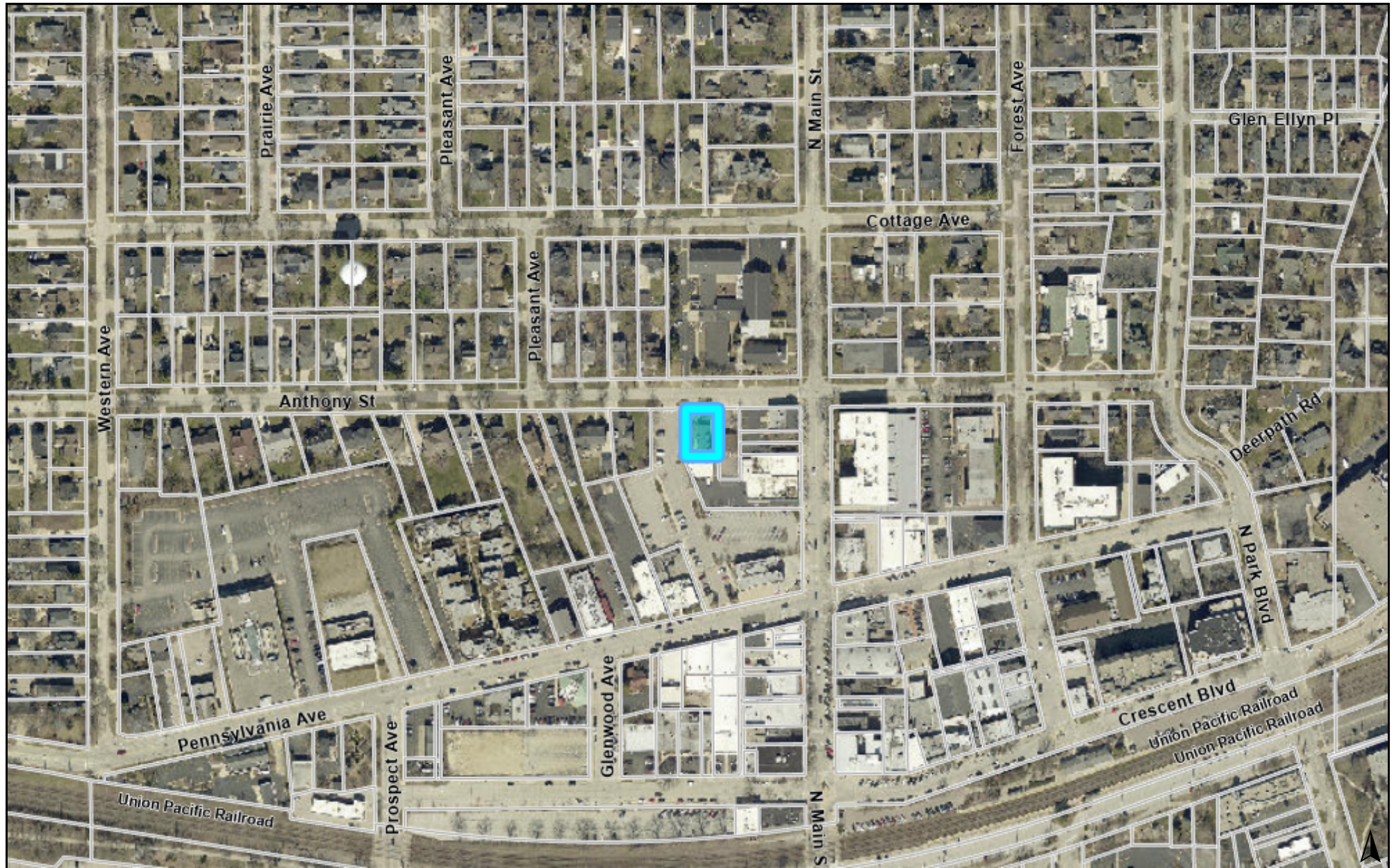
Contribution to Strategic Plan

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. In reviewing the requested variations, the Commission should consider the criteria in Section 10-10-14 of the Zoning Code.

Attachments:

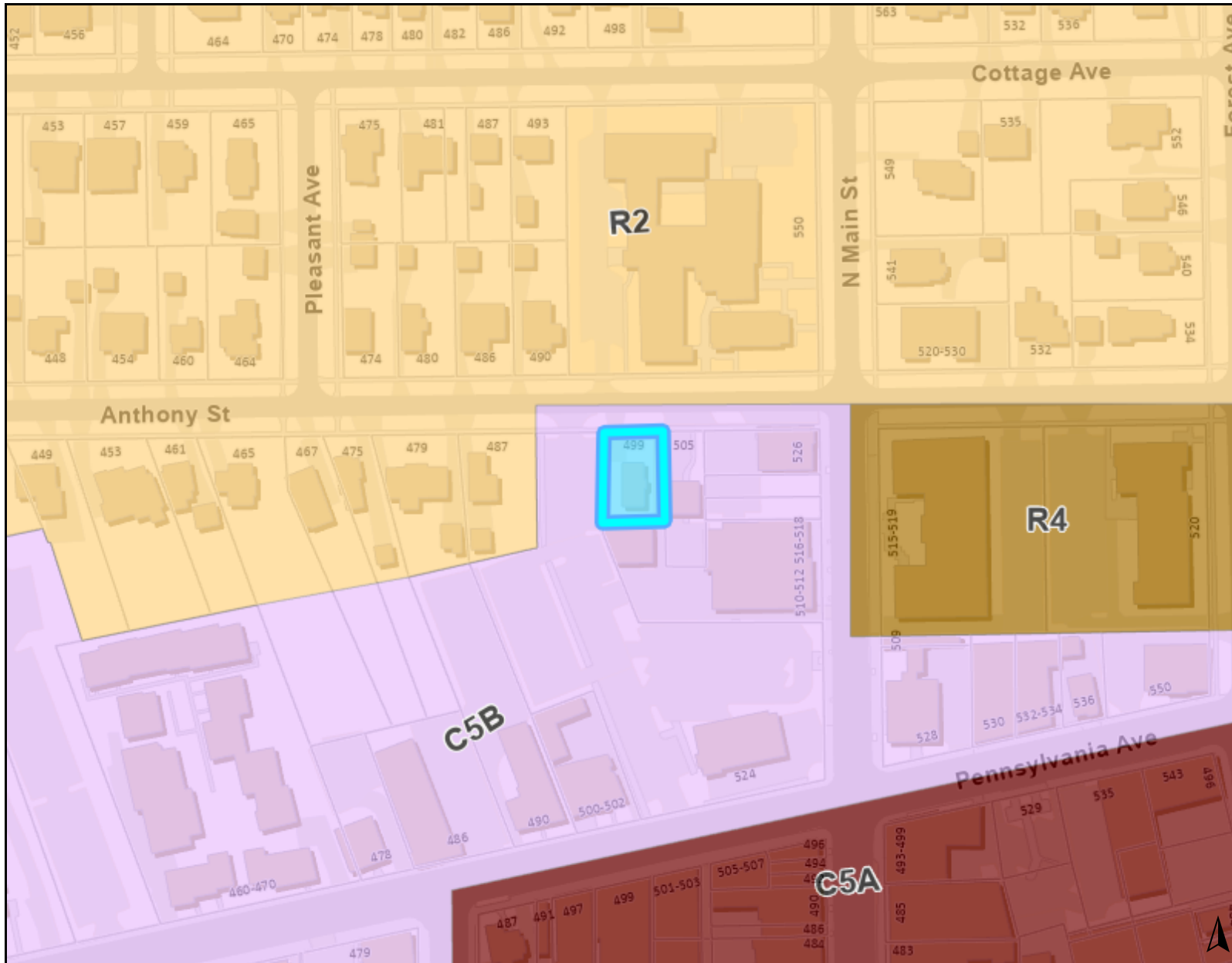
1. Aerial Map
2. Zoning Map
3. Plat of Survey



Print Date: 11/21/2025

Notes

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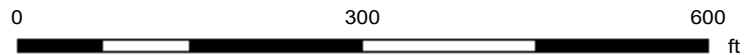


Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- R2: Single Family Residential District
- R4: Multi-Family Residential District



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