

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