

MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, March 26, 2026, at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Chairman Loftus called the meeting to order at 7:01 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, Brown, Cooper, Dougherty, Kreuzer, Pesce and Morrison were present.

Commissioners Arango and Wyant were absent.

Also in attendance: Daniel Harper, Planning Manager, Village of Glen Ellyn, Kelli Christiansen, Village Trustee 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 February 26, 2026, Plan Commission Meeting Minutes

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

Commissioner Cooper made a motion to open the public hearing, Commissioner Kreuzer seconded the motion, the motion passed by voice

D. New Business

1. Public Hearing-503 Duane Street, Special Use Permit- Glowe Salon

Sworn In, Daniel Harper, Planning Manager, Village of Glen Ellyn

Daniel Harper presented on the new business below:

The petitioner, House of Koukla DBA Glowe, is requesting a Special Use Permit to allow the operation of a beauty shop in the C5A Central Retail Core Subdistrict. Petitioner is currently doing business in Glen Ellyn and wants to relocate her business which is currently located at 577 Pennsylvania Ave., Suite 101. The petitioners would like to convert the space into appointment-based beauty in addition to retain which is approximately 15% based. Proposed use will not generate any additional noise, odors, glare, fumes, or vibration and that the request aligns well with the neighboring uses. The beauty shop is situated between complementary medical and wellness businesses, including an ophthalmologist, health spa, a beauty shop, and a dental office.

The suite space was most recently occupied by The Pilates Experience. Zoning in the surrounding area is C5A Central Retail Core Subdistrict and C5B Central Service Subdistrict. Specifically, the surrounding land uses are as follows:

- North: Bank C5A Central Retail Core Subdistrict
- South: Multi-Family Mixed Use C5A Central Retail Core Subdistrict
- East: Mixed Use C5A Central Retail Core Subdistrict
- West: Medical Office C5B Central Service Subdistrict

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 deliberating this recommendation, the Plan Commission should consider the criteria in Section 10-10-14(E) of the Zoning Code.

Commissioner Questions:

The Commissioners expressed concerns to Daniel that include the following

- What was percentage of retail in the previous space, increased in retail now
- Was there a special use permit granted for previous tenant, the Pilates?

Daniel Harper, Planning Manager, Village of Glen Ellyn- Tenant Space previously was Pilates, no modifications for outside of building. There was no special use permit required for the Pilates experience.

Petitioner Presentation:

Kristy Rantis- owner for 16 years, 8 in Glen Ellyn, started in Chicago out of her home. Glen Ellyn's moms provide a lot of support, see a lot of people from out of country, state or city. Client base is mixed with regular clients and wedding-based clients, bring in the bridal aspect. Services are all appointment based, retail is what I would like to grow, and expand on it. Have an area where people can visit on site and on line. Plans to add a blow dry bar

Provided a mockup of what the salon would look like from the outside and inside. Soft colors with a facelift and luxury. Space would meet the cliental need in the Glen Ellyn area. Currently in a location that has lack of parking and is a bit noisy due to High School and mechanic.

Employees are all contractors, they work as they schedule appointments, have great reviews and client base really supports the salon as shown in reviews.

Partner with charitys to maintain relationships with people, longtime clients and neighboring business all support us, hoping to stay in Glen Ellyn and hope to stay within Glen Ellyn.

Commissioners additionally asked the following questions:

1. What is a blow dry bar?
2. Hard to find space in Glen Ellyn, what do you mean?
3. Comprehensive plan, is there a specific area that you would draw our attention to?

Petitioners stated the it's a salon that offers a blow dry service. There is dry bar in Wheaton, but it's very hit or miss and we want our service to be perfect. Glen Ellyn does not have one currently, cost wise, space, everything goes quick in Glen Ellyn. Its difficult to find a way to grow with rent not being super high.

Daniel Harper replied regarding the comprehensive plan, referring commissioners to page 22 of comp plan, location identified as transition area, promote growth, development regulations- generally all guidance it provides on downtown area and page 18 speaks of mixed use of downtown area to activate downtown shopping environment.

Petitioner- with building management and ownership, Pilates experience opened in 2006, since 2014 no retail in building, space has shared common door with apartments.

Public Comment-

Correspondence submitted was emailed Letters of Support.

Commissioner Pesce motioned to close the public meeting, seconded by Commissioner Brown.

Deliberation

Commissioner Brown, one of the best applications I have seen, great presentation. I have no problem with this. Commissioner Morrison agreed with Commissioner Brown.

Chairman Loftus along with Commissioner Kreuzer stated that they could support the application, and Commissioner Dougherty added that the diversity of services is exciting.

Motion to approval of Special Use Permit of the space located on 503 Duane Street by Commissioner Dougherty, seconded by Commissioner Brown. Motion passed with a (7) yes (0) no vote.

Motion to approve findings of facts by Commissioner Morrison, seconded by Commissioner Cooper.

E. Trustee Liaison's Report

- Approved modification for Glen Wood station for 7 units
- Rejected for annexation on Alstrand
- Community relations commission has been holding joint conversation events, until April 15 for Zoning Code
- Environmental Commission hosting annual recycle extravaganza

F. Chairman's Report

- Historic Society hosting Olympic Speed Skater from Glen Ellyn

G. Staff Report

- Upcoming application for deck of multifamily property at 470 N. Kenilworth; original deck unpermitted.
- May- finishing up first round of staff reviews for Dutch Coffee, will discuss and provide comments to Dutch Bros.
- Zoning Code update Project- constituents, resident and professional meetings held, invited to talk about their challenges with zoning code, experience; moving into finalization of Phase one, then will move into suggestive changes, start happening in summer
- Scheduled a preconstruction meeting for Full Circle Project, started tree protection fences
- East of Full Circle- having a hard time finding commercial users who would want to use that site; property owner would like to lease property and develop it

Commissioner Morrison are their national standards for Zoning? Is the criteria used by consultants Lakota Group available online to be reviewed?

Daniel Harper- No national adopting standards, no nationally recognized Zoning Codes. Every zoning code is different; every community determines it itself. State generally determines general standards and if the community is within those parameter, than it has the right to enforce other regulations. No written document of standards that are being provided to consultants to utilize as criteria.

Written report will be given to Village Board of consultant findings.

Motion to close the Plan Commission Meeting by Commissioner Kruezer, seconded by Commissioner Cooper.

H. Other Business

I. Adjourn 7:58PM