

MINUTES
Glen Ellyn Plan Commission Meeting
Thursday, April 23, 2026 at 7:00 PM
Glen Ellyn Civic Center
Galligan Board Room

A. Call to Order and Roll Call

Commissioner Cooper 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, Brown, Cooper, Dougherty, Kreuzer, Pesce and Morrison are present.

Commissioner Cooper and Wyant are absent.

Also in attendance: Daniel Harper, Planning Manager, Village of Glen Ellyn, Steve Thompson, Trustee Liaison, Jennifer Henaghan, Community Development, Gabby Brunner, Planning Intern, 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 March 26, 2026, Plan Commission Meeting Minutes

Commissioner Brown moved to approve the minutes, Commissioner Pesce seconded the motion, and the motion passed by voice vote.

Commissioner Brown made a motion to open the public hearing, Commissioner Arango seconded the motion, the motion passed by voice vote.

D. New Business

1. Public Hearing - 470 N. Kenilworth Ave.

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

Daniel Harper presented on the new business below:

The petitioner, Jeffery Pelot, is requesting two zoning variations to allow the construction of a deck in the side yard with a side yard setback of six feet (6'-0") in the R4 Multi-family District. The property, known as Kenilworth Arms, is a five-story condominium.

The petitioner is requesting two zoning variations to allow the construction of a 240 square foot deck located in the north side yard of the property with a side yard setback of six feet (6'-0"). The current non-conforming deck was constructed 8 years ago without a permit, and an additional 8 feet was added to the structure in summer 2025, also without a permit. This construction was discovered by the Village in 2025, and the applicant has submitted a variation request to allow for the existing structure to remain. Village staff reviewed the existing deck construction plans submitted by the applicant and discovered that the deck was not constructed in accordance with the Building Code. The applicant elected to remove the non-conforming deck with proper permitting procedure.

The applicant has reported that he will remove the non-conforming deck and is requesting to construct a new deck in the same location that will conform to the Building Code and Village Zoning Code.

The property owner is requesting approval of variations from the Glen Ellyn Zoning Code as follows:

1. A variation from Section 10-5-5(B)(4)(8) to allow a deck in the side yard setback.
2. A variation from Section 10-5-5(B)(4)(8) to allow a deck to be located six feet (6'-0") from the side property line in lieu of the required setback of twenty-four feet and one inch (24'-1").

The petitioner maintains that the proposed use will not generate any additional noise, odors, glare, fumes, or vibration and that the request aligns well with the neighboring uses. He has reported that the request is to make the property more enjoyable for tenants, as there is limited outdoor space on the property for the residents.

Commissioner Questions:

The Commissioners all expressed concerns to Mr. Harper that include the following:

- How would the new deck be visually different than the existing deck?
- Is that a raised deck?
- Have staff discussed alternative locations for the deck?
- Why is the deck pushed so far North?
- Is the current deck in a lawn area?
- How many variations did we approve for the Park District maintenance building? Is this property affected by the Parking Act?
- In the Park District, we requested not to have an above ground diesel tank. Do you know if it has been installed?
- How many of these older apartment buildings do we have in Glen Ellyn?
- Is the deck in an area that is generally dry?

Mr. Harper responded that they could ask the petitioner about that today. There are some footing issues that were identified, so the property owner has elected to request a variance to build a new deck. The deck is slightly raised, so when the new deck is constructed, staff would want the deck to be constructed to meet accessibility standards so it would have no gradual lip. He said that staff have (discussed alternative locations), but most of the property is for parking. Staff didn't look into removing any excess parking. It is pushed far North as a request to build a like-for-like as was originally there before, and staff want to allow some space to build a ramp for accommodation. The deck is by the grassy tree area. A residential area is not immediately to the North. (The Parking Act) has no effect on the application. It does not go into effect until June 1st. Staff is unsure how many variances were approved for the Park District maintenance building. There is no specific distance between deck and curb. Mr. Harper has no knowledge of the diesel tank installation. He stated that Glen Ellyn has a handful (of older apartment buildings) that were built in 70's and 80's without a lot of outdoor space for residents. He confirms that the area is generally dry.

The Plan Commission should consider the petitioner's request for approval of the zoning variations 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 10-10-12(E) of the Zoning Code.

The following attachments were shown to Commissioners:

- Aerial Map
- Zoning Map
- Plat of Survey with the deck's location

Petitioner Jeffrey Pelot was sworn in.

Mr. Pelot stated the following:

I built that deck about 10 years ago for the tenants. I know I built it without a permit. I did get greedy. I will do anything that you tell me to do to build that deck. No one complained, and we do enjoy the deck. I have an architect to build the deck. On the east side of deck, I did have a deck grill for the people and chairs which I will bring out eventually.

Commissioners additionally asked the following questions:

1. Will the deck have built in utilities?
2. How are you related to the owner?
3. Are they condominiums or apartments?
4. Can you confirm that the footprint shown is what you plan to build, and you are not increasing the size?
5. Will you be rebuilding the deck?
6. How many parking spots?
7. Is there a canopy?

Mr. Pelot said that no, it's just a basic deck for the tenants to use. He's not the owner. Paul hired him back in 2017, and he was the owner. Now, they have his daughter. Paul passed away a year ago.

They are known as condominiums, but they rent them as apartments. There is one owner of entire property with tenants. With setback from curb, it will be 12-14 inches from the curb. They want to keep it at 12x20. They can't go into the south side because it slopes down, and the south side is closer to the street, not increasing the size of the deck. He will be rebuilding the deck himself. They have no residents that are against this deck. They have about 40 people who are in favor of the deck. They all enjoy it very much. Parking spots are numbered, and they have 95. They have tenants with 2 cars, so parking is an issue. Mr. and Mrs. Davis are putting up the cost for the deck, and no canopy will be built. In the front, there are pavers and benches. The front is too close to the apartments, and they don't want to disturb their neighbors. The only windows on north side of building are for staircases.

The signature page was entered into evidence.

Public Comment-

There were written submitted comments.

Sworn in, Daniel Stevens, Michael Morland, Esther Corona, and Tommy Ells.

Mr. Stevens, a resident in favor of the deck, stated that the community needs this in their building, and it brings people together. It's a nice place. It's a nice addition for going outside and nice to have when people are over. It's important to have a sense of community for a face-to-face conversation.

Mr. Morland said he has lived there for 8 years, and he takes his walks around the building. He has met more people there since they have had that deck. His mom would visit, and she loved the place so much that she too moved in. Mr. Pelot wants the deck to look good but does not want to have it stand out. He wants it to be useful and welcomed by people.

Ms. Corona said that the deck is meaningful to many of them, and it's a place where neighbors connect and get together.

Mr. Ells said that as of next month, he would have lived at Kenilworth Arms for 27 years. When Mr. Pelot came onboard, life got better, and he made the community feel more welcoming and warmer. Mr. Pelot made this a community. These are one-bedroom apartments, and to have a place to connect is great. The tenants can sit in their one-bedroom apartment or go to the deck. He is very grateful that tenants have had that deck for as long as they have.

Mr. Morgan stated that he had lived at Kenilworth for 14 years, and up until Mr. Pelot came, they were all in their apartments. They never got to meet our neighbors. Mr. Pelot overbuilds everything, and the deck allows us to get out and meet each other and enjoy the company.

Ms. Ryan, a tenant for 8 or 9 years, said that Kenilworth is one of the best apartments that she has ever lived in. The amenities are clean, and they are well-kept apartments. The deck was well made. There is a sense of community. Regarding noise, her apartment faces west, and she can hear people on the deck and really likes that. It makes her feel like there is family out there. She mentions that it is not obnoxiously loud. That does not happen there, and people are very respectful. It is a nice place to sit. They have a front porch, but having the deck is a bonus. It adds to their quality of life and quality of the building. Mr. Pelot has really made it nice, and they have never had any accidents back there.

Chairperson Loftus asked how the new Park District building is and if they are good neighbors.

The Petitioner added that yes, there are no problems at all, whatsoever. He stated that there are tanks on north side. Only employees of the building park on that side.

Commissioner Pesce motioned to close the public meeting, and it was seconded by Commissioner Morrison.

Deliberation

Commissioner Pesce stated that it's refreshing in this age to see such a sense of community in the Village. It looks like a great space and he will be approving.

Commissioner Kreuzer said they were as passionate of a group that they have ever had here, and it was very pleasant to hear such great stories.

Commissioner Arango said congratulations to the residents present, who have made that community what it is.

Commissioner Morrison said that based on testimony, this is not just about money. He finds that based on testimony, this meets the criteria set out in granting the variance. He appreciated their testimony as residents.

Commissioner Brown stated that it was very heartwarming.

Commissioner Kreuzer makes a motion to approve the two variance requests:

1. Section 10-5-5(B)(4)(8) to allow a deck in the side yard setback.
2. Section 10-5-5(B)(4)(8) to allow a deck to be located six feet (6'-0") from the side property line in lieu of the required setback of twenty-four feet and one inch (24'-1") from the Zoning Board as presented.

Commissioner Kreuzer moved that the petition that was presented by petitioner be submitted as evidence, seconded by Commissioner Brown.

The motion passed with a (7) yes to (0) no vote.

Commissioner Morrison motioned to approve findings of facts, seconded by Commissioner Brown.

E. Trustee Liaison's Report

- Trustee Liaison Thompson stated that a presentation about the Reno Center Public Works Facility project may come before the Plan Commission. Will be improved so that we would have all major vehicles under cover in a garage that extends life of vehicles. Village staff presented a plan that would cost 48 million dollars. The old Reno Center, in interim, would house the Fire Department. He stated that the Plan Commission's comments and input are needed.
- Regarding the north side of the fire station location, all options are on the table.

Commissioner Brown asked how much the new maintenance facility was for the Park District. Are there plans to enhance the area around the pond in Pan Fish? Ever since it was improved, the park has always been busy, and it's great to see. Lots of families are taking advantage of it.

Trustee Liaison Thompson stated that he did not remember what the total cost of maintenance facility was but that he could find out. With Pan Fish, he didn't know if it will be improved, as the Village manages the pond water, but he can look into it.

He said regarding e-bikes, they have given more warnings, and they have interacted with schools to remind the children of the rules about e-bikes. The state of IL just came out with new e-bike regulations, so Glen Ellyn has to marry our policy with the state's.

F. Chairperson's Report

- Chairperson Loftus will not be here next month, and Commissioner Pesce will be filling in.

G. Staff Report

- Glowe Salon was given approval by the Village Board.
- 22W Alstrand Rd was denied by the Village Board
- 451 Duane is waiting for official submittal.
- They are working with Dutch Bros Coffee, 750 Roosevelt Rd, on their application. Tomorrow, necessary revisions should arrive. There is some State approval that will be required from IDOT. A vote can be taken, and then the Plan Commission can wait for IDOT approval. Getting an IDOT permit can take years, and feedback can take months.
- A 72-page diagnostic report for Zoning Code Project was received. This will be a topic of discussion for the May Plan Commission Meeting.
- Round two of the plans have been resubmitted by the Wedding Suite, and they are working on a 3rd round of revisions.
- The Chinese restaurant to west of wedding suite is closed, and the property is up for sale
- Work has restarted on the old hotel property to the east, and they are continuing to work under guidance of EPA.

Commissioner Brown motioned to close the Plan Commission Meeting, seconded by Commissioner Morrison.

H. Other Business

I. Adjourn 8:25PM