



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, August 27, 2026
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. New Business**
 - 1) Public Hearing - 524 Duane Street, The Parlor
 - 2) Pre-Application - 451 Duane Street
 - 3) Zoning Code Update Discussion
- D. Trustee Liaison's Report**
- E. Chairman's Report**
- F. Staff Report**
- G. Other Business**
- H. 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.



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

Meeting 8/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Public Hearing
Prepared By: Daniel Harper

AGENDA ITEM (ID
2026-645)

DOC ID: 2026-645

Public Hearing - 524 Duane Street, The Parlor

Statement of the Issue:

The Petitioner, Michael Hilmers DBA The Parlor at 524, is requesting a Special Use Permit to allow the operation of a beauty shop in the C5A Central Retail Core Subdistrict.

Analysis:

Background:

The subject property is approximately 8,927 square feet and is part of a multi-use commercial building. The tenant space was most recently occupied by Alla Moda Boutique.

Surrounding Conditions:

Zoning in the surrounding area is CR Conservation Recreation District, C5A Central Retail Core Subdistrict, and C5B Central Service Subdistrict. Specifically, the surrounding land uses are as follows:

Surrounding Land Uses

North: Prairie Path
South: Civic Center
East: Mixed Use
West: Bank

Surrounding Zoning

Conservation Recreation District
C5B Central Service Subdistrict
C5A Central Retail Core Subdistrict
C5A Central Retail Core Subdistrict

Public Hearing:

A notice of public hearing for the requested approvals was published in the August 7, 2026, 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.

Project Summary:

The Petitioner is requesting a Special Use Permit to allow a beauty shop at 524 Duane Street in the C5A Central Retail Core Subdistrict. The Petitioner has stated that they are looking to convert the space into a "high-end personal service micro-boutique hair salon, offering professional salon services, specializing in premium hair color, cutting, styling, and extensions." The proposed beauty shop would also have a retail component selling "luxury, eco-friendly hair care brands." 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. The beauty shop is situated between a dining establishment and a yoga studio, and it is located near other beauty salons,

boutiques and retail uses.

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

Attachments:

1. Application - Special Use
2. Aerial Map
3. Zoning Map
4. Plat of Survey - Laserfiche
5. Floor Plans & Axon



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

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

APPLICATION FOR SPECIAL USE PERMIT

Date Filed: 7/21/2026

Application No: 2026-0029

Name of Applicant: Michael Hilmers DBA The Parlor at 524

Address of Applicant: 524 Duane Street, Glen Ellyn, IL 60137

Property Interest of Applicant: Tenant

Name of Owner: John S Vlahos

Address of Owner: 1221 Maple Ave Downers Grove, IL 60515

Contacts:

Type	Name	Address
Petitioner	Michael Hilmers	
	DBA The Parlor at	524 Duane Street, Glen
	524	Ellyn, IL 60137
Web Administrator	Michael Hilmers	
	DBA The Parlor at	524 Duane Street, Glen
	524	Ellyn, IL 60137
Parcel Owner		1221 Maple Ave Downers
	John S Vlahos	Grove, IL 60515

Property Address: 524 Duane Street

Project Name: Web Project

Project Description: Special Use Permit request to establish and operate a high-end personal service micro-boutique hair salon. The business will offer professional salon services, specializing in premium hair color, cutting, styling, and extensions. The premises will also include a retail component for the sale of luxury, eco-friendly hair care brands.

Legal Description of Property:

LOT 5 IN COUNTY CLERK'S ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

Zoning: C5A, CR, Central Business District (Retail Core)
Lot Dimensions:
Lot Area: 8,927 Square Feet
PIN: 05113210010000
Present Use: Vacant store front, Formerly Alla Moda Boutique

Requested Use/Construction:

High-end personal service micro-boutique hair salon, offering professional salon services, specializing in premium hair color, cutting, styling, and extensions. The premises will also include a retail component for the sale of luxury, eco-friendly hair care brands.

Estimated Date to Begin New Use/Construction: 8/1/2026

Narrative Statement:

The proposed boutique micro-salon will have a positive economic effect on adjoining properties by bringing consistent, local foot traffic to the business district and supporting neighboring retail and dining establishments. The business operates entirely indoors and produces no disruptive elements such as excessive noise, glare, fumes, or vibrations. All services utilized professional-grade products, ensuring no adverse odors impact adjacent units.

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

The proposed Special Use is harmonious with the general objective of the Glen Ellyn Comprehensive Plan, which seeks to promote a diverse mix of commercial and personal services in the downtown area. By establishing a high-end, low-impact boutique service, this business enhances the economic vitality of the district, fills a commercial vacancy with a productive use, and serves the daily needs of local residents in accordance with the village's zoning goals.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The salon will be designed, operated, and maintained to the highest aesthetic standards, ensuring it remains appropriate in appearance with the existing character of the general vicinity. The interior build-out will focus on a clean, modern, and high-end boutique

aesthetic. Because there are no proposed alterations to the historic exterior facade of the building, the essential character of the area will remain entirely unchanged and preserved.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

The proposed salon use will not be hazardous or disturbing to existing or future neighboring uses. It does not involve any hazardous operations, outdoor storage, or disruptive machinery. All activities are standard personal salon services conducted safely indoors during normal, compliant commercial business hours.

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

The proposed use will be located within an established commercial building that is already fully served by essential public facilities and municipal services. The site has immediate access to existing public streets, municipal water and sewer lines, stormwater drainage structures, and local refuse disposal. Police and fire protection for this district. Because the business is a low-intensity boutique salon, its resource consumption will remain well within the existing municipal resources.

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

The Special Use will not create any additional requirements or public cost for facilities and services. All interior salon build-out cost will be privately funded. Furthermore, the establishment will positively contribute to the economic welfare of the Village by activating a commercial storefront, generating local sales, and bringing daytime consumers into downtown Glen Ellyn to support neighboring businesses.

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

The salon will not involve any activities, processes, or materials that could be detrimental to public health, safety, or general welfare. There will be no production of smoke, glare, or vibrations. All services are conducted entirely indoors on an intimate, appointment- only basis, ensuring no excessive traffic or noise is generated. Any odors from standard hair

products will be well-managed within the space via standard commercial ventilation, causing no disruption to neighboring tenants

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

The property utilizes existing downtown vehicular approaches and public parking infrastructure, which are inherently designed to handle commercial retail and service traffic without interfering with surrounding streets. Because the salon operates on a micro-scale with staggered, pre-scheduled individual appointments, it will not create sudden surges of traffic or cause any undue interferences with the normal flow of vehicles on adjacent public roads.

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

The proposed Special Use will be located entirely within an existing, established commercial building and will not involve any exterior site grading, paving, or changes to the property store footprint. Consequently, it will not increase stormwater runoff, impact local drainage patterns, or increase the potential for flood damage to adjacent properties. The business will require absolutely no additional public expenses for flood protection, emergency rescue, or relief services.

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

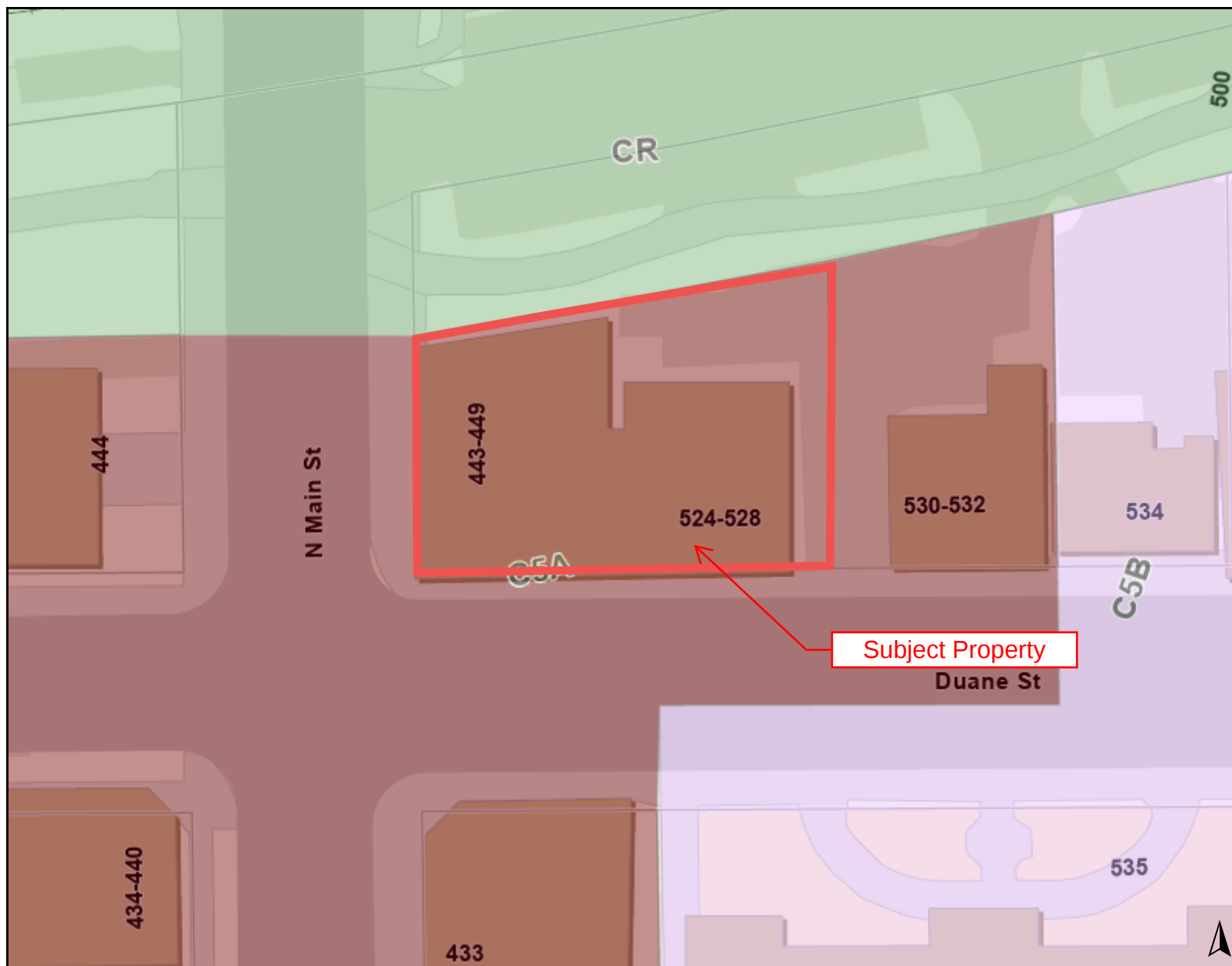
The Special Use will not result in the destruction, loss, or damage of any natural, scenic, or historic features of major importance to the Glen Ellyn community. The project is restricted to minor interior improvements for a boutique salon. No changes are being made to the exterior architectural character of the building, ensuring the historic aesthetic and visual integrity of the downtown commercial district are fully preserved.

**Legend****Subject Property**

0 50 100
ft

Print Date: 8/17/2026**Notes**

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Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District

0 50 100
ft

Print Date: 8/17/2026

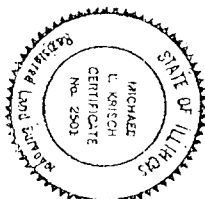
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PLAT OF SURVEY

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Symbol	Legend
1	Survey Line
2	Property Line
3	Right of Way
4	Water
5	Tree
6	Shrub
7	Grass
8	Barren Land
9	Highway
10	Water
11	Shrub
12	Grass
13	Barren Land
14	Highway
15	Water
16	Shrub
17	Grass
18	Barren Land
19	Highway
20	Water
21	Shrub
22	Grass
23	Barren Land
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29	Highway
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32	Grass
33	Barren Land
34	Highway
35	Water
36	Shrub
37	Grass
38	Barren Land
39	Highway
40	Water
41	Shrub
42	Grass
43	Barren Land
44	Highway
45	Water
46	Shrub
47	Grass
48	Barren Land
49	Highway
50	Water



MAIN

DUANE

STREET

(43.75' Asphalt Paving w/c&g)

66.00

Concrete
67.56'

Found Corner
2.25' South
of
2.25' East

Building
0.12' South
of
0.12' East

1 Story
Brick
Building

5

59.36'

Asphalt

Paving

(51' Asphalt Paving w/c&g)

00.99

STREET

88.34'

63.62'

Lot 1

NOTE: The Surveyor is not responsible for the accuracy of the information contained in this plat, but only for the accuracy of the survey. The survey was made by the Surveyor on the basis of the information furnished to him by the owner of the land. The Surveyor is not responsible for the accuracy of the information furnished to him by the owner of the land. The Surveyor is not responsible for the accuracy of the information furnished to him by the owner of the land.

Michael E. Krusch

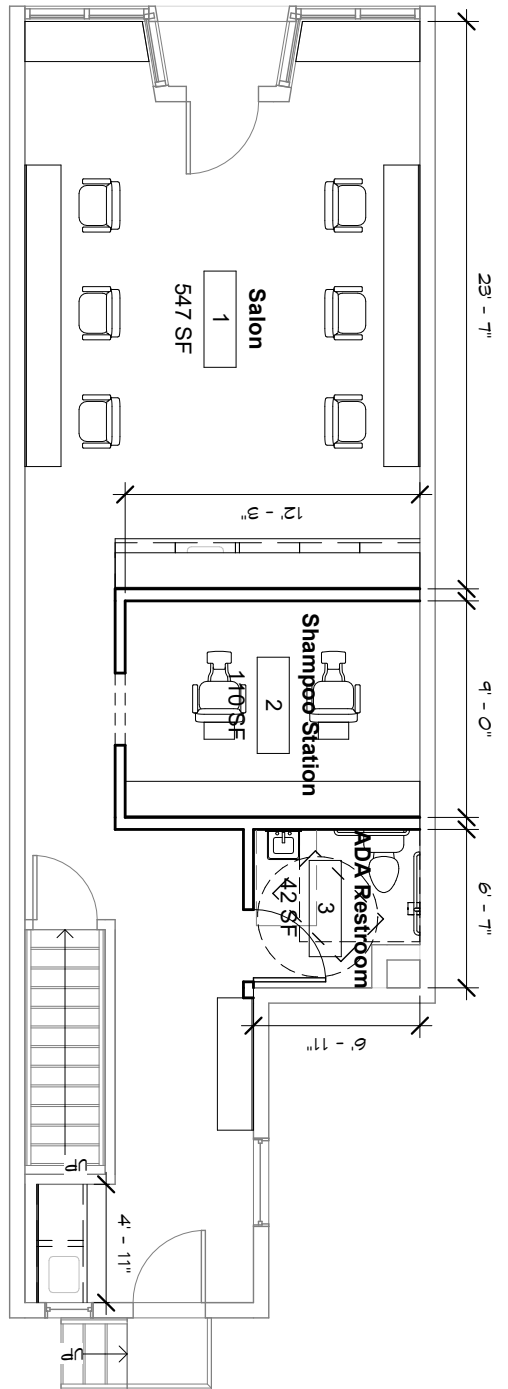
Prepared For: John Vichos



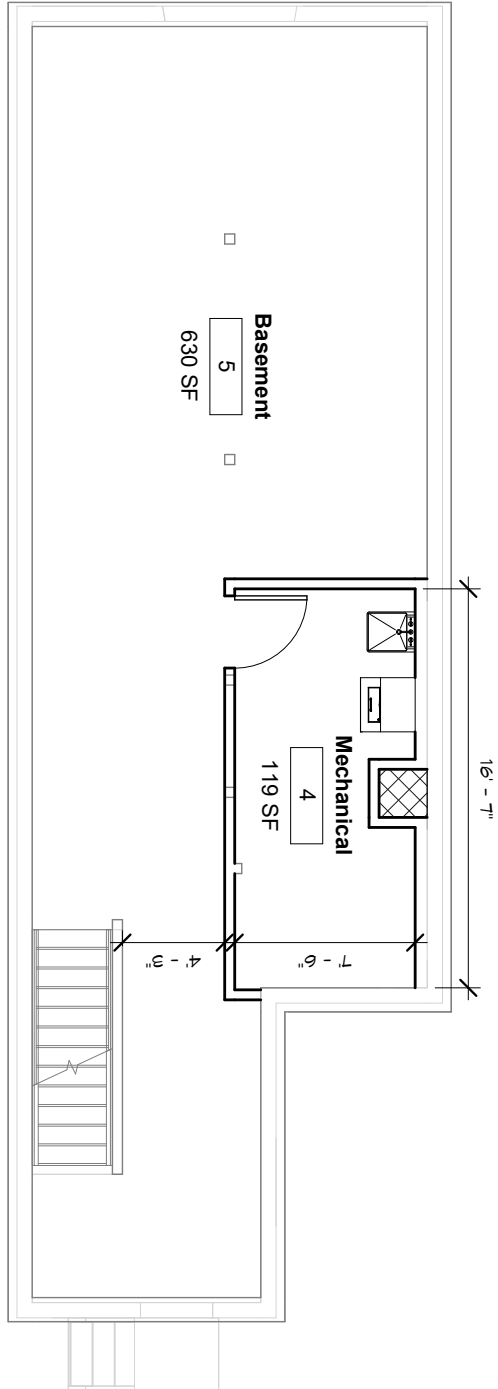
No.	Date	Revision Description	By
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

GLEN D. KRUSCH LAND SURVEYOR, INC.
1719 South Main Street • Lombard, IL 60148 • Phone 312-672-8722

Surveying - Consulting - Construction Lay
Out - 20 Years of Experience



① New First Floor 1
3/16" = 1'-0"



② New Basement Floor 1
3/16" = 1'-0"

No.	Revision/Issue	Date

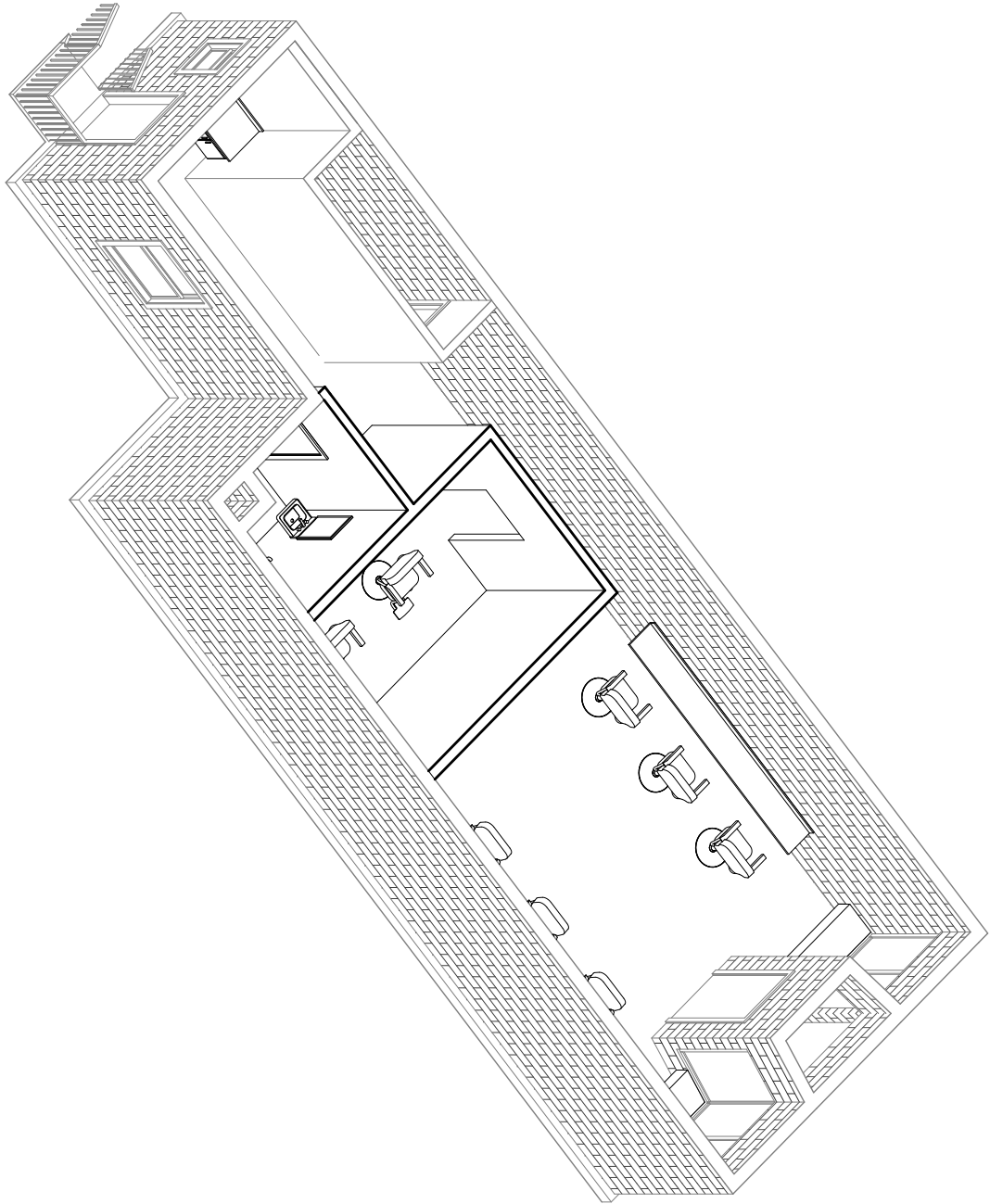
FLINTARCHITECTS
THE SPARK OF ARCHITECTURAL INSPIRATION
1100 SOUTH 3200th AVE SUITE 200
TAMPA, FL 33629
TEL: 813.281.5000 FAX: 813.281.5001
WWW.FLINTARCHITECTS.COM

Project Name and Address
Interior Buildout
Jennifer Himmels
554 Diane St.
Evan Elgin, IL 60137

Project	26021	Sheet	
Date	07/14/2026		
Scale	AS NOTED		

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FLINT ARCHITECTS LLC

Z1



1 Project Preview

No.	Revision/Issue	Date

FLINT ARCHITECTS
THE SPARK OF ARCHITECTURAL BRILLIANCE
11100 30th Street • 60649-3040 • www.flintarch.com

Project Name and Address
Interior Buildout
Jennifer Himmels
554 Duane St.
Evanston, IL 60137

Project	26021	Sheet
Date	Print Date	Z2
Scale	AS NOTED	



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

Meeting 8/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-646)**

DOC ID: 2026-646

Pre-Application - 451 Duane Street

Statement of the Issue:

The applicant, Barriere Construction, has submitted an application for a Pre-Application with the Plan Commission to discuss a proposed residential development at 451 Duane Street. All new construction in the C5B District is required to obtain a Special Use Permit for a planned development.

Analysis:

Background:

The property was previously improved with a single-family home that has since been demolished. The property has been subject to two pre-application meetings since 2025. The first pre-application featured a three-unit attached single-family concept and second featured an office building concept.

Surrounding Uses:

Surrounding Land Uses	Surrounding Zoning
North: Computer Repair Store and Office	C5B Central Service Subdistrict
South: St. Petronille Church and School	R2 Single Family Residential
East: Single Family Residential	C5B Central Service Subdistrict
West: Multifamily Residential	C5B Central Service Subdistrict

Comprehensive Plan:

The 2023 Comprehensive Plan future land use map identifies the property as a location for single-family attached development (pg. 12). The downtown sub-area framework identifies this property as being within a "Transition Area" and recommends that the Village "promote residential development in the outer edges of the C5B zoning area of the Central Business District to transition to the adjacent residential zones. Consider reduced setbacks and increased housing options in these areas" (pg. 22).

The plan also identifies the property as part of a potential redevelopment site in combination with the other existing single-family homes located to the east of the property and recommends that "these properties should be assembled and redeveloped as a small single-family attached development similar to the property directly east" (pg. 30).

Review Process:

Because the property is zoned C5B Central Service Subdistrict, the applicant would be required to submit an application for a Special Use Permit for a single-family attached residential use and for a Planned Unit Development in order to allow for construction on the site. The C5B Central Service Subdistrict minimum yard and lot requirements and the applicant's proposed deviations from those requirements can be reviewed below:

Required by C5B Central Service Subdistrict Proposed	
Front Yard Setback: 20'-0"	Proposed Front Yard Setback: 14'-6"
Corner Side Yard Setback: 30'-0"	Proposed Corner Side Yard Setback: 3'-0"
Rear Yard Setback: 30'-0"	Proposed Rear Yard Setback: 5'-0"

Planned Unit Developments also include residential development standards that the applicant's proposal does not meet. The standards can be reviewed below:

Required for Residential Planned Unit Developments	Proposed
Maximum Floor Area Ratio: 0.4	Proposed Floor Area Ratio: 2.08
A 10-foot landscape buffer shall be provided along all property lines.	Proposed: None

Staff Comments:Site Plan

The proposed site plan shows a floor plan of four townhomes fronting Prospect Avenue. The four units would have driveways on Prospect Avenue that are a total of 23 feet in length. However, that 23 feet includes the five-foot public sidewalk, and the driveways would only have 3 feet located on the private side of the property. Although not required in the code, staff recommends that residential driveways have a minimum length of 20 feet in order to allow for space for cars to park in the driveway without interfering with the pedestrian sidewalk. The length of the driveway approaches between the sidewalk and the street would be approximately 15 feet. These short driveways that are primarily located in the parkway could pose a possible future enforcement issue with vehicles blocking the sidewalk.

The building is proposed to have a 14'-6" front yard setback from Duane Street with a 3'-0" corner side yard setback for the corner side, a 5'-0" side yard and a 5'-0" rear yard. The existing single-family residence to the east is set back approximately 22 feet from Duane, and the townhomes at 465-471 Duane have a front setback of approximately 24 feet.

The building is shown with a small walled terrace for each unit located in the north-west and south-west corners of the property. An impervious surface setback variation may be needed in full submittal to allow them in the location as proposed.

Elevations

The applicant has provided a rendering of the proposed design of the building based on a concept

that the applicant has constructed previously. The units will be three stories and will be limited to 45 feet to 55 feet in height based on the setback of the 10 feet of the structure based on requirements of the C5B zoning district. The facade materials consist of a mix of masonry and siding with a contemporary design.

Because the proposed project would be new construction in the C5B zoning district, this project is subject to review by the Architectural Appearance Commission as part of their entitlements process.

Stormwater

The site is subject to natural drainage patterns and overflow routes in the area. The applicant will need to propose a solution to mitigating the effects of stormwater impacts in the area if the site were to be developed as proposed.

Driveway and Traffic Control

The intersection of Duane Street and Prospect Avenue is a three-way stop, with stop signs for traffic heading north on Prospect and both directions on Duane. The proposed positioning of the building at approximately three (3) feet from the sidewalk along Prospect could limit visibility for both motorists and pedestrians. Vehicles backing out from the garages would not have a view of pedestrians approaching from either north or south. A high number of pedestrians would be expected at this location due to the pre-K through 8th grade school that is located immediately to the south.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

The applicant is requesting feedback from the Plan Commission regarding the proposed concept design and zoning entitlement relief requests as part of the Pre-Application process.

Attachments:

1. Application - Pre Application
2. Cover Letter
3. Aerial Map
4. Zoning Map
5. Plat of Survey - 451 Duane St
6. 4-Unit Concept Plan
7. Preliminary Building Renderings



VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

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

Application for Commission Pre-Application Meeting

Date Filed: 7/16/2026

Application No: 2026-0043

Name of Applicant: Barriere Construction Inc

Address of Applicant: 4920 Main St Downers Grove, IL 60515

Property Interest of Applicant: Owner

Name of Owner: Flash Property Management

Address of Owner: 101 Tanager Dr Bloomingdale, IL 60108

Contacts:

Type	Name	Address
Petitioner	Barriere	4920 Main St Downers
	Construction Inc	Grove, IL 60515
Web Administrator	Barriere	4920 Main St Downers
	Construction Inc	Grove, IL 60515
Parcel Owner	Flash Property	101 Tanager Dr
	Management	Bloomingdale, IL 60108

Property Address: 451 Duane St

Project Name: Duane St. Townhomes

Project Description: 2-unit attached single family homes

Zoning: C5B, Central Business District (Service)

C5B Central Service: 05113260010000

Cover Letter Attached.



4920 Main St Downers Grove IL 60515

August 20, 2026

Village of Glen Ellyn

Planning & Development Department
451 Duane Street
Glen Ellyn, IL 60137

RE: Project Narrative – Proposed Planned Unit Development and Special Use Permit

Dear Mr. Harper and Members of the Planning Staff,

On behalf of Barriere Properties LLC, I am pleased to submit this project narrative for our proposed redevelopment of the subject property. We appreciate the opportunity to meet with Village staff and begin the entitlement process for what we believe will be a thoughtful, high-quality addition to downtown Glen Ellyn.

Our vision is to transform the site into an architecturally significant residential development consisting of four luxury attached townhomes. The proposed plan is intended to make efficient and appropriate use of this downtown property while delivering an elegant, timeless development that reflects the character, quality, and walkability that have made Glen Ellyn one of the premier communities in the western suburbs.

The development will feature four individually designed residences, each offering approximately three stories of finished living space with carefully considered architectural proportions and premium construction. Each home is planned to include a private elevator serving all residential levels, an expansive rooftop deck for private outdoor living, attached

garage parking, and thoughtfully designed interior spaces tailored to today's luxury homeowner.

The site plan and building arrangement will be carefully developed to provide appropriate access, circulation, parking, landscaping, and privacy for each residence. Particular attention will be given to the overall scale and massing of the development so that the four residences function cohesively while maintaining a comfortable and attractive relationship with the surrounding properties and existing streetscape.

Architecturally, the project will emphasize enduring design through the use of high-quality exterior materials such as brick, natural stone, metal accents, and finely detailed trim. Landscaping, exterior lighting, pedestrian connections, and other site improvements will be incorporated to create an inviting streetscape that complements the surrounding neighborhood and contributes positively to the Village's downtown environment.

Throughout the design process, our priority will remain compatibility with the surrounding neighborhood. We intend to create a development that respects the established streetscape while introducing a level of architectural quality and residential investment that will remain an asset to the community for generations. We believe the proposed four-townhome configuration provides an appropriate balance of density, functionality, architectural character, and responsible downtown land use.

We recognize that the proposal requires approval of a Planned Unit Development and a Special Use Permit, and we welcome the opportunity to work collaboratively with Village staff, the Plan Commission, the Architectural Appearance Commission, and the Village Board. We value the Village's commitment to thoughtful planning and look forward to refining the project through the review and public hearing process.

Thank you for your time and consideration. We appreciate the opportunity to present our vision and are committed to developing a project that reflects the high standards of the Village of Glen Ellyn while contributing to the continued vitality and residential appeal of its downtown.

Respectfully,

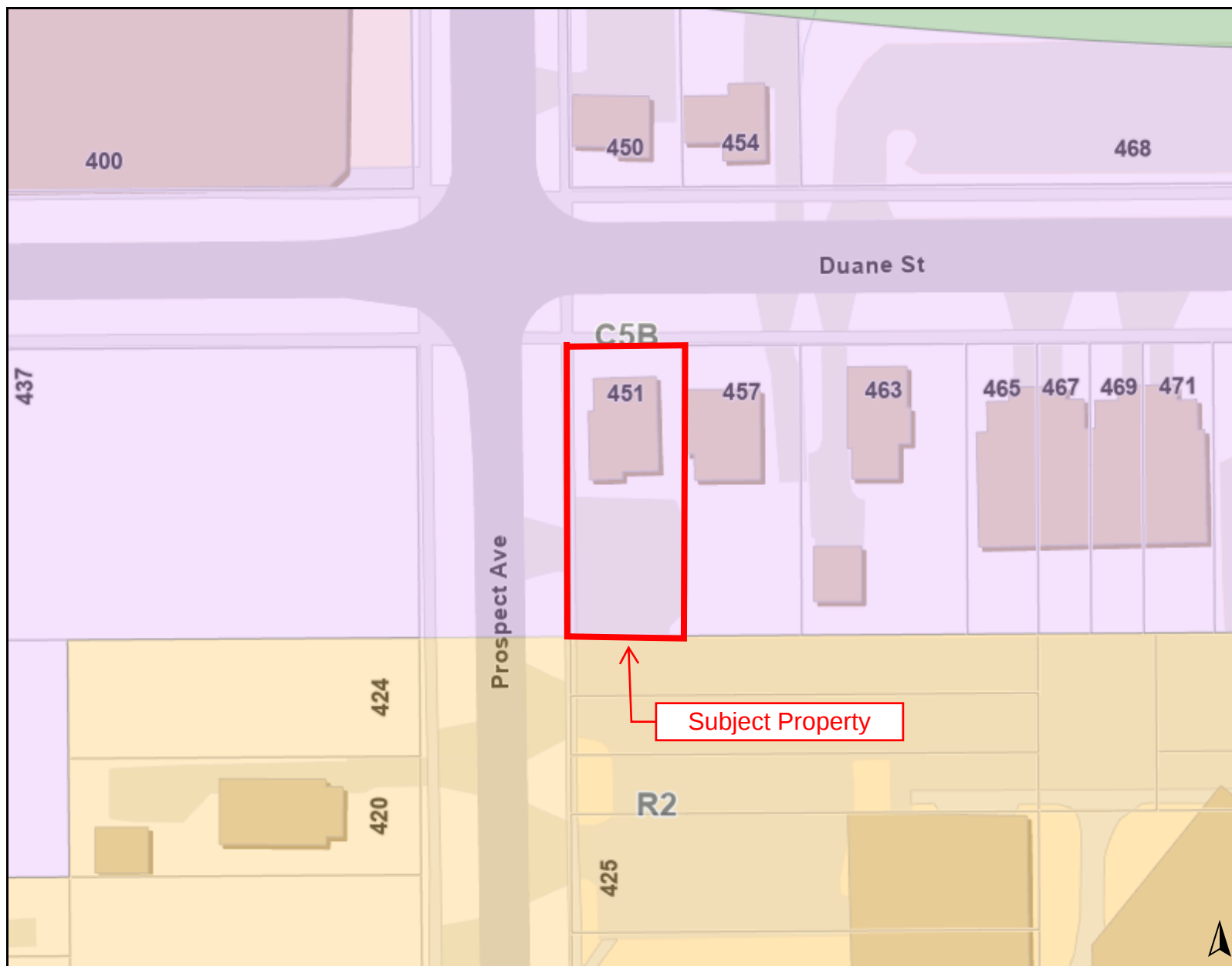
Adam Barry
Barriere Properties LLC

**Legend**

0 100 200
ft

Print Date: 2/17/2025**Notes**

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**Legend**

Zoning and Development

Zoning

- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 100 200
ft

Print Date: 2/17/2025

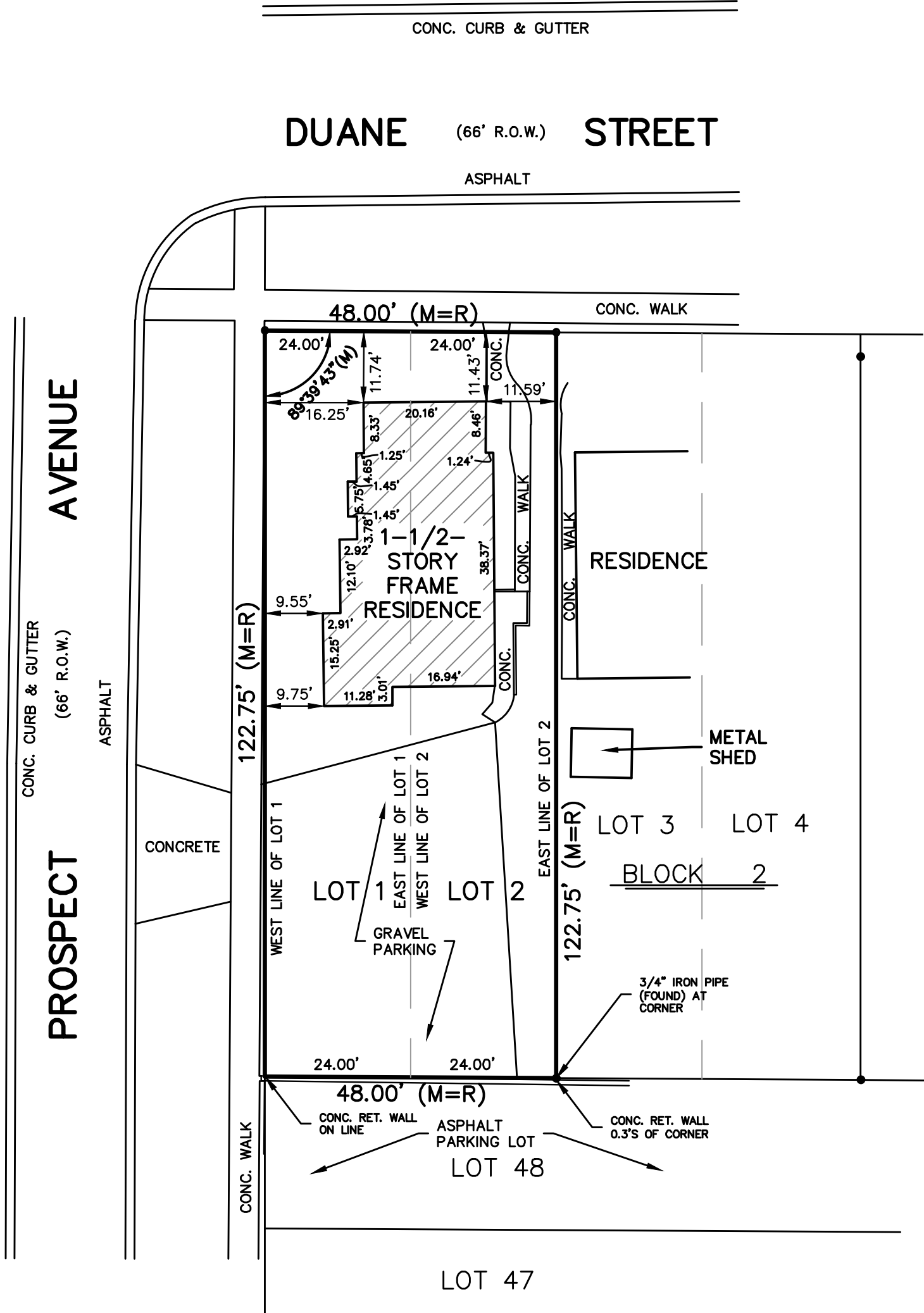
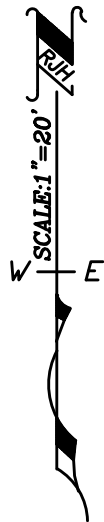
Notes

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PLAT OF SURVEY

LOTS 1 AND 2 IN BLOCK 2 OF GLENWOOD, BEING C.A. PHILLIP'S SUBDIVISION OF PART OF SECTION 10 AND PART OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 22, 1873 AS DOCUMENT 16688, IN DUPAGE COUNTY, ILLINOIS.

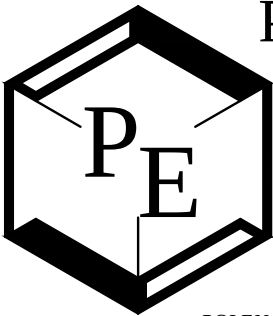
ADDRESS: 451 DUANE STREET, GLEN ELLYN
PIN: 05-11-326-001
AREA: 0.14 ACRES



STATE OF ILLINOIS } S.S.
COUNTY OF MCHENRY }
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 11/20/2024.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
GIVEN UNDER MY HAND AND SEAL AT LAKE IN THE HILLS, ILLINOIS, THIS 27TH. DAY OF NOVEMBER, A.D., 2024.
ILLINOIS LAND SURVEYOR NO. 3251; LICENSE EXPIRES 11/30/26
ILLINOIS DESIGN FIRM NO. 184-007260
REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF. COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.

LEGEND
(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION

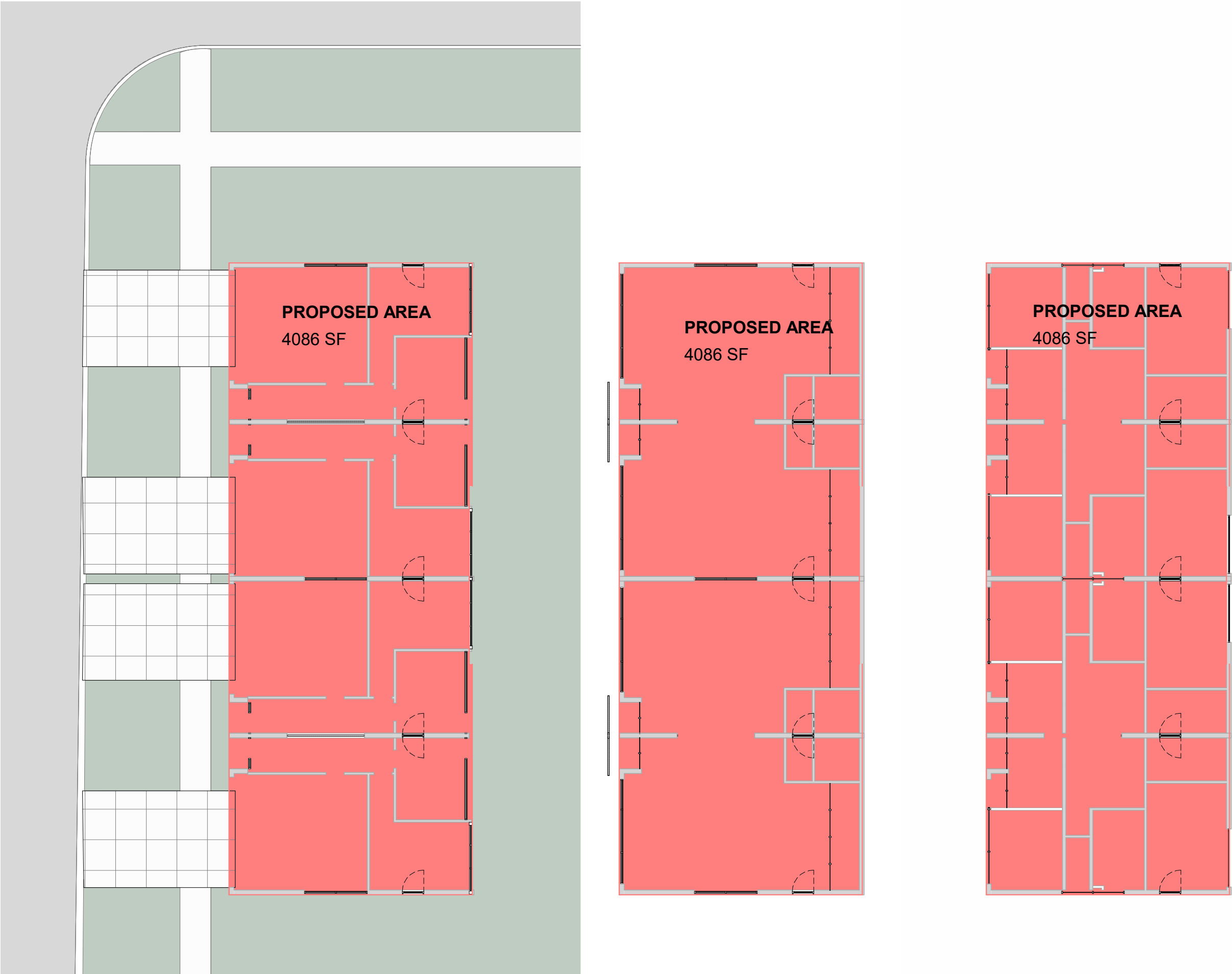
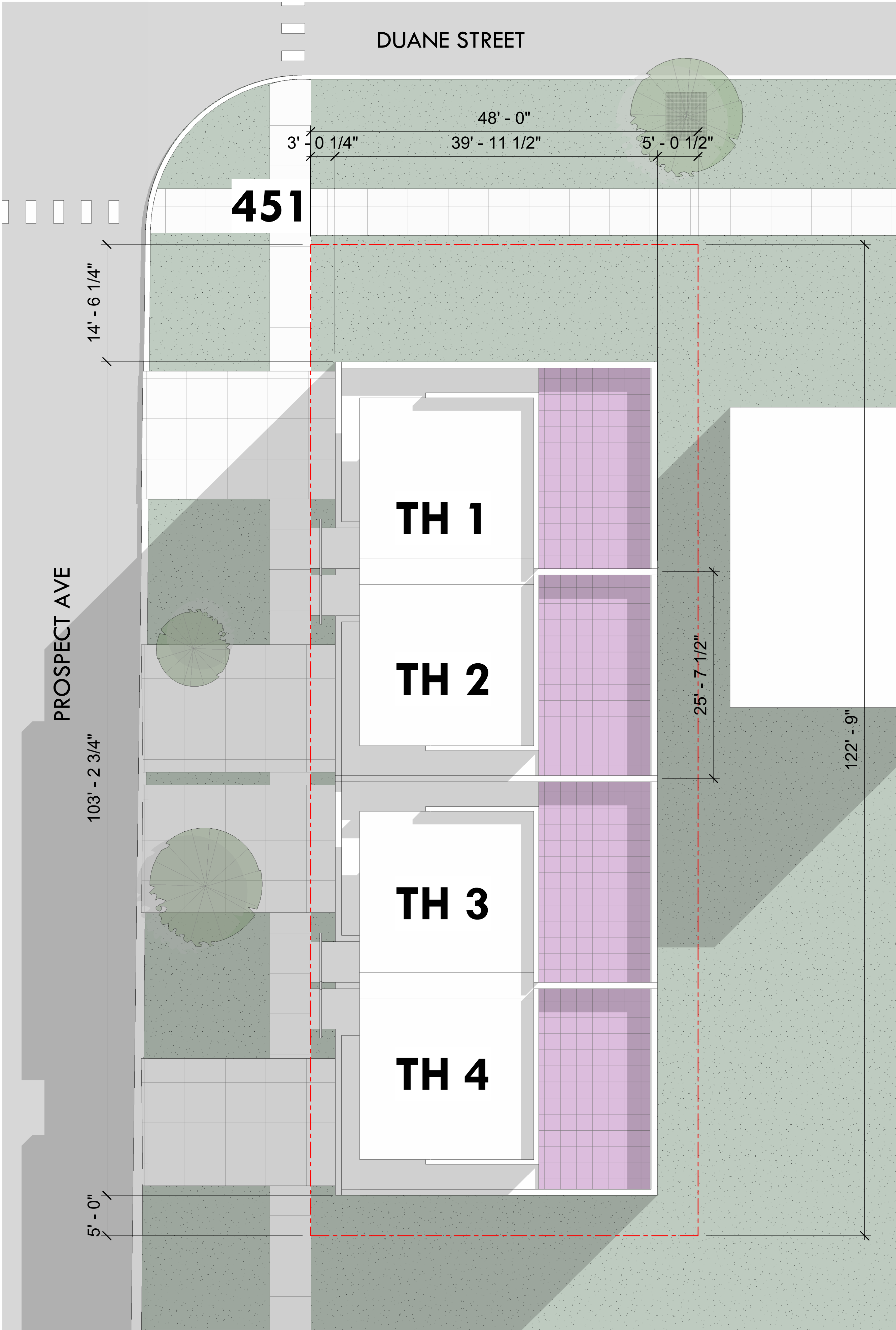
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POLENA ENGINEERING LLC

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ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, ALAN J COULSON, HERITAGE LAND CONSULTANTS, PAF SEPTIC DESIGN, AND MIONSKE SURVEYING



2 Level 01 Gross Area Plan (GAP)
1/16" = 1'-0"

3 Level 02 GAP
1/16" = 1'-0"

4 Level 03 GAP
1/16" = 1'-0"

Area Schedule-Gross		
Name	Level	Area
PROPOSED AREA	LEVEL 01	4,086 SF
PROPOSED AREA	LEVEL 02	4,086 SF
PROPOSED AREA	LEVEL 03	4,086 SF
		12,258 SF

DRAWING SHEET REVISIONS

1 OWNER REVIEW 03.x.x.23
2 xxxx
3 xxxx





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

Meeting 8/27/2026 7:00 PM
Department: Community Development
Department Head: Jennifer Henaghan
Category: Discussion Item
Prepared By: Daniel Harper

**AGENDA ITEM (ID
2026-667)**

DOC ID: 2026-667

Zoning Code Update Discussion

Statement of the Issue:

Staff will provide an overview and response to questions that were made during the August 13, 2026, Special Plan Commission meeting discussing proposed definitions and uses.

Analysis:

During the August 13, 2026, Special Plan Commission meeting, the Commission had questions regarding specific requirements for subjects including Data Centers, Adult Oriented Businesses and other topics. Staff will be providing responses to these questions to continue the discussion of these types of uses and their proposed definitions. The presentation from the August 13th meeting is attached as a reference.

Budget Impact:

Contribution to Strategic Plan

Action Requested:

Not Applicable.

Attachments:

1. August 13 Plan Commission Presentation

VILLAGE OF *Glen Ellyn* ILLINOIS

PLAN COMMISSION



Agenda

Thursday, August 13, 2026

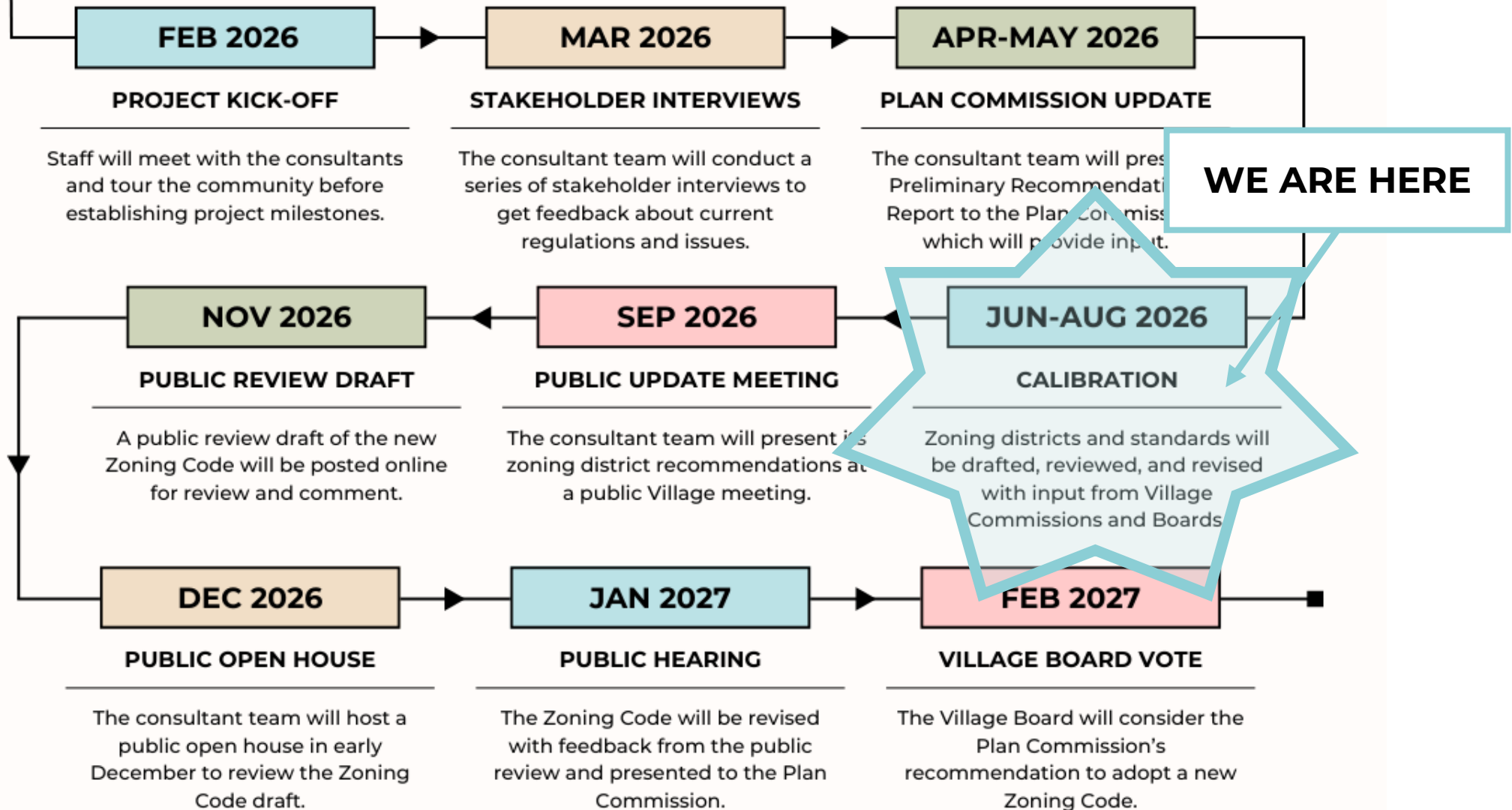
- A. Call to Order
- B. Public Comment
- C. Approval of the Minutes
 - 1) Review and Approval of the May 28, 2026, Plan Commission Meeting Minutes
 - 2) Review and Approval of the June 25, 2026, Plan Commission Meeting Minutes
- D. New Business
 - 1) Zoning Code Discussion – Use Terms and Comprehensive Use Table
- E. Trustee Liaison's Report
- F. Chairperson's Report
- G. Staff Report
- H. Other Business
- I. Adjournment

VILLAGE OF *Glen Ellyn* ILLINOIS

Zoning Code Discussion
Use Terms & Comprehensive Use Table



TIMELINE



Chapter 1 – Uses & Use Standards

Discussion Overview

1. Project Timeline
2. Permissions Comparison
3. Use Terminology Discussion
4. Comprehensive Use Table Exercise
5. Chapter 2 - District Standards Representation
Sample

Permissions Comparison

Current Zoning Code

- Use permissions located in individual district regulations
- Outdated, highly-specific uses
- Inconsistent terminology:
 - Ex. School/education, similar uses are described differently per district and are referenced inconsistently

Proposed Changes

- Use permissions located in a simplified Comprehensive Use Table
- Contemporary uses
- Broader use categories
- Standardization of terms, acronyms, and stylistic preferences

Use Terms Discussion

Commercial

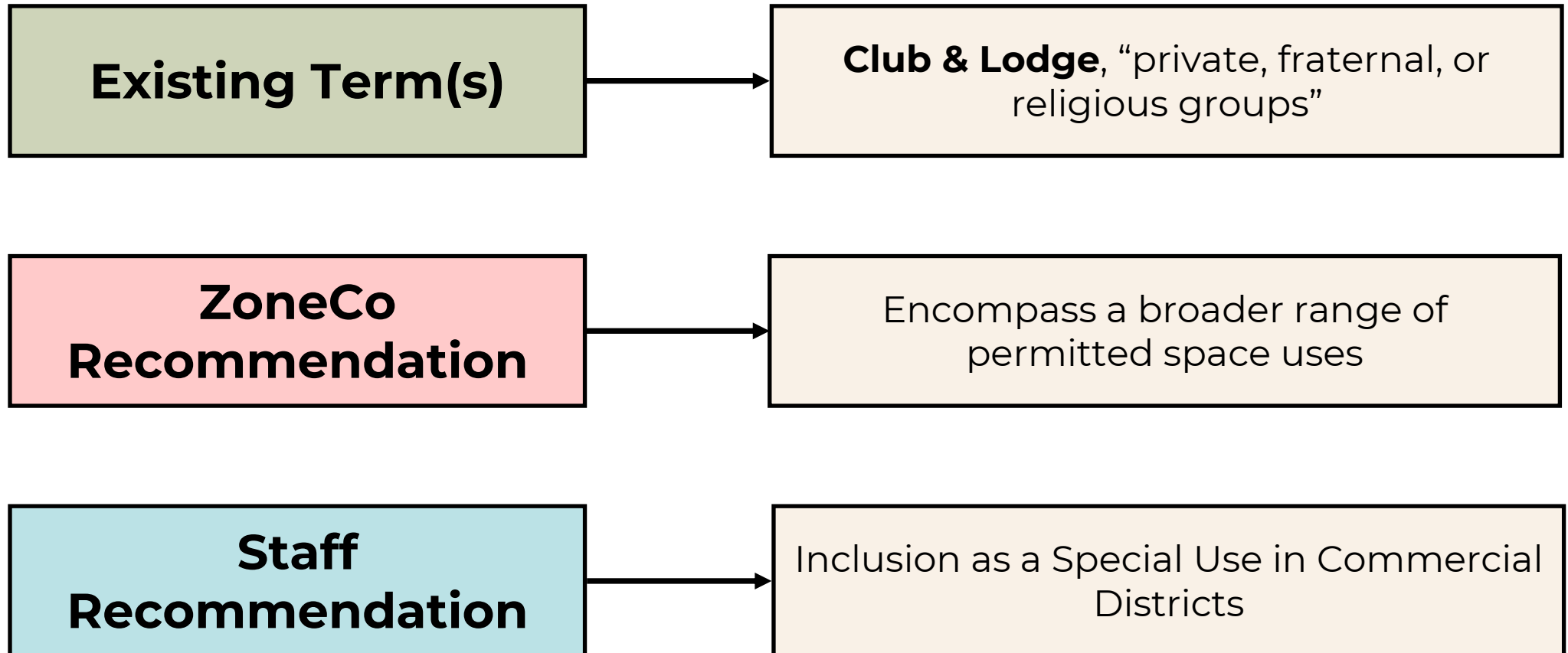
1. Event Space
2. Bed and Breakfast
3. Data Center or Data/Crypto Mining
4. Adult-Oriented Establishment

Residential

1. Group Home/CILA's

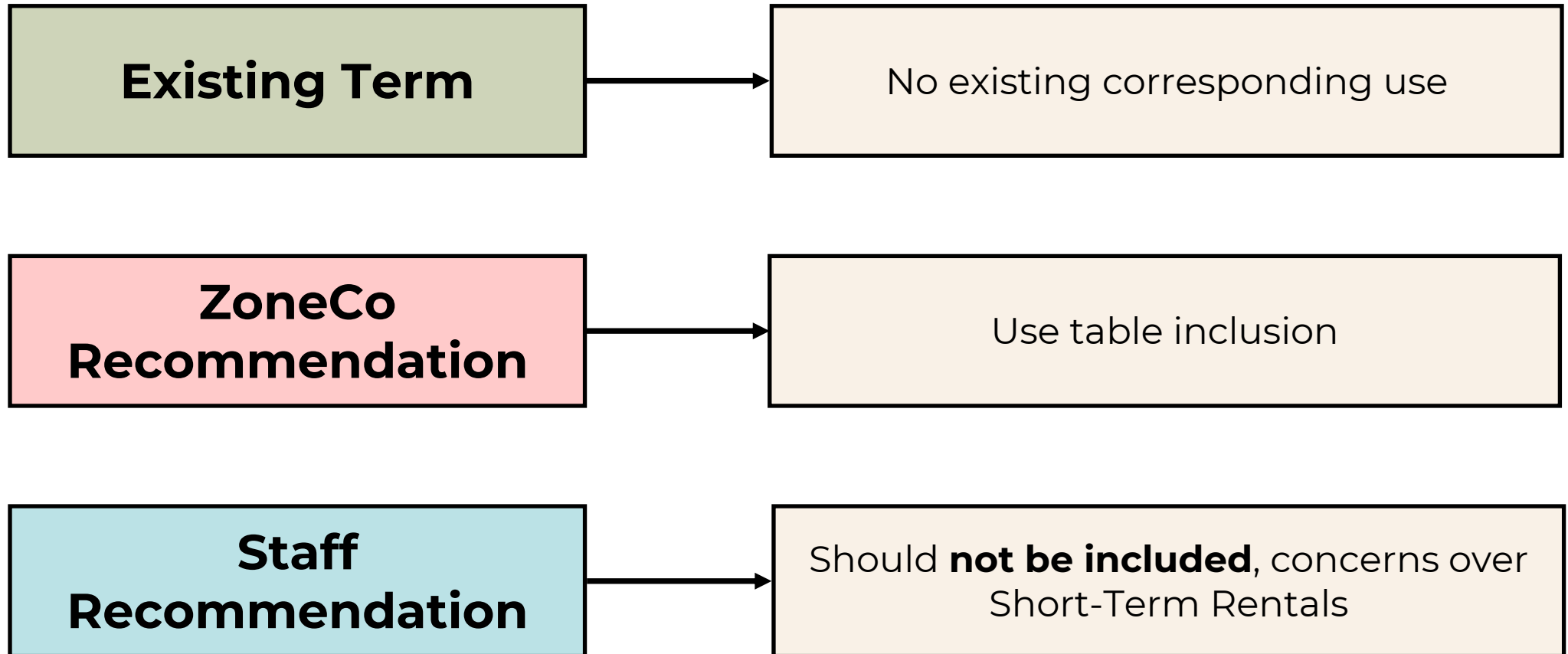
Event Space

Any indoor or outdoor gathering space available for rent for events and social occasions, or for use by associations for activities that include **civic, social, cultural, religious, literary political or other activities** – akin to the use of a private, fraternal or religious group.



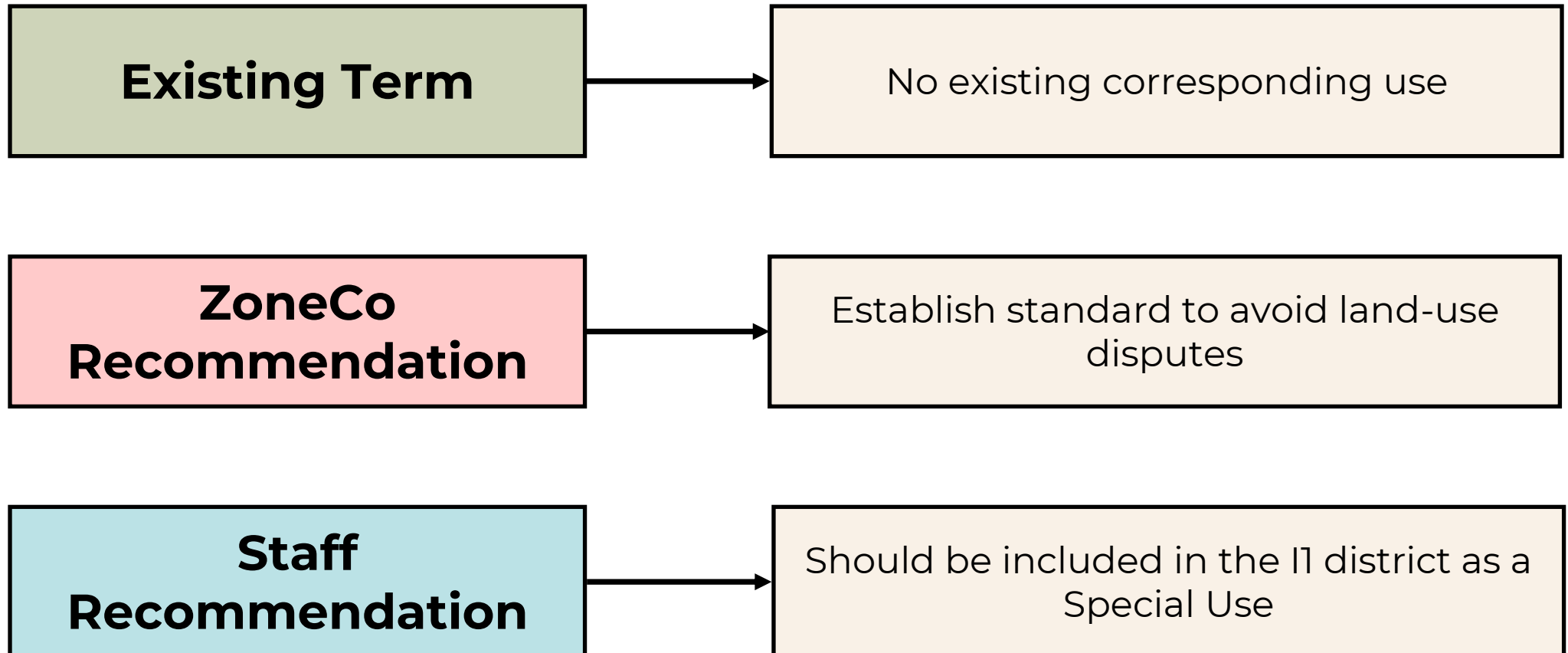
Bed & Breakfast

A single-unit detached dwelling in which a room or rooms are provided as overnight accommodation for a fee and where which breakfast is served. Is not considered a hotel or home occupation.



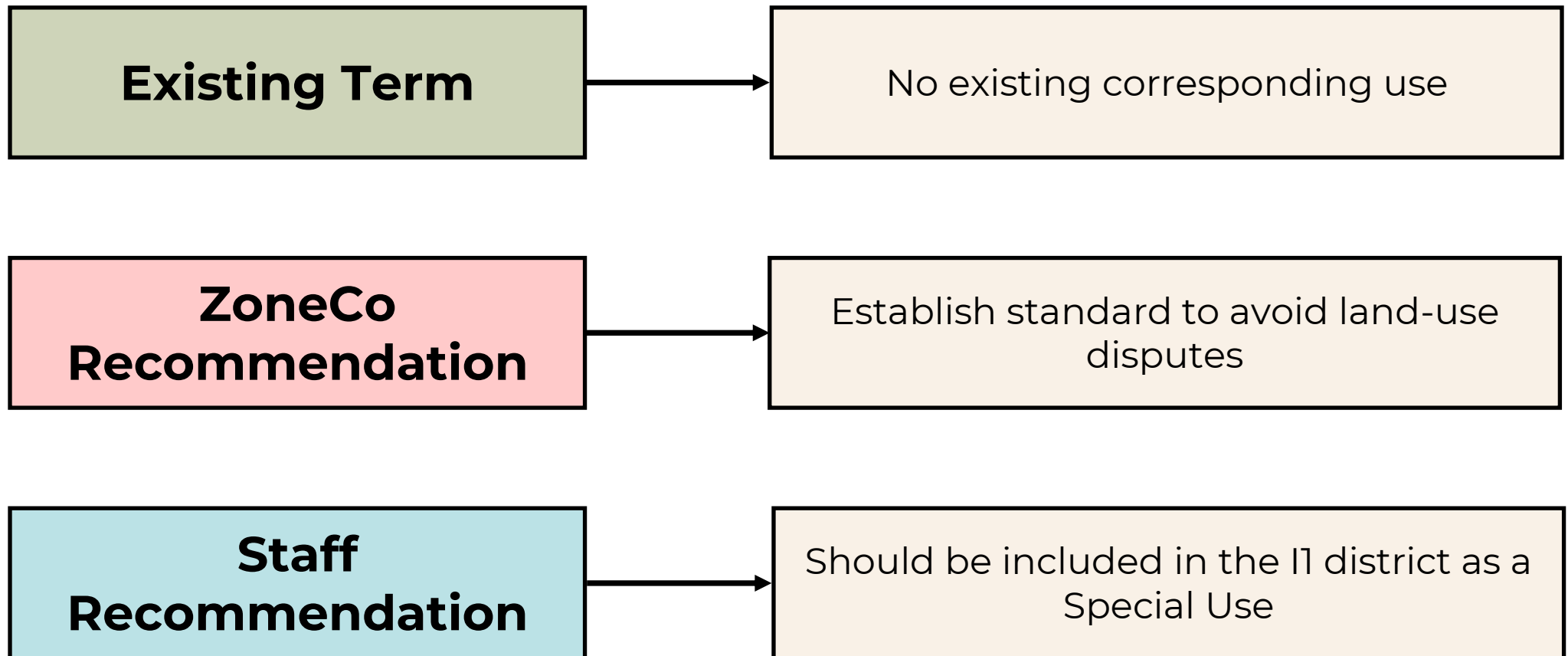
Data Center/Data or Crypto Mining

A physical facility used primarily for the storage, processing, and distribution of digital data or computes the "mining" function and executes the associated administrative/accounting tasks for cryptocurrency mining.



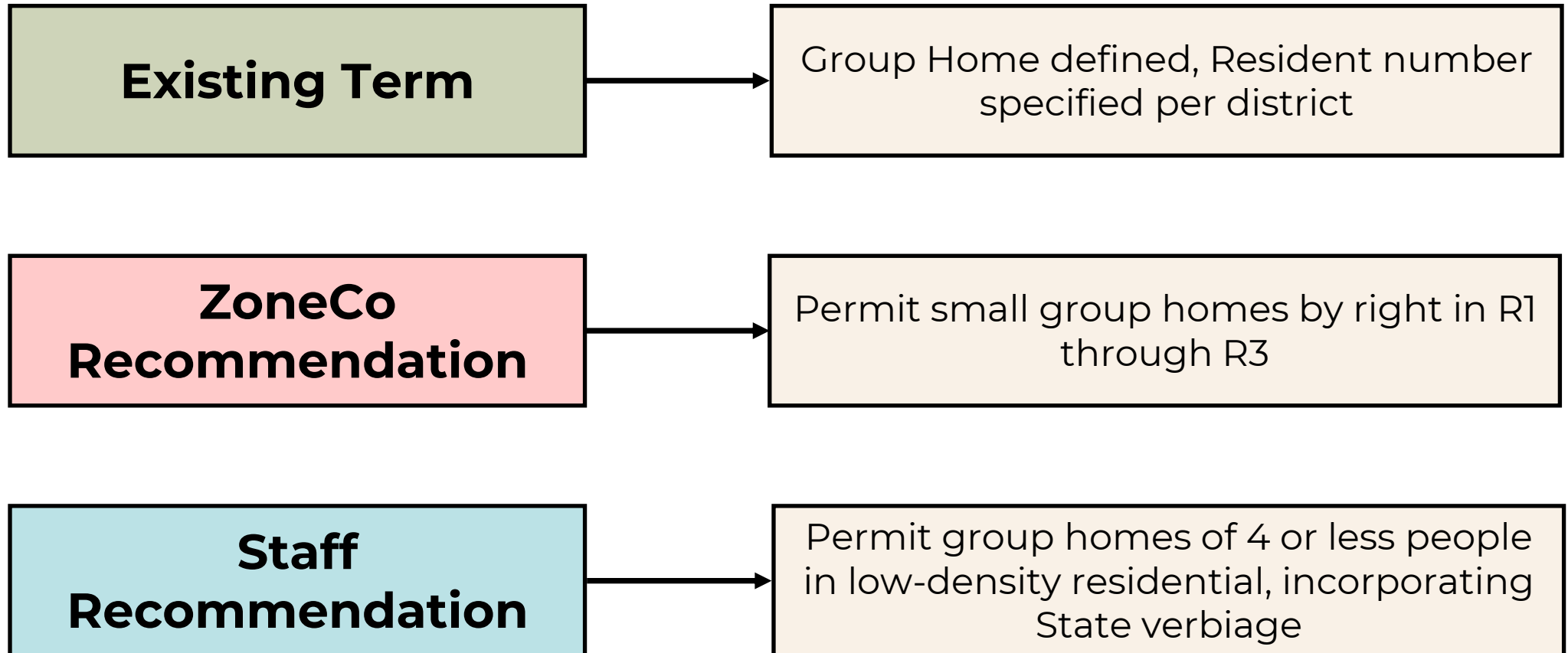
Adult-Oriented Establishment

...250 or more square feet or five percent of its gross floor area, whichever is smaller, to the retailing, distributing, exhibiting, or storing of sexually-oriented materials, or to affording customers the opportunity to engage in sexually-oriented activities...



Group Home/CILA's

Facility licensed by the State and County and operates as a group or domiciliary care home, offering residential accommodations, supervision, or assisted community living, includes CILA. Number of residents determined by those living in the facility, excluding dependent children of those receiving services.



Group Home/CILA's

Comprehensive Plan

The Village of Glen Ellyn has determined that there is an **unmet need for housing for people with disabilities**. Supportive housing for this population is aimed at people with lifelong disabilities and low-income potential who need long-term, affordable rental housing combined with social/health services. To expand housing choice in the Village for people with disabilities—and to enable people with disabilities to live as independently as possible—consideration should be given to strategies that reduce barriers to and increase solutions for supportive housing. This may include **accessory dwelling units, group homes, Community Integrated Living Arrangement (CILA) housing, and affordable housing units in new developments**. (pg. 14)

Group Home/CILA's

Stakeholder Interviews - Residential Focus Group

March 18th

Participants stated that there is a need for **more community-integrated group homes**, as current regulations create significant barriers. Group homes in residential districts currently require a Special Use Permit, which adds complexity.

Wheaton was noted as a model for accommodating group homes and supportive housing.

Comprehensive Use Table Discussion

Per ZoneCo's recommendation, the Comprehensive Use Table will be organized into 5 categories:

**Proposed consolidation of zoning districts to be discussed at a later date*

Residential*

Retail & Service

Public & Institutional

Industrial

Automotive

Comprehensive Use Table Discussion

Table Legend:

Symbol	Meaning	Approving Authority
P	Use permitted as a principal use by right , subject to compliance with applicable use standards.	Community Development Director
S	Use permitted as a principal use subject to compliance with applicable use standards and the approval of a Special Use Permit .	Village Board of Trustees
	Use prohibited in the applicable zoning district.	n/a

Residential

Discussion

1. Existing Uses
2. Cottage Court*
3. Dwelling unit, accessory*

*Definition not to be discussed in depth today

Use Term	CR Conservation	CC Community	RE Residential Estate	RO Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Child care home.			P	P	P	P	P							
Continuum of care facility.							S	S		S	S	S	S	
Cottage Court.							P						S	
Dwelling unit, accessory.			S	S	S	S								
Dwelling, multi-unit.							P				S	S	S	

Discussion

- Existing Uses
- Dwelling, small multi-unit

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Dwelling, small multi-unit.							P				S	S	S	
Dwelling, single-unit detached.			P	P	P	P	P					S	S	
Dwelling, two-unit.							P				S	S	S	

Discussion

1. Existing Uses
2. Group home, 4 or less more residents
3. Group home, 5 or more residents
4. Mixed-use building

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Group home, 4 or less residents.			P	P	P	P	P							
Group home, 5 or more residents.							S						S	
Mixed-use building.											P	P	P	
Townhouse.							P					S	S	

Retail & Service

Discussion

- 1. Existing Uses
- 2. Adult-oriented establishment
- 3. Alcoholic beverage production, limited

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Adult-oriented establishment.														
Adult-use cannabis establishment.														
Alcoholic beverage production, limited.								S	S	S	S	S	S	P

Discussion

- Existing Uses
- Auctioneer or commercial gallery

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Animal boarding establishment.									S					S
Animal grooming establishment.								P	P			P	S	
Auctioneer or commercial gallery.								S	S	S	S	S	P	P
Bank or financial institution.								S	P	P	S	P	P	

Discussion

- Existing Uses
- Bed and breakfast
- Event space, club, or lodge

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Bed and breakfast.				*	*	*								
Eating and drinking establishment.								P	P	S	P	P	P	
Event space, club, or lodge.								S	S		S	S	S	
Food preparation establishment.								P	P		S	P	P	P

Discussion

- Existing Uses
- Instructional facility

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Food truck.	P	P						P	P	P	P	P	P	
Funeral home.								P	P		S	P		P
Home maintenance service.								P	P	P	P	P	P	P
Hospital.								S			S	S		
Hotel.									P		S	S	P	
Instructional facility.	P	P						P	P		S	S	P	
Laboratory, medical or dental.								P	P	P	S	S	P	P

Discussion

- Existing Uses
- Massage establishment
- Medical clinic

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Massage establishment.								P	P	P	S	S	P	
Medical cannabis dispensary.										S				P
Medical clinic.								S	P	P	S	S	P	
Office.								P	P	P	P	P	P	P
Outdoor sales and storage.		S						S	S	S	S	S	S	S

Discussion

- Existing Uses
- Personal services
- Recreational facility, outdoor commercial

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Personal services.								P	P		S	P	P	
Recreational facility, indoor, commercial.									P		S	S	P	S
Recreational facility, outdoor, commercial .	S	S		S	S	S	S	S	S	S	S	S	S	S
Retail establishment.								P	P		P	P	P	
Theater.								P	P		P	P	P	

Discussion

1. Existing Uses

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Tobacco and vape shop.									S				S	
Veterinary service.									P		S	S	P	P
Wholesale establishment.									S	S	S	S		S

Public & Institutional

Discussion

1. Existing Uses
2. Charitable or philanthropic institution
3. Educational institution, private

Use Term	CR Conservation	CC Community	RE Residential Estate	RO Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Adult day care.				S	S	S	S	S		S	S	S	S	
Charitable or Philanthropic Institution	S		S	S	S	S	S	S	S	S	S	S	S	
Childcare center.		S		S	S	S	S	S		S	S	S	S	
Cultural institution.				S	S	S	S	P						
Educational institution, private.	S	S		P	P	P	P	S	S	P	S	S		
Park.	P	P		P	P	P	P	S	S	S	S	S	P	

Discussion

1. Existing Uses
2. Publicly owned or operated facility
3. Wireless communication facility, mounted

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Religious assembly.				S	S	S	S	S	S	S	S	S	S	S
Public utility structure.		S		S	S	S	S	S	S	S	S	S	S	S
Publicly owned or operated facility.	S	S	S	P	P	P	P	S	S	S	S	S	P	S
Wireless communication facility, mounted.								P	P	P	P	P		P

Industrial

Discussion

- 1. Wireless communication facility, freestanding
- 2. Alcoholic beverage production
- 3. Artisanal craft production
- 4. Data center or cryptocurrency mining

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Wireless communication facility, freestanding.				S	S	S	S	S	S	S	S	S	S	S
Alcoholic beverage production.														P
Artisanal craft production.								S	S		S	S	S	P
Data center or cryptocurrency mining.														

Discussion

- Existing Uses
- Industrial, heavy

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
General warehousing .										S				S
Industrial, heavy.														
Industrial, light.														P
Research and development.									P	P	S	S	P	P
Self-storage facility.														P

Automotive

Discussion

- Existing Uses
- Automobile towing establishment

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Automobile and recreational vehicle sales establishment.								S	P		S	S	P	
Automobile repair establishment.								S	S	S	S	S	S	P
Automobile towing establishment														P

Discussion

1. Existing Uses

Use Term	CR Conservation	CC Community	RE Residential Estate	R0 Residential	R1 Residential	R2 Residential	R3 Residential	C2 Community	C3 Service	C4 Office	C5A Central Business	C5B Central Business	C6 Mixed Use	I1 Light Industrial
Car wash.								S	S		S	S	S	P
Fueling station.								S	S				S	
Parking structure, commercial.								S	P		S	S	P	P

Ch. 2 - District Standards Sample

Sections

- 1. Purpose
- 2. Dimensional Standards
- 3. Form Standards
- 4. Use Permissions
 - a. Direct to Use Table

(A) **Purpose.** The C2 Community Commercial District is intended to provide basic services and convenience shopping for adjacent neighborhoods as well as the entire community

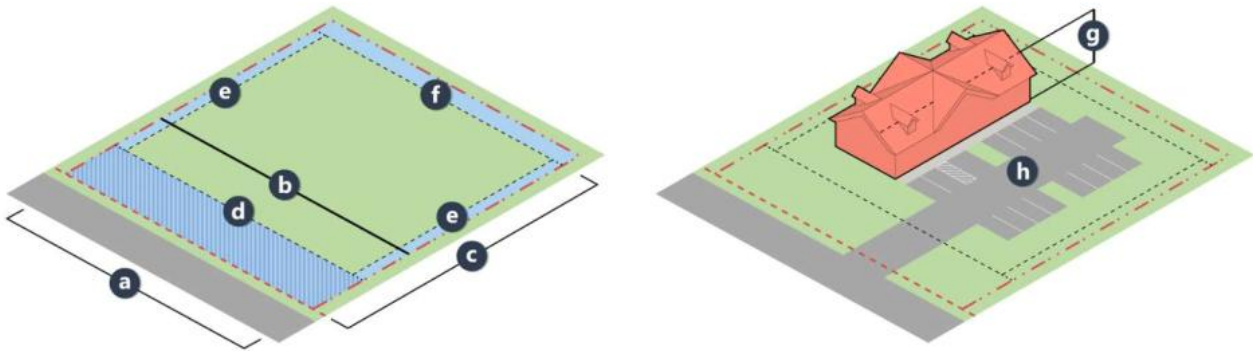


Table 2-3-1: C2 District Dimensional Standards

	Standard	Requirement ^{1 2}
	Lot Area (min.)	XX,XXX sq. ft.
a	Lot Frontage (min.)	XX ft.
b	Lot Width (min.)	XX ft.
c	Lot Depth (min.)	XX ft.
d	Front Setback (min.)	XX ft.
e	Side Setback (min.)	XX ft.
f	Rear Setback (min.)	XX ft.
g	Building Height (max.)	XX ft.
h	Impervious Surface Coverage (max.)	XX %
¹ Applicable footnotes will be placed here.		
² Multiple "requirement" columns can be provided if different uses will have different dimensional standards. This format typically caps out around 4 uses with distinct dimensional standards.		

Agenda

Thursday, August 13, 2026

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- B. Public Comment
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