



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, August 9, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Draft Minutes**
 - 1. June 28, 2018 Plan Commission Meeting Draft Minutes
- D. Public Hearing - 889 W. St. Charles Road & Vacant Lot - Churchill Woods Forest Preserve - Zoning Map Amendment**
 - 1. A public hearing to consider the application for a Zoning Map Amendment for two recently annexed properties in the Churchill Woods Forest Preserve
- E. Public Hearing - Southeast Corner of St. Charles Road and Riford Road - Forest Hill Cemetery - Special Use Permit**
 - 1. Public Hearing - Southeast Corner of St. Charles Road and Riford Road - Forest Hill Cemetery - Special Use Permit. Request for a Special Use Permit for the expansion of the Forest Hill Cemetery and to provide a special use permit on the original existing Forest Hill Cemetery which is currently considered legal nonconforming
- F. Trustee's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjournment**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor

of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Hulseberg, Planning and Development Director
John Sterrett, Village Planner
Kelly Purvis, Associate Planning
Barbara Utterback, Plan Commission Secretary
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
Angela Andrianopoulos, Administrative Assistant
Megan Plahm, Communications Coordinator
Brian Baltudis, Facilities Supervisor
David Harris, Glen Ellyn Park District
Eric DePorter, School District 41
Dawn Bussey, Glen Ellyn Public Library
Emily Tammaru, Community Consolidated School District 89
Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/09/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

C.1

SCHEDULED

AGENDA ITEM (ID # 3484)

DOC ID: 3484

June 28, 2018 Plan Commission Meeting Draft Minutes

ATTACHMENTS:

- June 28, 2018 Plan Commission Draft Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
JUNE 28, 2018

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, John Mulherin, Mohammed Saeed, Bob Vavra and Jamie Vondruska were present. Plan Commissioners Phillip Hartweg, Tracy Heming-Littwin and David Rodemann were excused. Also present were Village Planner Kelly Purvis, Planning Intern Evan Clements, Recording Secretary Debbie Solomon and Village Trustee Bill Enright.

A quorum was present.

Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

Approval of May 24, 2018 and June 14, 2018 Plan Commission Minutes

Commissioner Vondruska, seconded by Commissioner Mulherin, to approve the minutes of the May 24, 2018 Plan Commission meeting. The motion carried with five (5) yes votes as follows: Plan Commissioners Fanella, Mulherin, Vavra, Vondruska and Chairperson Loch voted “yes.” Plan Commissioner Saeed abstained from this vote as he was not at this meeting.

It was decided to table the approval of the minutes from the June 14, 2018 Plan Commission meeting as some of the Commissioners were not at this meeting and would abstain from this vote, hence there would not be a majority present to approve the minutes.

Public Hearing – 560 Crescent Boulevard – Common Good Bar, LLC – Zoning Variation

On the agenda was a public hearing regarding petitioner Common Good Bar, LLC’s request for approval of a Zoning Variation to allow the operation of a sit-down restaurant without providing the required amount of parking on-site for the use.

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PUBLIC HEARING – 560 CRESCENT BOULEVARD – COMMON GOOD BAR, LLC – ZONING VARIATION

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A ZONING VARIATION TO ALLOW THE OPERATION OF A SIT-DOWN RESTAURANT WITHOUT PROVIDING THE REQUIRED AMOUNT OF PARKING ON-SITE FOR THE USE.

Commissioner Mulherin, seconded by Commissioner Fanella, to open the public hearing at 7:02 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Planning Intern Clements was sworn in and stated the Charles Melazzo, owner of Common Good Bar LLC., and lessee of the property located at 560 Crescent Boulevard. Planning Intern Clements stated the petitioner has requested a public hearing regarding an application for approval of a Zoning Variation as the petitioner will be renovating the existing building to accommodate a new bar concept. Planning Intern Clements stated Common Good Bar will be repurposing the vacant storefront into an upscale cocktail bar that will have food available from local businesses. Planning Intern Clements stated in order to move forward with the project, the petitioner is specifically requesting approval of the following variation from the Glen Ellyn Zoning Code:

1. A variation from Section 10-4-17-2(G) to permit the operation of a sit down restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 public parking spaces required.

Planning Intern Clements stated the subject property is located on the north side of Crescent Boulevard between Forest Avenue and N. Park Boulevard. The building is just north of the METRA station. Planning Intern Clements stated the Common Good Bar will occupy the east unit of the three unit building which is currently vacant. Planning Intern Clements stated the adjacent unit to the west is an antique store and the third unit is an insurance office located in the basement and accessed from around the corner on Forest Avenue.

Planning Intern Clements stated the property is zoned C5B Central Business District - Central Service Subdistrict, and the land use and zoning of the properties in the surrounding area are identified below:

North: Commercial/Service C5B
South: Conservation Recreation CR
East: Commercial/Service C5B

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West: Commercial/Retail Core C5A

Planning Intern Clements stated notice of the public hearing was published in the June 13, 2018 edition of the Daily Herald, and property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the site.

Planning Intern Clements stated the petitioner is repurposing the vacant retail space into a sit-down restaurant/cocktail bar that will also offer retail options during the day (bottles of liquor for sale), and the business intends to operate in a retail capacity only from 3:30pm to 5:00pm. Planning Intern Clements stated it will then switch over to bar service from 5:00pm to 11:00pm on weekdays and 5:00pm to 1:00am on Fridays and Saturdays. Planning Intern Clements stated the bar will offer food from local businesses such as Blackberry Market and Bang Bang Pie & Biscuits, but will not actually prepare any food on-site.

Planning Intern Clements stated the petitioner plans to retrofit the interior of the space and construct a patio for outside seating along with an ADA compliant access ramp at the entrance to the building. Planning Intern Clements stated the site was previously a retail use with approximately 750 square feet of gross floor area, and in accordance with section 10-4-17-2(G), the site would be credited 3 parking spaces, regardless if those spaces are actually provided. Planning Intern Clements stated with a change in use to have a sit-down restaurant, they would be required to provide 1 space for every 3 indoor seats. Planning Intern Clements stated with 42 seats planned and the credit of three spaces, the requirement for parking would be 11 parking spaces. Planning Intern Clements stated while the property does have a parking lot located to the north of the building, the lease does not allow the parking lot to be used for customers and can only be used for employees. Planning Intern Clements stated the METRA parking lot across the street is available to the public and free after 11:00am. Planning Intern Clements stated the subject property is also located across from the C5A district, which does not require that businesses provide parking, and if this business were to locate two store fronts to the west, it would not need to apply for this variation.

There were no questions from the Plan Commissioners.

Petitioner's Presentation

Charles Melazzo, co-owner of Common Good Bar, LLC located at 560 Crescent Boulevard, was sworn in. Mr. Melazzo stated he was previously the beverage director at Mott Street in Wicker Park, and he is from Glen Ellyn. Mr. Melazzo stated Glen Ellyn gives them the chance to come out to a great community for their business. Mr. Melazzo stated Glen Ellyn is a burgeoning food and beverage scene. Mr. Melazzo stated he did a couple of cocktail events out here and felt this

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was the place to be. Mr. Melazzo stated he and his business partner both left their previous positions to open Common Good. Mr. Melazzo stated Common Good Bar would be a cocktail-focused business, and they will be bringing food in from the outside. Mr. Melazzo stated they will carry rare and antique spirits and do spirit curation as well. Mr. Melazzo stated the great part is that the Village will allow them to do off-premise sales as well.

Mr. Melazzo stated for the variation request, there is a small parking lot behind the bar which will be for employees only, and they only get two parking spots in this lot. Mr. Melazzo stated there is no room for them to provide parking on-site.

Questions from the Plan Commission

Commissioner Vavra asked what the necessity is for package sales being from 3:30 p.m. to 5:00 p.m. Mr. Melazzo stated the Beer Cellar is a great place to have a beer, and the owner of the Beer Cellar has created a culture that did not exist 10 years ago in Glen Ellyn. Mr. Melazzo stated this culture has been extended into the community, and they want to have a culture like this as well. Mr. Melazzo stated only retail sales will happen from 3:30 p.m. to 5:00 p.m. as they are prepping during this time, and they do serve cocktails which provide a lot of preparation.

Chad Hauge, co-owner of Common Good Bar, LLC at 560 Crescent Boulevard, was sworn in. Mr. Hauge stated the prep time gives customers a chance to see “what’s behind the curtain.” Mr. Hauge stated they will not be serving during the 3:30 p.m. to 5:00 p.m. timeframe.

Chairperson Loch asked how many employees they expect to have on-site during the open hours. Mr. Melazzo stated there will be no more than 6 employees on-site at a time. Mr. Melazzo stated they will use the two employee parking spaces at the rear of the bar, but will instruct the other employees to park in the METRA lot and find other employee parking.

Persons in Favor of or in Opposition to the Request

Lee Bourland, who resides at 570 Crescent Station, was sworn in. Ms. Bourland stated she lives in the condominium unit which faces west near the bar, and there are 37 families in this building. Ms. Bourland stated she is concerned about the possible patio area that could hold up to 30 people being open until 1:00 a.m. Ms. Bourland stated parking is a big issue by them, and she is not sure how the parking will pan out.

Chairperson Loch stated the Plan Commission is an advisory group to the Village Board, and they are discussing the parking issue at this meeting. Chairperson Loch stated this project will

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be discussed at a future Village Board meeting, and she encouraged the residents who are concerned about a possible patio area to bring their comments on this to the Village Board meeting.

Tom Manak, who resides at 586 Crescent Boulevard, stated parking at the condo building is hard when friends come over; however, he does not think there will be an impact on parking at their end.

Helen Lane, who resides at 570 Crescent Station, stated she welcomes the business to the Village. Ms. Lane stated she is concerned about a possible outdoor patio. Ms. Lane stated there is parking at the rear of their condo building, and she is concerned the bar patrons will park here.

Commissioner Vavra moved, seconded by Commissioner Fanella, to close the public hearing at 7:22 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Fanella thanked the petitioners for coming to Glen Ellyn with their business. Commissioner Fanella stated they should treat this property like a property in the C5A Zoning District, and this bar should not have to meet the parking requirement. Commissioner Fanella suggested as the owners build their website for this bar that they should put a map for possible parking on the site to help patrons out.

Commissioner Saeed stated he has no opinion on this and abstains.

Commissioner Vondruska thanked the petitioners for considering Glen Ellyn. Commissioner Vondruska stated he has no issue on the parking. Commissioner Vondruska asked the owners to continue to work with the residents.

Commissioner Vavra stated good parking is like good fences make good neighbors. Commissioner Vavra stated parking is an issue in the Village that is being worked on, and it would not be right to single out one business on the parking issue.

Commissioner Mulherin stated he wanted to disclose that he has had a professional relationship with the owners of Sign of the Whale Antiques at 558 Crescent Boulevard, but he is not recusing himself from this vote as he had no contact with the petitioners. Commissioner Mulherin stated he agrees with what has been said by the other commissioners. Commissioner

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Mulherin stated he feels outdoor dining would be inappropriate. Commissioner Mulherin stated this will be a great business.

Chairperson Loch stated she agrees with the other commissioners and thanked the petitioners for choosing Glen Ellyn

Motion

Commissioner Vavra moved, seconded by Commissioner Fanella to recommend the following:

Having considered the application of Charles Melazzo, owner of Common Good Bar, LLC, for a zoning variation to permit the operation of a sit-down restaurant with up to 42 indoor seats with 0 public parking spaces provided on-site, in lieu of the 11 public parking spaces required, the Plan Commission hereby adopts the findings of fact contained in the petitioner's application packet and the testimony presented by the petitioner at the June 28, 2018 Plan Commission public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the requested zoning variation from Section 10-4-17-2(G) to permit the operation of a sit-down restaurant with up to 42 indoor seats with 0 public parking spaces provided on site, in lieu of the 11 public parking spaces required with the condition that the project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the June 28, 2018 public hearing of the Plan Commission.

The motion carried with five (5) yes votes and zero no votes as follows: Plan Commissioners Fanella, Mulherin, Vavra and Vondruska and Chairperson Loch voted "yes." Plan Commissioner Saeed abstained from this vote.

Chairperson Loch stated the Plan Commission is a recommending body to the Village Board. Village Planner Purvis stated this item should come before the Village Board for approval on July 23, 2018.

Trustee's Report

Village Trustee Enright stated the Village Board did approve the update of the Village's Comprehensive Plan.

Village Trustee Enright stated the Taylor Avenue Pedestrian Underpass Tunnel has been approved by Union Pacific, and the construction on this will start in the fall. Village Trustee Enright stated the underpass will be closed, and the Village is hoping to be done with the construction by December.

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Commissioner Fanella asked if they would be able to cross Park Boulevard to get to the Fourth of July parade. Village Trustee Enright stated Park Boulevard is only closed at Hill Avenue so there should be no issue with this.

Chairperson's Report

Chairperson Loch stated there are many fun activities in the Village for the Fourth of July and encouraged everyone to participate in these activities.

Staff Report

Village Planner Purvis stated there are some upcoming applications. Village Planner Purvis stated there should be a public hearing coming shortly for the Giesche development project as the developer is moving quickly. Village Planner Purvis stated the Plan Commission will be looking at Sign Code amendments and a possible Special Use Permit for Forest Hill Cemetery as a Special Use Permit was never issued for the cemetery.

Other Business

None

Adjournment

Commissioner Vavra moved, seconded by Commissioner Vondruska, to adjourn the meeting at 7:33 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/09/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3483)

DOC ID: 3483

A public hearing to consider the application for a Zoning Map Amendment for two recently annexed properties in the Churchill Woods Forest Preserve

PETITIONER: The petitioner is the DuPage County Forest Preserve District, owner of two recently annexed properties in the Churchill Woods Forest Preserve District commonly known as 889 W. St. Charles Road and “vacant parcel” Crescent Boulevard.

REQUEST: The DuPage County Forest Preserve District is requesting approval of a Zoning Map Amendment to rezone the subject properties from the RE Residential zoning district to the CR Conservation Recreation zoning district.

**LOCATION/
ZONING:** The subject properties are generally located west of I-355 between St. Charles Road and Crescent Boulevard. The northern parcel is improved with the historic McKee House structures and a fleet storage facility with a pumping station. The southern parcel is vacant except for a parking lot. Both properties were recently annexed into the Village on June 25, 2018 and automatically zoned the most restrictive residential zoning category, as permitted by state statute and by Section 10-3-3 of the Zoning Code. The surrounding zoning and land uses are shown on the attached map.

**PUBLIC
NOTICE:** Notice of the public hearing was published in the July 25, 2018 edition of the *Daily Herald*. Property owners within 250 feet of the subject properties were notified by mail of the public hearing and a placard was placed on each of the properties.

COMP PLAN: The Community Wide Plan within the Comprehensive Plan designates this part of the Village as “parks and open space” (page 12). It is also noted on page 31 of the Community Wide Plan that the Village should “Protect forest preserves and nature conservancies as important open space assets”, highlighting these specific properties.

BACKGROUND: The Village of Glen Ellyn and the Village of Lombard entered into a Boundary Line Agreement in March of 2012 which was renegotiated in September of 2015 to exchange certain parcels on either side of the boundary. One of the parcels that was to be removed from Lombard’s jurisdiction to become part of Glen Ellyn was 889 W. St. Charles Road (the

northern parcel with the McKee structures and fleet building). On May 1, 2017, the Village of Glen Ellyn and the DuPage County Forest Preserve District entered into a 50 year lease agreement that would allow the Village to repurpose the fleet building for use as a salt storage facility. This was the least costly salt storage option of many the Village considered. Following the approval of the lease agreement by both Boards, the Forest Preserve District petitioned the Village of Lombard to disconnect 889 W. St. Charles Road from their corporate limits. The property was disconnected on May 17, 2018. In order to gain contiguity to this parcel, the Village annexed the vacant Forest Preserve owned lot to the south as well. Both parcels were automatically zoned RE residential zoning upon annexation.

Village staff and the Forest Preserve District are in agreement that a more appropriate zoning classification for the subject properties would be CR - Conservation Recreation since neither parcel will be developed for residential use and will remain, for the most part, unimproved open space. Prior to annexation, the northern parcel was zoned CR - Conservation Recreation in the Village of Lombard, and the southern parcel was zoned R-4 single family residential in DuPage County (which does not have a zoning category for parks and open space).

**PLAN
COMMISSION
ACTION:**

The Plan Commission should consider and make a recommendation to the Village Board regarding which zoning district the Commission finds is most appropriate to apply to the subject properties. In deliberating on this issue the Plan Commission should consider the criteria in Section 10-10-13(E) of the Zoning Code for granting approval of a Zoning Map Amendment. Staff has prepared a draft motion recommending approval of the requested CR zoning for the properties (attached). If Commission members are opposed to CR zoning, please come to the meeting prepared to amend the draft motion to include any findings of fact that would be appropriate to support your recommendation.

ATTACHMENTS:

- Petitioner's Application for a Zoning Map Amendment
- Aerial Photo
- Location and Zoning Map
- Public Hearing Notice
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Certificate of Publication
- Page 12 and Page 31 of the Comprehensive Plan
- Sections 10-4-3 and 10-10-13 of the Zoning Code

- Draft Motion to Approve the Zoning Map Amendment

CC: Staci Hulseberg, Planning and Development Director
John Sterrett, Planner
Kevin Stough, Petitioner

ATTACHMENTS:

- Petitioner's Application for a Zoning Map Amendment (PDF)
- Aerial Photo (PDF)
- Zoning & Location Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for the Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Certification of Publication (PDF)
- Page 12 and Page 31 of the Comprehensive Plan (PDF)
- Sections 10-4-3 and 10-10-13 of the Zoning Code (PDF)
- Draft Motion to Approve the Zoning Map Amendment (PDF)

APPLICATION FOR ZONING MAP AMENDMENT

CLEAR PAGE

You may attach separate sheets as needed to answer any of the following questions.

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Zoning Map Amendment described in this application.

Date Filed: **06/29/18** Application No: _____

Name of Applicant: **Kevin Stough**

Address of Applicant: **DuPage County Forest Preserve District
3 S. 580 Naperville Rd.
Wheaton, IL 60189**

Business Phone No.: **(630)933-7235** Home Phone No.: _____

Mobile Phone No.: _____ Fax No.: _____

Property Interest of Applicant: **Owner Representative**

(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: **DuPage County Forest Preserve District**

Address of Owner: **DuPage County Forest Preserve District
3S. 580 Naperville Rd.
Wheaton, IL 60189**

Phone No. (Business): **(630)933-7200** (Home): _____

Mobile Phone No.: _____ Fax No.: _____

Address of Property: **889 W. St. Charles Road & Vacant lot**

Legal Description of Property:

See attached.

CLEAR PAGE

Lot Frontage: _____ Lot Area: **84.12 Acres (total)**

Present Use: **The property was automatically zoned RE upon annexation. The present use of the property is DuPage County Forest Preserve and a more appropriate zoning category for this property is CR.**

The norther parcel was CR in the Village of Lombard prior to disconnection. The southern parcel was R-4 single family in DuPage County.

Requested Zoning: **CR**

Requested Use/Construction: **The use will not change.**

Estimated Date to Begin New Use/Construction: _____

Name(s), Address(es), and Phone No(s). of Experts (architects, engineers, etc.):

NA

CLEAR PAGE

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-13 of the Zoning Code:

There will be no change to the use of the property. The zoning designation requested is appropriate for Forest Preserve property.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

The use will remain the same. The zoning category requested is more in line with conservation of the property as Forest Preserve.

2. Identification of the zoning classification of property within the general area of the affected property:

The subject property is contiguous to other properties that are also zoned for CR in the Village.

CLEAR PAGE

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

The existing zoning for the property was automatically assigned upon annexation to the Village on June 25, 2018. The proposed zoning is more appropriate for the current use of the land.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

Zoning was designated upon annexation to the Village, a short time ago. No changes or development has occurred in the area.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

The subject properties appear in the Comprehensive Plan as "parks and open space" consistent with the requested zoning of CR.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

The property has been used in its present capacity for decades. The land will likely not be developed, due to its use as forest preserve.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

The rezoning of this property will not affect property values, since the use of the property will remain the same.

CLEAR PAGE

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to entry in or upon the premises described in this application by any unauthorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

<u>7/11/18</u>	<u>Kevin Stough</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETEING THIS APPLICATION IN DETAIL**

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, ED STEVENSON, C/O FPDDC, owner of the property described as

CHURCHILL WOODS FOREST PRESERVE 84 $\frac{1}{2}$ -ACRES,
889 W. ST. CHARLES ROAD, GLEN ELLYN

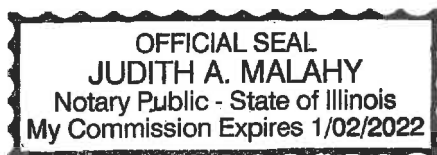
verify that KEVIN STOUGH

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees. Owner acknowledges that any notice given applicant is actual notice to owner.

Ed Stevenson
Owner Signature

Subscribed and sworn to before me this

9th day of July, 20 18
Judith A. Malahy
Notary Public



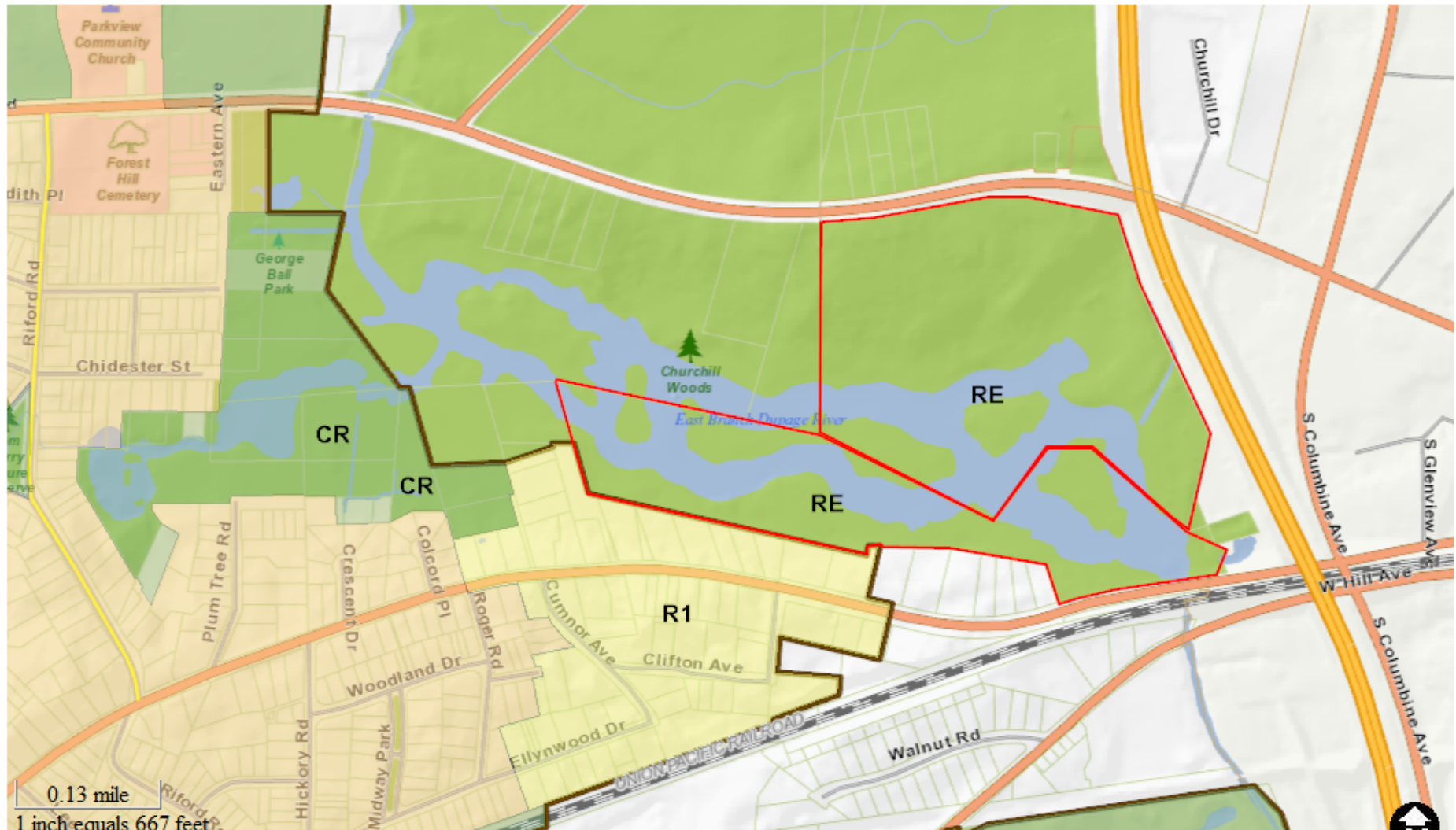


Map created on August 2, 2018.

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Map created on August 2, 2018.

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NOTICE OF PUBLIC HEARING

The DuPage County Forest Preserve District, owner of two parcels of land between St. Charles Road and Crescent Boulevard and west of I-355 in Churchill Woods, is requesting approval of a Zoning Map Amendment. The subject property is made up of 84.12 acres and was annexed into the Village of Glen Ellyn on June 25, 2018. At the time of annexation, the parcels were automatically zoned RE Residential Estate District, the most restrictive residential zoning district, in accordance with Section 10-3-3 of the Zoning Code. However, a more appropriate zoning designation for Forest Preserve Property would be CR Conservation Recreation.

Before the Glen Ellyn Village Board can consider the requested Zoning Map Amendment, the Plan Commission must conduct a public hearing. The Plan Commission will consider this request at a public hearing on **Thursday August 9, 2018 at 7:00 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The petitioner's request for approval of a Zoning Map Amendment will be considered in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to zone the property CR Conservation Recreation District.

The subject property is located in the Village of Glen Ellyn, County of DuPage, Illinois and is legally described as follows:

PARCEL 1:

ALL THAT PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD IN ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12 AS ALSO DEPICTED ON PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 4578; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHEAST 1/4, 196.8 FEET TO THE CENTERLINE OF ST. CHARLES ROAD FOR A POINT OF BEGINNING (P.O.B. NO.1); THENCE CONTINUING SOUTH ALONG SAID WEST LINE, 1027.7 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES EAST, 916.08 FEET; THENCE NORTH 36 DEGREES EAST, 429 FEET; THENCE NORTH 87 DEGREES 45 MINUTES EAST, 297 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES EAST, 540.9 FEET; THENCE NORTH 13 DEGREES 26 MINUTES EAST, 1399.0 FEET TO THE CENTERLINE OF ST. CHARLES ROAD; THENCE NORTH 67 DEGREES 31 MINUTES WEST ALONG SAID CENTERLINE, 809.25 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 86 DEGREES 51 MINUTES WEST, 494.8 FEET; THENCE SOUTH 78 DEGREES 40 MINUTES WEST, 830.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT RECORDED AUGUST 19, 2005 AS DOCUMENT R2005-180812, IDENTIFIED ON SAID DOCUMENT AND PLAT OF SURVEY PREPARED FOR THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY (JOB NO. 353-100, BY MIDWEST TECHNICAL CONSULTANTS, INC., WITH A REVISION DATE OF 1/24/05) AS PARCEL NUMBERS NS-02-089.3, NS-02-089.6, NS-02-089.8, NS-02-089.9, NS-02-089.10 AND NS-02-089.10P, THE EXTERIOR COMBINED BOUNDARY OF SAID PARCELS (BEING REFERRED TO HEREIN AS EXCEPTION PARCEL 1) BEING MORE PARTICULARLY DESCRIBED BY COMMENCING

AT THE NORTHWEST CORNER OF LOT 19 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD AS RECORDED JULY 20, 1906 PER DOCUMENT 88217; THENCE SOUTH 13 DEGREES 27 MINUTES 44 SECONDS WEST ALONG THE WEST LINE OF SAID LOT 19, 17.23 FEET TO A POINT WHICH IS 50.00 FEET SOUTHERLY OF (AS MEASURED AT RIGHT ANGLES THERETO) THE CENTERLINE OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT 391446, RECORDED JULY 18, 1938 FOR A POINT OF BEGINNING (P.O.B. NO. 2); THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 875.23 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 47 SECONDS WEST, 539.73 FEET; THENCE NORTH 23 DEGREES 50 MINUTES 44 SECONDS WEST, 200.00 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 59 SECONDS WEST, 260.75 FEET; THENCE 15 DEGREES 09 MINUTES 44 SECONDS WEST, 127.20 FEET; THENCE NORTH 78 DEGREES 36 MINUTES 42 SECONDS WEST, 419.69 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 09 SECONDS WEST, 193.89 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT 391446; THENCE ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, BEING THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,635.42 FEET, WHOSE CHORD BEARS SOUTH 82 DEGREES 32 MINUTES 24 SECONDS EAST A CHORD DISTANCE OF 864.25 FEET, FOR AN ARC DISTANCE OF 874.64 FEET; THENCE CONTINUING SOUTH 67 DEGREES 13 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, 420.33 FEET TO THE PLACE OF BEGINNING (P.O.B. NO. 2); AND ALSO EXCEPTING FROM THE AFORESAID PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD, THAT PART OF ST. CHARLES ROAD LYING NORTH OF AND ABUTTING THE HEREIN DESCRIBED EXCEPTION PARCEL 1, AND THAT PART OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT R1938-391446, ALL IN DUPAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS 889 W. ST. CHARLES ROAD, GLEN ELLYN, IL 60137;
PIN: 05-12-202-032; AND

PARCEL 2:

LOTS 15 AND 16 OF THE COUNTY CLERK'S ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN.

ALSO

THAT PART OF LOTS 11 AND 12 OF SAID ASSESSMENT DIVISION, DESCRIBED BY BEGINNING AT THE NORTH WESTERLY CORNER OF LOT 12 (SAID POINT BEING IN THE CENTER OF THE EAST BRANCH OF THE DUPAGE RIVER 1,224.5 FEET SOUTH FROM THE NORTH QUARTER CORNER OF SAID SECTION 12, THENCE SOUTH 63 DEGREES 30 MINUTES EAST ALONG THE LINE OF LOT 12, 916.08 FEET TO AN ANGLE POINT; THENCE NORTH 36 DEGREES EAST ALONG THE LINE OF LOT 12, 429 FEET TO AN ANGLE POINT; THENCE NORTH 87 DEGREES 45 MINUTES EAST ALONG THE LINE OF LOT 12, 297 FEET TO THE NORTH EAST CORNER OF LOT 11; THENCE SOUTH 41 DEGREES 58 MINUTES EAST ALONG THE NORTH EASTERLY LINE OF LOT 11, 540.9 FEET TO THE NORTH WESTERLY CORNER OF LOT 15 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD; THENCE 66 DEGREES 4 MINUTES EAST ALONG THE LINE BETWEEN SAID LOTS 11 AND 15, 210 FEET TO AN ANGLE POINT; THENCE

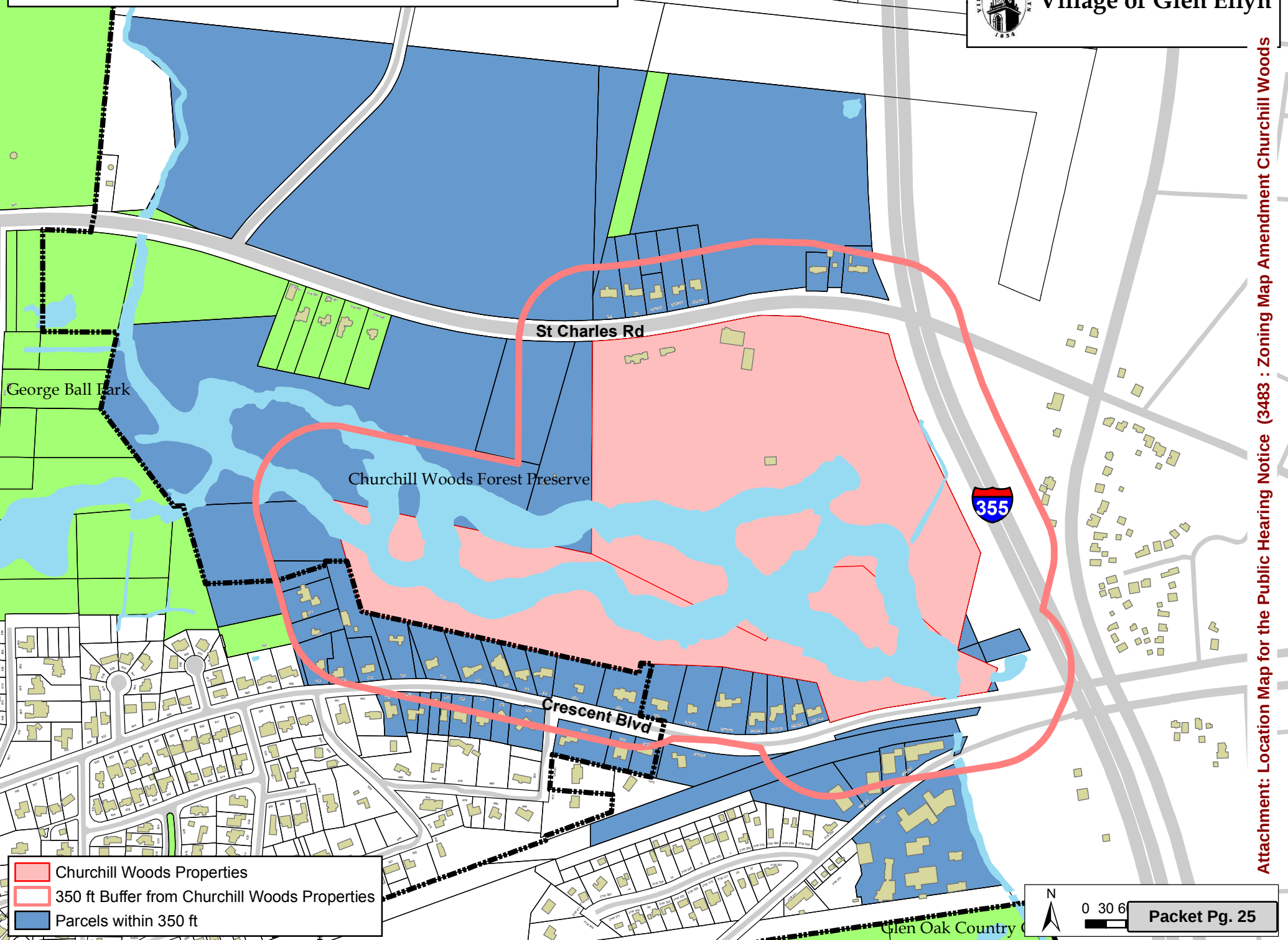
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COMMONLY KNOWN AS "VACANT PARCEL", CRESCENT BLVD., GLEN ELLYN, IL 60137
PIN: 05-12-204-001

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. The application related to the proposed rezoning is available for public review in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the proposed project should be directed to Kelly Purvis, Planner, 630-547-5371. Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Kelly Purvis,
Planner

350 Foot Buffer from Churchill Woods Properties



- Churchill Woods Properties
- 350 ft Buffer from Churchill Woods Properties
- Parcels within 350 ft

Attachment: Location Map for the Public Hearing Notice (3483 : Zoning Map Amendment Churchill Woods

GRESWOOD, M & V REYNOLDS
OR CURRENT PROPERTY OWNER
900 W ST CHARLES RD
LOMBARD IL 60148

TASHARSKI, TRAVIS & GAIL
OR CURRENT PROPERTY OWNER
896 W ST CHARLES RD
LOMBARD IL 60148

THOMLINSON, JOHN D
OR CURRENT PROPERTY OWNER
21W354 ST CHARLES RD
LOMBARD IL 60148

JOHNSON, WILLIAM & TABEA
OR CURRENT PROPERTY OWNER
21W322 ST CHARLES RD
LOMBARD IL 60148

ORI, THEODORE & F BANDO
OR CURRENT PROPERTY OWNER
21W334 ST CHARLES RD
LOMBARD IL 60148

RAHAL, IAN
OR CURRENT PROPERTY OWNER
934 CRESENT BLVD
GLEN ELLYN IL 60137

ARNOLD, JASON & TARAH
OR CURRENT PROPERTY OWNER
936 CRESCENT BLVD
GLEN ELLYN IL 60137

CALHOUN, EDWARD
OR CURRENT PROPERTY OWNER
940 CRESCENT BLVD
GLEN ELLYN IL 60137

CARSTENS, RICHARD & ELSA
OR CURRENT PROPERTY OWNER
946 CRESCENT BLVD
GLEN ELLYN IL 60137

ANDREASIK, ANDREW
OR CURRENT PROPERTY OWNER
952 CRESCENT BLVD
GLEN ELLYN IL 60137

HINLEY, ANNE M
OR CURRENT PROPERTY OWNER
954 CRESCENT BLVD
GLEN ELLYN IL 60137

PAPROSKY, WAYNE & S
OR CURRENT PROPERTY OWNER
960 CRESCENT BLVD
GLEN ELLYN IL 60137

MEAD, CHRISTOPHER & MARSHA
OR CURRENT PROPERTY OWNER
966 CRESCENT BLVD
GLEN ELLYN IL 60137

HOWARD, R & M RITTENHOUSE
OR CURRENT PROPERTY OWNER
970 CRESCENT BLVD
GLEN ELLYN IL 60137

MOUW, MATTHEW & MARY
OR CURRENT PROPERTY OWNER
1030 CRESCENT BLVD
GLEN ELLYN IL 60137

CASOLINO, ANDREW
OR CURRENT PROPERTY OWNER
948 CRESCENT BLVD
GLEN ELLYN IL 60137

LOMBARDI, JOSEPH & ANGIE
OR CURRENT PROPERTY OWNER
950 CRESCENT BLVD
GLEN ELLYN IL 60137

MARCHESE, NICHOLAS V & D
OR CURRENT PROPERTY OWNER
947 CRESCENT BLVD
GLEN ELLYN IL 60137

HUFNAGLE, SHANE
OR CURRENT PROPERTY OWNER
949 CRESCENT BLVD
GLEN ELLYN IL 60137

SPANDIKOW, MARK S
OR CURRENT PROPERTY OWNER
509 ELM ST
GLEN ELLYN IL 60137

HAYDEN, RICHARD & JOAN
OR CURRENT PROPERTY OWNER
959 CRESCENT BLVD
GLEN ELLYN IL 60137

FINDLAY, WILLIAM G
OR CURRENT PROPERTY OWNER
987 CRESCENT BLVD
GLEN ELLYN IL 60137

HEIKES, GRAHAM & JUDITH
OR CURRENT PROPERTY OWNER
1001 CRESCENT BLVD
GLEN ELLYN IL 60137

GOLTERMANN, CARL H
OR CURRENT PROPERTY OWNER
945 CRESCENT BLVD
GLEN ELLYN IL 60137

COMMONWEALTH EDISON CO
OR CURRENT PROPERTY OWNER
3 LINCOLN CENTRE 4TH FL
OAKBROOK TERR IL 60181

VILLAGE OF LOMBARD
OR CURRENT PROPERTY OWNER
255 E WILSON AVE
LOMBARD IL 60148

OLDFIELD TR, E LAWRENCE
OR CURRENT PROPERTY OWNER
1050 CRESCENT BLVD
GLEN ELLYN IL 60137

DAHL, JULIE
OR CURRENT PROPERTY OWNER
8460 MARSH CREEK RD
WOODBURY MN 55125

GRIECO, JOHN G & CAROL A
OR CURRENT PROPERTY OWNER
21W302 CRESCENT BLVD
GLEN ELLYN IL 60137

TOMSKY, DOUGLAS J
OR CURRENT PROPERTY OWNER
21W276 CRESCENT BLVD
GLEN ELLYN IL 60137

DIRKS, MATTHEW
OR CURRENT PROPERTY OWNER
21W262 CRESCENT BLVD
GLEN ELLYN IL 60137

KRZYSKO, CAROLE
OR CURRENT PROPERTY OWNER
21W254 CRESCENT BLVD
GLEN ELLYN IL 60137

KUPFERSCHMIDT, JOSEPH
OR CURRENT PROPERTY OWNER
21W240 CRESCENT BLVD
GLEN ELLYN IL 60137

STEWART, JAMES & JULIA
OR CURRENT PROPERTY OWNER
1025 CRESCENT BLVD
GLEN ELLYN IL 60137

MARINO, JOSEPH & JAHNEAN
OR CURRENT PROPERTY OWNER
21W325 CRESCENT BLVD
GLEN ELLYN IL 60137

BECKER, GLENN & JANET
OR CURRENT PROPERTY OWNER
1075 CRESCENT BLVD
GLEN ELLYN IL 60137

BRONIECKI, MICHAELENE
OR CURRENT PROPERTY OWNER
1035 CRESCENT BLVD
GLEN ELLYN IL 60137

DAUKSAS, ANDY
OR CURRENT PROPERTY OWNER
21W361 CRESCENT BLVD
GLEN ELLYN IL 60137

NICOR GAS
OR CURRENT PROPERTY OWNER
TEN PEACHTREE PLACE
ATLANTA GA 30309

NOORLAG, JEAN
OR CURRENT PROPERTY OWNER
21W180 HILL AVE 1B
GLEN ELLYN IL 60137

CUYLER, G VINCENT & B J
OR CURRENT PROPERTY OWNER
21W200 HILL AVE
GLEN ELLYN IL 60137

ELLIOT & ELLIOT LLC
OR CURRENT PROPERTY OWNER
21W171 HILL AVE
GLEN ELLYN IL 60137

NOTICE OF PUBLIC HEARING

The DuPage County Forest Preserve District, owner of two parcels of land between St. Charles Road and Crescent Boulevard and west of I-355 in Churchill Woods, is requesting approval of a Zoning Map Amendment. The subject property is made up of 84.12 acres and was annexed into the Village of Glen Ellyn on June 25, 2018. At the time of annexation, the parcels were automatically zoned RE Residential Estate District, the most restrictive residential zoning district, in accordance with Section 10-3-3 of the Zoning Code. However, a more appropriate zoning designation for Forest Preserve Property would be CR Conservation Recreation.

Before the Glen Ellyn Village Board can consider the requested Zoning Map Amendment, the Plan Commission must conduct a public hearing. The Plan Commission will consider this request at a public hearing on Thursday August 9, 2018 at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The petitioner's request for approval of a Zoning Map Amendment will be considered in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to zone the property CR Conservation Recreation District.

The subject property is located in the Village of Glen Ellyn, County of DuPage, Illinois and is legally described as follows:

PARCEL 1:
ALL THAT PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD IN ASSESSMENT DIVISION OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHWEST CORNER OF THE NORTHEAST 1/4 OF SAID SECTION 12 AS ALSO DEPICTED ON PLAT OF SURVEY RECORDED AS DOCUMENT NUMBER 3578; THENCE SOUTH ALONG THE WEST LINE OF SAID NORTHWEST 1/4, 196.8 FEET TO THE CENTERLINE OF ST. CHARLES ROAD FOR A POINT OF BEGINNING (P.O.B. NO.1); THENCE CONTINUING SOUTH ALONG SAID WEST LINE, 1027.7 FEET; THENCE SOUTH 63 DEGREES 30 MINUTES EAST, 916.08 FEET; THENCE NORTH 36 DEGREES EAST, 429 FEET; THENCE NORTH 87 DEGREES 45 MINUTES EAST, 297 FEET; THENCE SOUTH 41 DEGREES 58 MINUTES EAST, 540.9 FEET; THENCE NORTH 13 DEGREES 26 MINUTES EAST, 1399.0 FEET TO THE CENTERLINE OF ST. CHARLES ROAD; THENCE NORTH 67 DEGREES 31 MINUTES WEST ALONG SAID CENTERLINE, 809.25 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 86 DEGREES 51 MINUTES WEST, 494.8 FEET; THENCE SOUTH 78 DEGREES 40 MINUTES WEST, 830.0 FEET TO THE POINT OF BEGINNING, EXCEPTING THEREFROM THOSE PARTS CONVEYED TO THE ILLINOIS STATE TOLL HIGHWAY AUTHORITY BY DOCUMENT RECORDED AUGUST 19, 2005 AS DOCUMENT R2005-180812, IDENTIFIED ON SAID DOCUMENT AND PLAT OF SURVEY PREPARED FOR THE FOREST PRESERVE DISTRICT OF DUPAGE COUNTY (JOB NO. 353-100, BY MIDWEST TECHNICAL CONSULTANTS, INC., WITH A REVISION DATE OF 1/24/05) AS PARCEL NUMBERS NS-02-089.3, NS-02-089.6, NS-02-089.8, NS-02-089.9, NS-02-089.10 AND NS-02-089.10P, THE EXTERIOR COMBINED BOUNDARY OF SAID PARCELS (BEING REFERRED TO HEREIN AS EXCEPTION PARCEL 1) BEING MORE PARTICULARLY DESCRIBED BY COMMENCING AT THE NORTHWEST CORNER OF LOT 19 IN E.W. ZANDER AND COMPANY'S ADDITION TO LOMBARD AS RECORDED JULY 20, 1906 PER DOCUMENT 88217; THENCE SOUTH 13 MINUTES 44 SECONDS WEST, 200.00 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 59 SECONDS WEST, 260.75 FEET; THENCE 15 DEGREES 09 MINUTES 44 SECONDS WEST, 127.20 FEET; THENCE NORTH 78 DEGREES 36 MINUTES 42 SECONDS WEST, 419.69 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 09 SECONDS WEST, 193.89 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT 391446, RECORDED JULY 18, 1938 FOR A POINT OF BEGINNING (P.O.B. NO. 2); THENCE CONTINUING ALONG A PROLONGATION OF THE LAST DESCRIBED COURSE, 875.23 FEET; THENCE NORTH 25 DEGREES 44 MINUTES 47 SECONDS WEST, 100.00 FEET; THENCE NORTH 23 DEGREES 50 MINUTES 44 SECONDS WEST, 200.00 FEET; THENCE NORTH 19 DEGREES 27 MINUTES 59 SECONDS WEST, 260.75 FEET; THENCE 15 DEGREES 09 MINUTES 44 SECONDS WEST, 127.20 FEET; THENCE NORTH 78 DEGREES 36 MINUTES 42 SECONDS WEST, 419.69 FEET; THENCE NORTH 88 DEGREES 21 MINUTES 09 SECONDS WEST, 193.89 FEET TO A POINT ON THE AFORESAID SOUTH LINE OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT 391446; THENCE ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, BEING THE ARC OF A CURVE TO THE RIGHT, BEING CONCAVE TO THE SOUTHWEST, HAVING A RADIUS OF 1,635.42 FEET, WHOSE CHORD BEARS SOUTH 82 DEGREES 32 MINUTES 24 SECONDS EAST A CHORD DISTANCE OF 864.25 FEET, FOR AN ARC DISTANCE OF 874.64 FEET; THENCE CONTINUING SOUTH 67 DEGREES 13 MINUTES 09 SECONDS EAST ALONG SAID SOUTH LINE OF ST. CHARLES ROAD, 420.33 FEET TO THE PLACE OF BEGINNING (P.O.B. NO. 2); AND ALSO EXCEPTING FROM THE AFORESAID PART OF LOT 17 LYING SOUTH OF THE CENTERLINE OF ST. CHARLES ROAD, THAT PART OF ST. CHARLES ROAD LYING NORTH OF AND ABUTTING THE HEREIN DESCRIBED EXCEPTION PARCEL 1, AND THAT PART OF ST. CHARLES ROAD AS DEDICATED PER DOCUMENT R1938-391446, ALL IN DUPAGE COUNTY, ILLINOIS.

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Kelly Purvis, Planner
Published in Daily Herald July 25, 2018 (4505676)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park, Warrenville, West Chicago, Westmont, Wheaton, Willowbrook, Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 25, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY Laurel Baetz
Designee of the Publisher and Officer of the Daily Herald

Control # 4505676

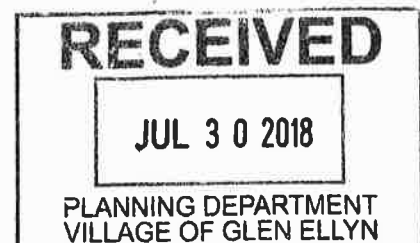


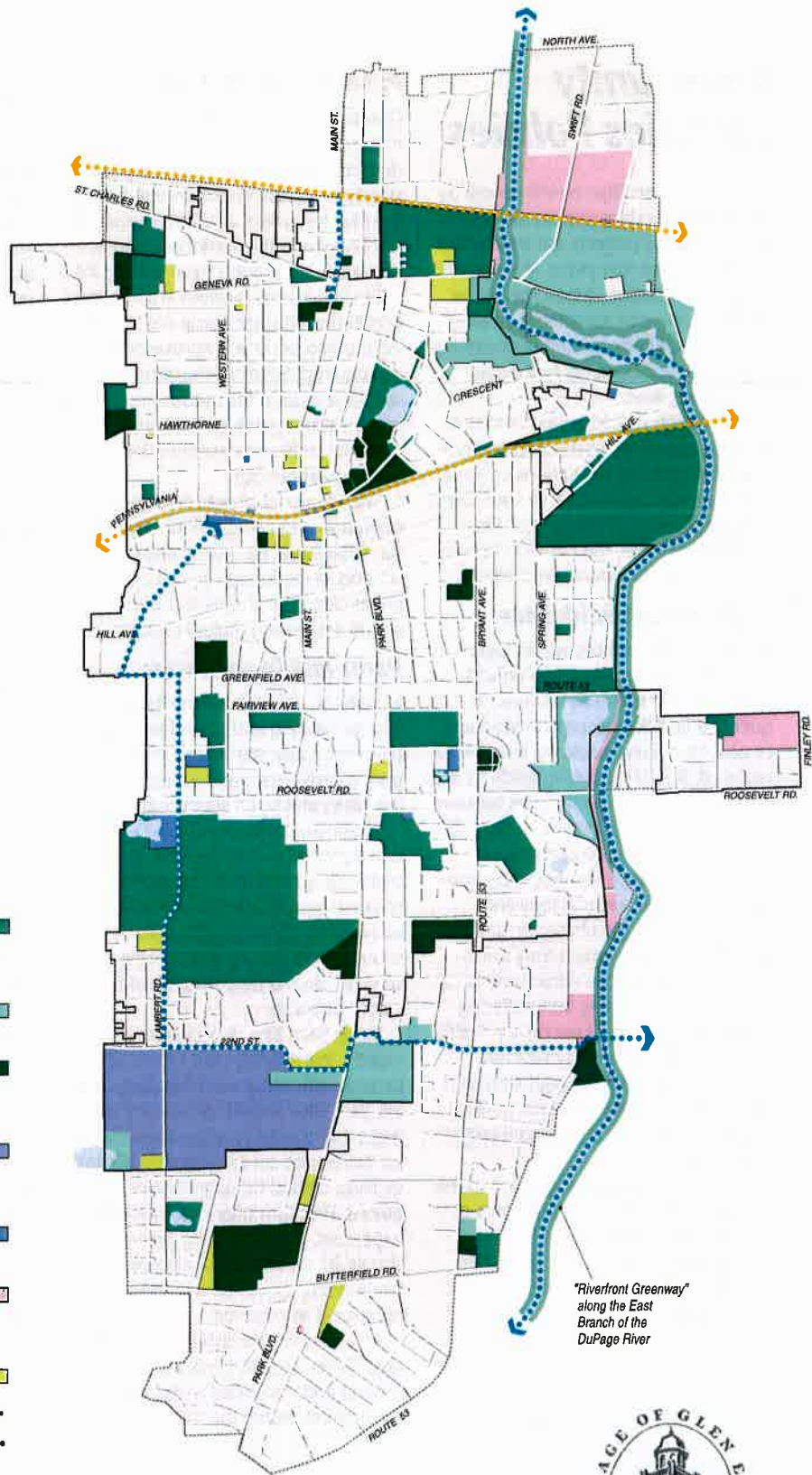
Figure 7

Community Facilities Policies

Glen Ellyn has traditionally been known for its quality community facilities and services. Community facilities provide important focal points for neighborhood life and activity, and contribute significantly to the overall quality of life within the Village. The Community-Wide Plan presents guidelines for maintaining and enhancing parks, schools, public buildings and other community facilities. The Village should recognize and market these facilities as important assets that can help attract new families and businesses to the community.

Map Legend:

- Improve and enhance the local park and open space system. 
- Protect forest preserves and nature conservancies as important open space assets. 
- Cooperate with and support public and private schools. 
- Continue to enhance the College of DuPage as a major community focal point. 
- Maintain and improve governmental sites and buildings as required. 
- Maintain and improve utility facilities as required. 
- Work with and support local churches and service organizations. 
- Existing Bicycle Trails..... 
- Proposed Bicycle Trails..... 



Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

10-4-3. - CR Conservation/Recreation District.

- (A) *Permitted uses:* Only open space uses and passive recreation areas shall be allowed by permitted use in this district. All buildings, structures and principal activity areas shall be allowed by special use only, unless specifically waived by the Building and Zoning Official upon review and approval of the Director of Planning and Development.

1. Agriculture, including incidental agricultural structures, but excluding livestock operations.
2. Open space, public park and playground.

All permitted uses must also comply with all applicable requirements contained in chapter 5, "Supplementary Regulations", of this title as well as all other pertinent regulations in this title.

- (B) *Special uses:* Within this district, a primary consideration in the approval of special uses shall be public safety and the impact upon adjacent properties. No enumerated special use shall be considered to be an accessory use to any other permitted or special use, and a separate permit shall be required for each separate special use.

1. Cemetery.
2. Nursery, for the growing and sale of trees and shrubbery, but exclusive of retail sales.
3. Outdoor merchandise, storage, promotional activities, or tents.
4. Privately operated, not for profit, lake, swimming pool, or tennis court, on a site of not less than five acres.
5. Public or private recreational facility where buildings do not occupy more than ten percent of the site area including any parking lots located across a right-of-way provided they are within 300 feet of the property on which the facility is located.
6. Public school, elementary and high, or private school having a curriculum equivalent to a public school, elementary or high, and public office uses associated with the same, provided all such public or private schools have no rooms regularly used for housing or sleeping purposes, on a minimum eight acre parcel.

All special uses must also comply with all applicable requirements contained in chapter 5, "Supplementary Regulations", of this title, as well as all other pertinent regulations in this title.

- (C) *Accessory Building and Uses:*

1. See sections 10-5-4, "Accessory Structures and Uses", and 10-5-5, "Yards", of this title.
2. Food trucks, subject to the regulations set forth in section 10-5-20 of this title.

- (D) *Maximum height:* 35 feet.

- (E) *Minimum yard and lot requirements:*

1. *Front yard:* 50 feet in depth.
2. *Rear yard:* 60 feet in depth.
3. *Side yard:*
 - (a) Two side yards, neither of which is less than 15 percent of the width of the lot;
 - (b) A side yard abutting a street is not to be less than 40 feet wide.
4. *Lots fronting on two nonintersecting streets:* On lots fronting on two nonintersecting streets, a front yard must be provided on both streets.
5. *Minimum width of side yard:* The minimum width of each side yard for nonresidential uses shall be 25 feet.

6. *Lot area:* 18,000 square feet.
 7. *Lot width:*
 - (a) Interior lot: 100 feet;
 - (b) Corner lot: 120 feet.
 8. *Land uses without buildings:* Land uses without buildings or structures shall have no minimum lot area or lot width requirements.
- (F) *Signs, fences and obstructions in yards:*
1. Signs as per sign ordinance.
 2. See section 10-5-5, "Yards", of this title.
- (G) *Parking and loading requirements:*
1. Public or private building owned by governmental agency: One space for each 250 square feet of floor area in the building.
 2. Private recreational facility: One space for each 4,000 square feet of gross land area.
 3. Nursery for the growing and sale of trees and shrubbery: One space for each 500 square feet of gross floor area, plus one space for each 4,000 square feet of gross land area.
 4. Additional off street parking and loading requirements are found in chapter 5, "Supplementary Regulations", of this title.
- (Ord. 3617, 5-8-1989, eff. 6-1-1989; amd. Ord. 4282, 8-14-1995; Ord. 4673, 12-14-1998, eff. 3-1-1999; Ord. 4801, 1-10-2000; Ord. 5035, 1-14-2002, eff. 3-1-2002; Ord. 5543, 1-22-2007; Ord. 5591, 7-23-2007; Ord. 6263, 9-8-2014; Ord. 6303, 3-9-2015)

10-10-13. - Amendments.

- (A) For the purpose of promoting the public health, safety, morals, comfort, general welfare; to conserve the value of property throughout the Village; and to lessen or avoid congestion in the public streets and highways, the Village Board may, from time to time, in the manner hereinafter set forth, amend the regulations imposed in this title, pursuant to the procedures established herein;
- (B) Amendments shall be classified into the following:
 - 1. Text amendments, which are amendments to the text of this title; and
 - 2. Map amendments, which are amendments to zoning district map adopted pursuant to this title;
- (C) A petition or application for amendment shall be filed with the Director, Department of Planning and Development, and shall contain at least the following information:
 - 1. *For text amendments:*
 - (a) The name, address and phone number of the petitioner or applicant, pursuant to section 10-10-10 of this chapter;
 - (b) The proposed text amendment; and
 - (c) A statement of how the proposed text amendment relates to the Comprehensive Plan then in effect or otherwise promotes the public health, safety and general welfare;
 - 2. *For map amendments:*
 - (a) The name, address and phone number of the petitioner or applicant, pursuant to section 10-10-10 of this chapter;
 - (b) The proposed map amendment, including the legal description of the property to be affected, common address and permanent index number, and the precise district into which the property is proposed to be placed;
 - (c) The present use of the affected property;
 - (d) The present zoning district in which the affected property is contained;
 - (e) The proposed use of the affected property;
 - (f) A vicinity map at a scale approved by the Director, Department of Planning and Development, showing property lines, streets, existing and proposed zoning and such other items as the Director may require; and
 - (g) A statement of how the proposed map amendment relates to the Comprehensive Plan, promotes the public health, safety and general welfare, and how the proposed map amendment fulfills the conditions of subsection (E) of this section;
- (D) The Director, Department of Planning and Development, shall transmit the application to the Plan Commission, which shall hold a public hearing on each application for an amendment at such time and place as shall be established by the commission, after due notice as required herein. The hearing shall be conducted and a record of such proceedings shall be preserved in such manner as the commission shall prescribe from time to time;
- (E) Within 90 days after the close of the hearing on a proposed amendment, the Plan Commission shall make written findings of fact and shall submit the same together with recommendations to the Village Board. For map amendments, the commission shall make written findings of fact based upon the evidence presented to it in each case with respect to the following matters:
 - 1. Identification of the existing uses of property within the general area of the affected property;
 - 2. Identification of the zoning classification of property within the general area of the affected property;

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district;
 4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district;
 5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan;
 6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property; and
 7. The extent to which property values are diminished, if at all, by the particular zoning restrictions;
- (F) A property affected by a proposed map amendment shall have at least 200 feet of frontage or 25,000 square feet of area, or shall adjoin a parcel of land which bears the same zoning district classification as that proposed for the affected property by the map amendment;
- (G) In case of a written protest against any proposed text amendment or map amendment, signed and acknowledged by the owners of 20 percent of the frontage proposed to be altered, or by the owners of 20 percent of the frontage immediately adjoining or across an alley therefrom, or by the owners of 20 percent of the frontage directly opposite the frontage proposed to be altered, is filed with the Village Clerk, the amendment shall not be passed except by a favorable vote of two-thirds of the Village Trustees then holding office. In such case, a copy of the written protest shall be served by the protester or protesters on the applicant for the proposed amendment and a copy upon the applicant's attorney, if any, by certified mail at the address of such applicant and attorney shown in the application or petition for the proposed amendment;
- (H) The Village Board shall not act upon a proposed amendment until it shall have received a written report and recommendation from the Plan Commission. If an application is not acted upon by the Village Board within six months of the date upon which such application is filed, it shall be deemed to have been denied.

(Ord. 3617, 5-8-1989, eff. 6-1-1989)

"MOTION" (DRAFT) TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT

After conducting a public hearing and deliberating on the appropriate zoning classification to apply to the properties at 889 W. St. Charles Road and “vacant parcel” Crescent Boulevard, the Plan Commission hereby recommends CR – Conservation Recreation zoning of the properties in accordance with Section 10-10-13 of the Zoning Code based on the following findings of fact:

1. The subject properties are owned by the DuPage County Forest Preserve District and are not planned to be developed for residential use. The properties will continue to be used for their existing purposes.
2. Prior to the annexation of the parcels into the Village’s corporate limits, 889 W. St. Charles Road was zoned CR – Conservation Recreation in the Village of Lombard. The vacant parcel on Crescent Boulevard was zoned R-4 Single Family Residential in DuPage County, which does not have a zoning designation for parks and open space. Incorporated properties adjacent to the subject parcels are zoned for single family residential and conservation recreation.
3. The properties will not be developed for single family residential use. They will continue to be used for their existing purposes and will continue to be preserved by the Forest Preserve District.
4. The majority of the property surrounding the subject parcels is Forest Preserve property and will continue to be preserved as such. The remainder of the adjacent properties are developed with single family residences. There is no foreseeable redevelopment proposed for the properties surrounding the subject parcels.
5. The Comprehensive Plan designates these properties as “parks and open space” and highlights that these areas should be protected as important open space assets. The CR – Conservation Recreation district is a compatible zoning category for these properties since it is intended to preserve the existing open space areas and protect the Village’s natural resources.
6. Rezoning of the subject properties will not provide an increase or a decrease to property values since the use of the properties will remain the same. The zoning designation of CR – Conservation is more in line with the use of the property as Forest Preserve District property.

Motion by: _____ Seconded by: _____



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 08/09/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3485)

DOC ID: 3485

Public Hearing - Southeast Corner of St. Charles Road and Riford Road - Forest Hill Cemetery - Special Use Permit. Request for a Special Use Permit for the expansion of the Forest Hill Cemetery and to provide a special use permit on the original existing Forest Hill Cemetery which is currently considered legal nonconforming

ATTACHMENTS:

- PC Staff Report (PDF)
- Aerial Photo (PDF)
- Zoning and Location Map (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Location Map for Public Notice (PDF)
- Certificate of Publication (PDF)
- Section 10-10-14(E) of the Zoning Code (PDF)
- Property Purchase Exhibit (PDF)
- Wetland Map (PDF)
- Petitioner's Application Packet 1 of 5 (PDF)
- Petitioner's Application Packet 2 of 5 (PDF)
- Petitioner's Application Packet 3 of 5 (PDF)
- Petitioner's Application Packet 4 of 5 (PDF)
- Petitioner's Application Packet 5 of 5 (PDF)

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: John Sterrett, Planner
Evan J. Clements, Planning Intern

DATE: August 3, 2018

FOR: August 9, 2018 Plan Commission Meeting

SUBJECT: Forest Hill Cemetery – Southeast Corner of St. Charles Road and Riford Road
Special Use Permit – Public Hearing

PETITIONER: The petitioner is the Forest Hill of Glen Ellyn Cemetery Association, owner and operator of the Forest Hill Cemetery, represented by Frances Cormany.

REQUEST: The petitioner has requested a public hearing regarding an application for approval of a Special Use Permit to allow for the expansion of an existing cemetery within the R2 Residential zoning district.

In order to expand the cemetery operation, the petitioner is specifically requesting approval of a Special Use Permit in accordance with Section 10-4-8(B) of the Zoning Code to permit the operation of a cemetery within the R2 Single Family Residential District.

**LOCATION/
EXISTING
CONDITIONS:**

The subject property is located at the southeast corner of St. Charles Road and Riford Road. The property lies south of Parkview Community Church and west of Churchill Woods Forest Preserve.

ZONING: The property is zoned R2 Single Family Residential. The land use and zoning of the properties in the surrounding area are identified below:

<u>Land Use</u>	<u>Zoning</u>
North: Single Family Residential	R2
Parkview Community Church	R2
Northeast: Ackerman Park	CR
Northwest: Ackerman Park	CR
South: Single Family Residential	R2
East: Single Family Residential	R2
Churchill Woods Forest Preserve	R2
West: Single Family Residential	R2

**PUBLIC
HEARING:** Notice of the public hearing was published in the July 25, 2018 edition of the

Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the site.

PROJECT SUMMARY:

The petitioner is seeking approval of a Special Use Permit on newly acquired property to allow the expansion of the existing Forest Hill Cemetery. In addition to seeking approval of the newly acquired properties, the petitioner is also seeking to establish a special use permit on the existing cemetery so the entire cemetery, both new and existing, will operate under the same special use permit. The cemetery, which has been in operation since 1879 was annexed into the Village in 1993 and included parcels 001, 002, 005, and 006. At the time of the annexation, the cemetery was considered a legal nonconforming use and did not require a Special Use Permit to continue operation as a cemetery.

Since the 1993 annexation, the cemetery has purchased four (4) additional parcels of land. Parcels 003 and 004 were purchased on November 23, 1994. Parcel 007 was purchased on August 30, 2013. Parcel 009 was purchased on May 22, 2014. Because these properties were purchased after the annexation, they are not considered legal nonconforming and require a special use permit prior to the expansion of the cemetery into these parcels. Prior to expanding the cemetery into the newly acquired parcels and placing gravesites within, a special use permit for the use of a cemetery must be granted.

In 1995 the Glen Ellyn Zoning Code was amended by Ordinance 4282 which changed the definition of church to include the internment of ashes. The Ordinance also included the addition of “cemetery” as a special use to the CR, R0, R1, and R2 zoning districts. Before the adoption of this Ordinance “cemetery” was not listed as a permitted or special use for any zoning district within the Glen Ellyn Zoning Code.

Future Improvements

The cemetery has no future plans for the site other than to continue using the newly acquired parcels for grave sites, except 009 which will be maintained as a wooded wetland area. The cemetery anticipates demolishing the single family residence on parcel 007 and may construct a pond with landscaping. The cemetery does not intend on moving forward with this until a later date and has no plans created for such.

Access

The cemetery currently has access on Riford Road, St. Charles Road, and Eastern Avenue. These access points will remain unchanged. The access from Eastern Avenue is currently dirt and will eventually be paved to match the other drives within the cemetery.

Landscaping

A significant amount of wooded areas exist on the south of the property to adequately screen the cemetery from the adjacent residential areas.

Wetlands

As previously mentioned, a critical wetland exists on the far southeastern wooded portion of the property. No work of any kind is proposed to occur in this area. The limits of the critical wetland are on the east side of the Eastern Avenue right-of-way and do not cross over into the cemetery property where graves are proposed to be located. Although no wetlands exist elsewhere on the site, a wetland buffer of 100' would exist beyond the limits of the wetland. This buffer may have construction activity occur within it provided that disturbed areas are restored to their existing state.

The area in the cemetery that is within 100' of the wetland is currently grass and therefore must be restored to grass upon completion of the land disturbing activity, in this case gravesites. This 100' buffer would only affect a small portion of the cemetery along the west right-of-way line of Eastern Avenue.

To ensure property management occurs when gravesites are placed near the western edge of the Eastern Avenue right-of-way, the Plan Commission may wish to consider a condition requiring the petitioner to prepare and submit a wetland delineation study that identifies the wetland limits, buffer area, and any buffer remediation work prior to any earthwork being performed within 75 feet of the west right-of-way line of Eastern Avenue.

Historic Landmark

In 2014, the Forest Hill Cemetery was landmarked by the Village Board. This landmarking included the original cemetery portion as well as the newly acquired property. This landmarking does not affect the expansion of the cemetery into the newly acquired property.

Lot Consolidation

At the direction of staff, the petitioner is seeking to consolidate all eight (8) parcels. This lot consolidation is reviewed and approved administratively and will be performed by staff.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing on the requests for approval of Special Use Permit. The Plan Commission should consider the petitioner's requests and make a recommendation to the Village Board for approval, approval with conditions or denial. The Plan Commission may wish to consider a condition requiring the petitioner to prepare and submit a wetland delineation study that identifies the wetland limits, buffer area, and any buffer remediation work prior to any earthwork being performed within 75 feet of the west right-of-way line of Eastern Avenue.

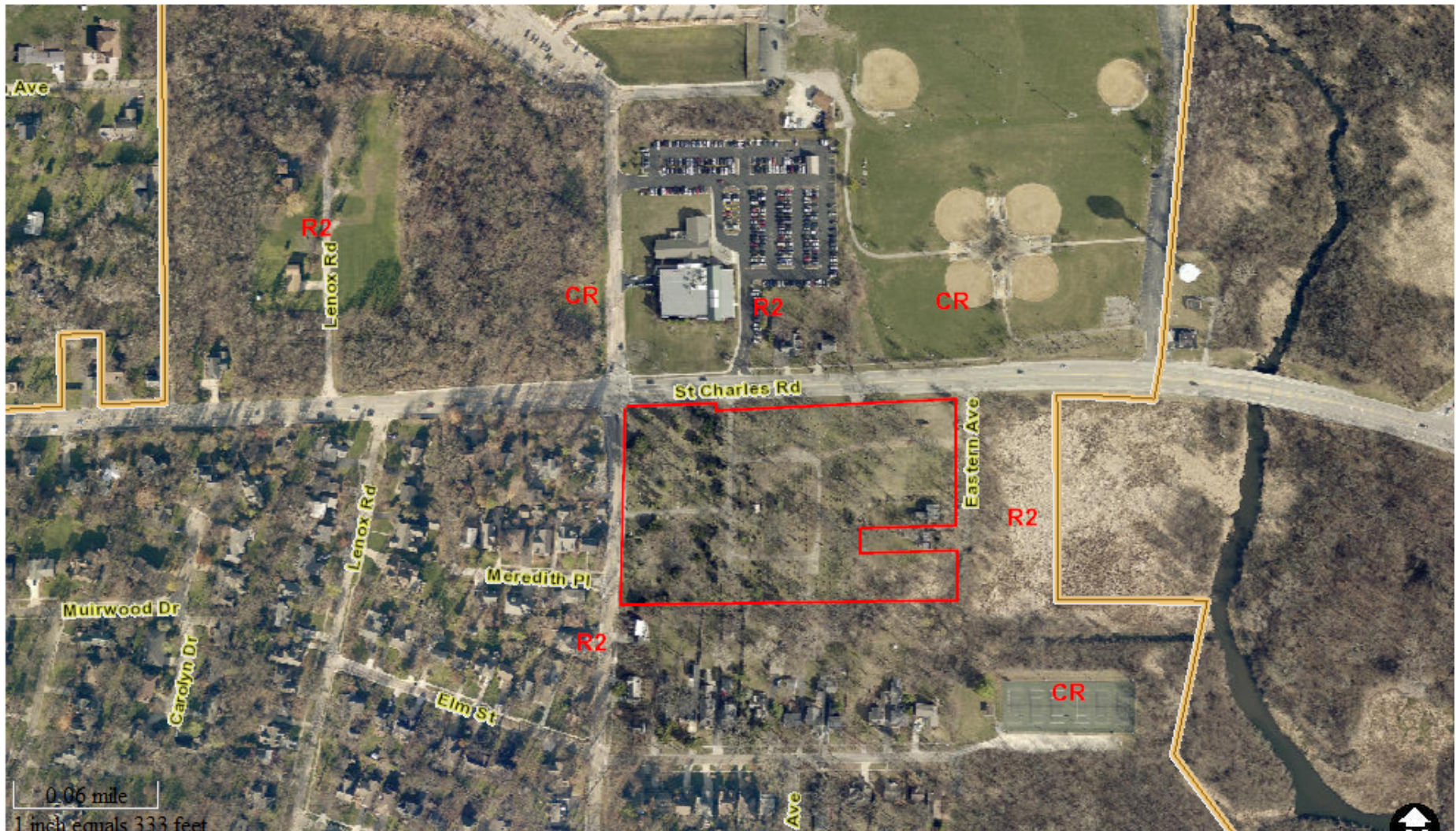
ATTACHMENTS:

- Aerial Photo
- Zoning and Location Map
- Notice of Public Hearing
- Location Map for Public Hearing Notice
- Mailing Labels for Public Hearing Notice
- Certificate of Publication
- Section 10-10-14(E) of the Zoning Code
- Property Purchase Exhibit
- Wetland Limits Map courtesy of DuPage County
- Petitioner's Application Packet

cc: Staci Hulseberg, Planning and Development Director
Frances L. Cormany – Board Member, Forest Hill of Glen Ellyn Cemetery Association

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Forest Hill Cemetery\Public Hearing\PC Staff
Report_DRAFT.doc

Forest Hill Cemetery



Map created on July 19, 2018.

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Attachment: Aerial Photo (3485 : Forest Hill Cemetery)

Forest Hill Cemetery



0.06 mile
1 inch equals 333 feet

Map created on July 19, 2018.
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Zoning

	CC - Community College
	C2 - Community Commercial
	C3 - Service Commercial
	C4 - Office District
	C5A - CBD Retail Core
	C5B - CBD Service
	C6 - Commercial/Multi-use
	CR - Conservation Recreation
	RE - Residential Estate
	R0 - Single Family Residential
	R1 - Single Family Residential
	R2 - Single Family Residential
	R2B - Single Family Residential
	R3 - Multi-family Residential
	R4 - Multi-family Residential
	R5 - Planned Residential
	U - Unincorporated

GLEN ELLYN PARK DIST
185 SPRING RD
GLEN ELLYN IL 60137

PARKVIEW COMMUNITY CHURCH
764 ST CHARLES RD
GLEN ELLYN IL 60137

WILSON, ROBERT & MARTHA
693 ST CHARLES RD
GLEN ELLYN IL 60137

CREECH, DAVID & MELISSA
697 ST CHARLES RD
GLEN ELLYN IL 60137

ROAKE, LINDA J
711 ST CHARLES RD
GLEN ELLYN IL 60137

MALYSA, BALTAZAR
715 ST CHARLES RD
GLEN ELLYN IL 60137

HARTSELL, DAVID
710 MEREDITH PL
GLEN ELLYN IL 60137

REECE, WENDIE J
714 MEREDITH PL
GLEN ELLYN IL 60137

LUCHANSKY, MICHAEL P
720 MEREDITH PL
GLEN ELLYN IL 60137

MAC ISSAC, JOHN & DAWN
724 MEREDITH PL
GLEN ELLYN IL 60137

JOHNSON, ANDREW
730 MEREDITH PL
GLEN ELLYN IL 60137

WILT, DANIEL & ANNA
734 MEREDITH PL
GLEN ELLYN IL 60137

LYONS, MICHAEL P & JULIE
822 EASTERN AVE
GLEN ELLYN IL 60137

HP BORROWER 2017 1 LLC
180 N STETSON AVE 3650
CHICAGO IL 60601

STROMBERG III, LEROY & A
721 MERIDITH PL
GLEN ELLYN IL 60137

ROSE, CHRISTOPHER & ROBIN
804 RIFORD RD
GLEN ELLYN IL 60137

RODEK, B & M KOPACZEWSKI
15741 PARK BLVD
GLEN ELLYN IL 60137

DRONJAK, BRANISLAV & ANNA
790 RIFORD RD
GLEN ELLYN IL 60137

GARVY, M JANE
702 ELM ST
GLEN ELLYN IL 60137

KENNEDY, DAVID & M SUSAN
706 ELM ST
GLEN ELLYN IL 60137

NOVAK, BARBARA R
712 ELM ST
GLEN ELLYN IL 60137

WHYTE, JEFFREY & LACIE
714 ELM ST
GLEN ELLYN IL 60137

LINENGER, RYAN & JENNIFER
720 ELM ST
GLEN ELLYN IL 60137

POLIZZI, MICHAEL & C
795 RIFORD RD
GLEN ELLYN IL 60137

FLAHERTY, SUSAN M
815 LENOX RD
GLEN ELLYN IL 60137

WILSON, MICHAEL C
779 RIFORD ROAD
GLEN ELLYN IL 60137

EBETSCH, GRAHAM ARNAUD
742 ELM ST
GLEN ELLYN IL 60137

MURPHY, G & P MANIERI
744 ELM ST
GLEN ELLYN IL 60137

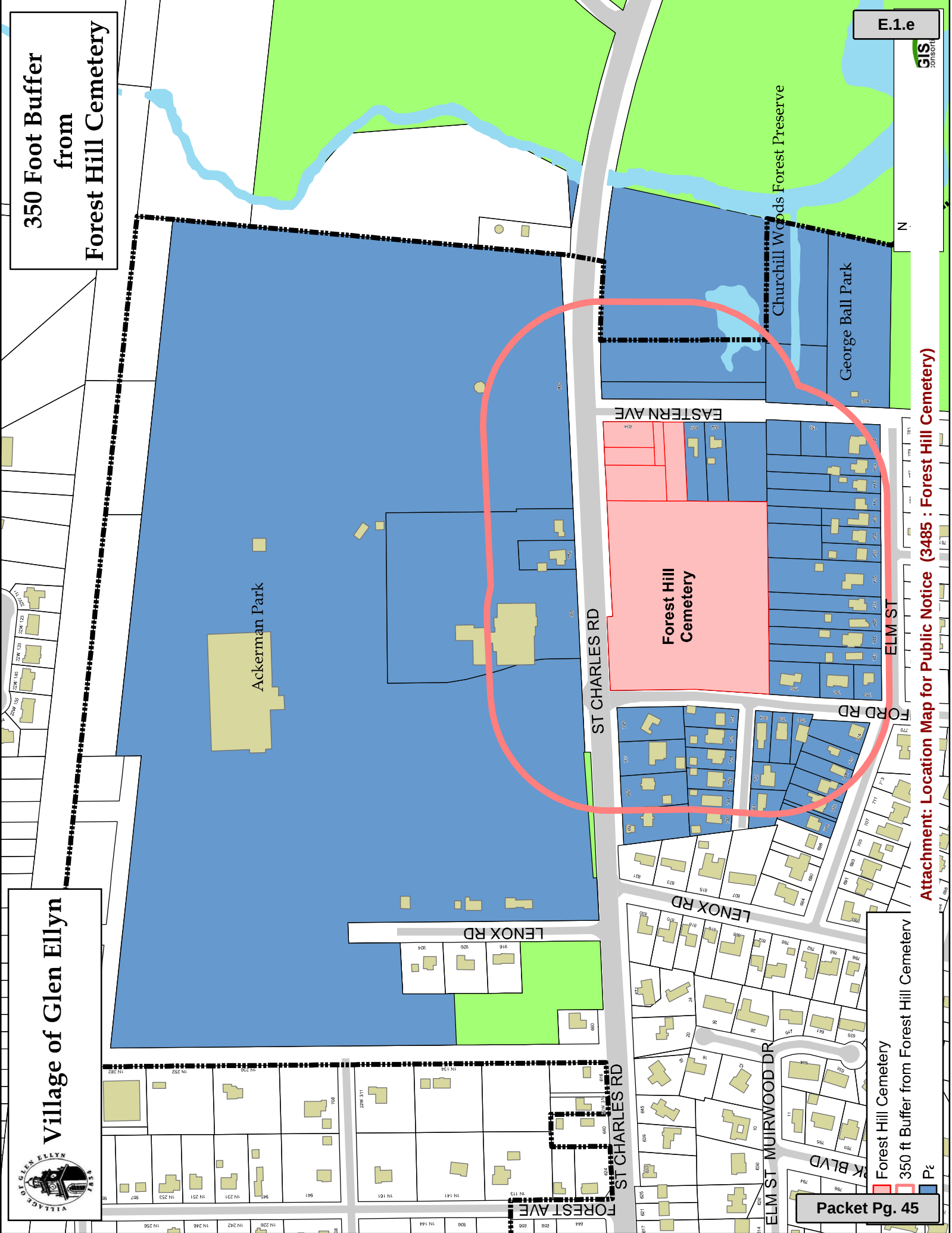
HAWKINS, N & K NASON
746 ELM ST
GLEN ELLYN IL 60137

RODMAN, RYAN J & EMILY B
750 ELM ST
GLEN ELLYN IL 60137



Village of Glen Ellyn

350 Foot Buffer
from
Forest Hill Cemetery



Forest Hill Cemetery
350 ft Buffer from Forest Hill Cemetery

Attachment: Location Map for Public Notice (3485 : Forest Hill Cemetery)

NOTICE OF PUBLIC HEARING

Forest Hill of Glen Ellyn Cemetery Association, owner and operator of the Forest Hill Cemetery located at the southwest corner of St. Charles Road and Riford Road, is requesting approval of a Special Use Permit in accordance with Section 10-4-8(B) of the Glen Ellyn Zoning Code to allow the operation of a Cemetery within the R2 Residential District.

The subject property is legally described as follows:
THE PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING SOUTH OF THE SOUTH RIGHT OF WAY LINE OF ST. CHARLES ROAD, LYING WEST OF THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE, AND LYING EAST OF THE EAST RIGHT OF WAY LINE OF RIFORD ROAD, EXCEPTING THEREFROM THE FOLLOWING DESCRIBED PARCEL OF LAND:
THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:
BEGINNING AT THE POINT IN THE WESTERLY LINE OF EASTERN AVENUE 150 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 7 IN ELLYNDALE SUBDIVISION FOR A PLACE OF BEGINNING; THENCE WEST OF A LINE PARALLEL WITH THE SOUTH LINE OF LOTS 6, 7, 8, AND 4 IN SAID ELLYNDALE SUBDIVISION, 231 FEET MORE OR LESS TO A POINT 150 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 4 OF SAID ELLYNDALE SUBDIVISION, THENCE SOUTH PARALLEL WITH THE WEST LINE OF EASTERN AVENUE 60 FEET; THENCE EAST PARALLEL WITH THE WEST LINE OF LOTS 4, 5, 6, AND 7 OF ELLYNDALE SUBDIVISION, 231 FEET MORE OR LESS TO THE WEST LINE OF EASTERN AVENUE; THENCE NORTH ALONG THE WEST LINE OF EASTERN AVENUE 60 FEET TO THE PLACE OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

TOGETHER WITH THAT PART OF THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, FALLING WITHIN A PORTION OF THE 15 FT. ALLEY (NOW VACATED BY DOCUMENT NO. 280495), SAID ALLEY LYING ADJACENT TO THE NORTH LINE OF LOTS 31, 32, 33, AND 34 IN THE FIRST ADDITION TO GLEN ELLYN SPRINGS PER DOCUMENT RECORDED AUGUST 12, 1891 AS DOCUMENT NO. 46265.

SAID SUBDIVIDED PROPERTY BRING MORE PARTICULARLY DESCRIBED BY THE FOLLOWING METES AND BOUNDS DESCRIPTION:

BEGINNING AT THE INTERSECTION OF THE SOUTH LINE OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN AND THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE; THENCE SOUTH 89 DEGREES 33 MINUTES 45 SECONDS WEST ALONG SAID SOUTH LINE OF SECTION 2, 391.88 FEET TO AN ANGLE POINT IN LINE OF OCCUPATION; THENCE SOUTH 87 DEGREES 33 MINUTES 45 SECONDS WEST ALONG THE LINE OF OCCUPATION WHICH CROSSES A PORTION OF THE 14 FOOT ALLEY WHICH WAS VACATED BY DOCUMENT 280495, 398.58 FEET TO A POINT IN THE EAST RIGHT OF WAY LINE OF RIFORD ROAD; THENCE NORTHERLY LONG SAID EAST RIGHT OF WAY LINE THE FOLLOWING TWO (2) COURSES: NORTH 04 DEGREES 25 MINUTES 50 SECONDS EAST, 217.34 FEET AND NORTH 00 DEGREES 11 MINUTES 09 SECONDS EAST, 260.33 FEET TO A POINT OF INTERSECTION WITH THE SOUTH 33 FOOT RIGHT OF WAY LINE OF ST. CHARLES ROAD; THENCE NORTH 87 DEGREES 27 MINUTES 20 SECONDS EAST, 555.59 FEET TO THE WEST RIGHT OF WAY LINE OF EASTERN AVENUE; THENCE SOUTH 00 DEGREES 08 MINUTES 26 SECONDS WEST, 294.52 FEET; THENCE SOUTH 27 DEGREES 20 MINUTES 23 SECONDS WEST, 230.32; THENCE SOUTH 00 DEGREES WEST, 60.06 FEET; THENCE NORTH 87 DEGREES 20 MINUTES 23 SECONDS EAST, 230.17 FEET TO A POINT ON SAID WEST RIGHT OF WAY LINE OF EASTERN AVENUE; THENCE SOUTH 00 DEGREES 08 MINUTES 26 SECONDS WEST ALONG SAID WEST RIGHT OF WAY LINE, 119.94 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.(s): 05-02-422-001; 05-02-422-002; 05-02-422-003; 05-02-422-004; 05-02-422-005; 05-02-422-006; 05-02-422-007; 05-02-422-009 & 05-11-203-001; 05-11-203-004; 05-11-203-005; 05-11-203-006; 05-11-203-007; 05-11-203-008

Before the Glen Ellyn Village Board can consider the request for approval of a Special Use Permit, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on Thursday, August 9, 2018, at 7:00 p.m. in the Golligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The Plan Commission will consider approval of a Special Use Permit in accordance with Section 10-4-8(B) of the Glen Ellyn Zoning Code to allow the operation of a Cemetery within the R2 Residential District.

All persons who are interested are invited to attend the public hearing to listen and be heard. Information related to the request, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00 a.m. and 4:30 p.m. in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Evan J. Clements, Planning Intern, 630-547-5246.

Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Brian Baidulis at (630) 547-5209 at least 24 hours in advance of the meeting.

Evan J. Clements, Planning Intern
Published in Daily Herald July 25, 2018 (4505672)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

Corporation organized and existing under and by virtue of the laws of the State of Illinois, DOES HEREBY CERTIFY that it is the publisher of the DuPage County DAILY HERALD. That said DuPage County DAILY HERALD is a secular newspaper, published in Naperville and has been circulated daily in the Village(s) of:

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published July 25, 2018 in said DuPage County DAILY HERALD.

IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

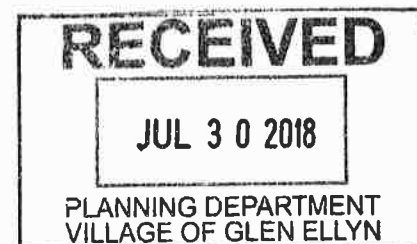
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baitz

Designee of the Publisher and Officer of the Daily Herald

Control # 4505672



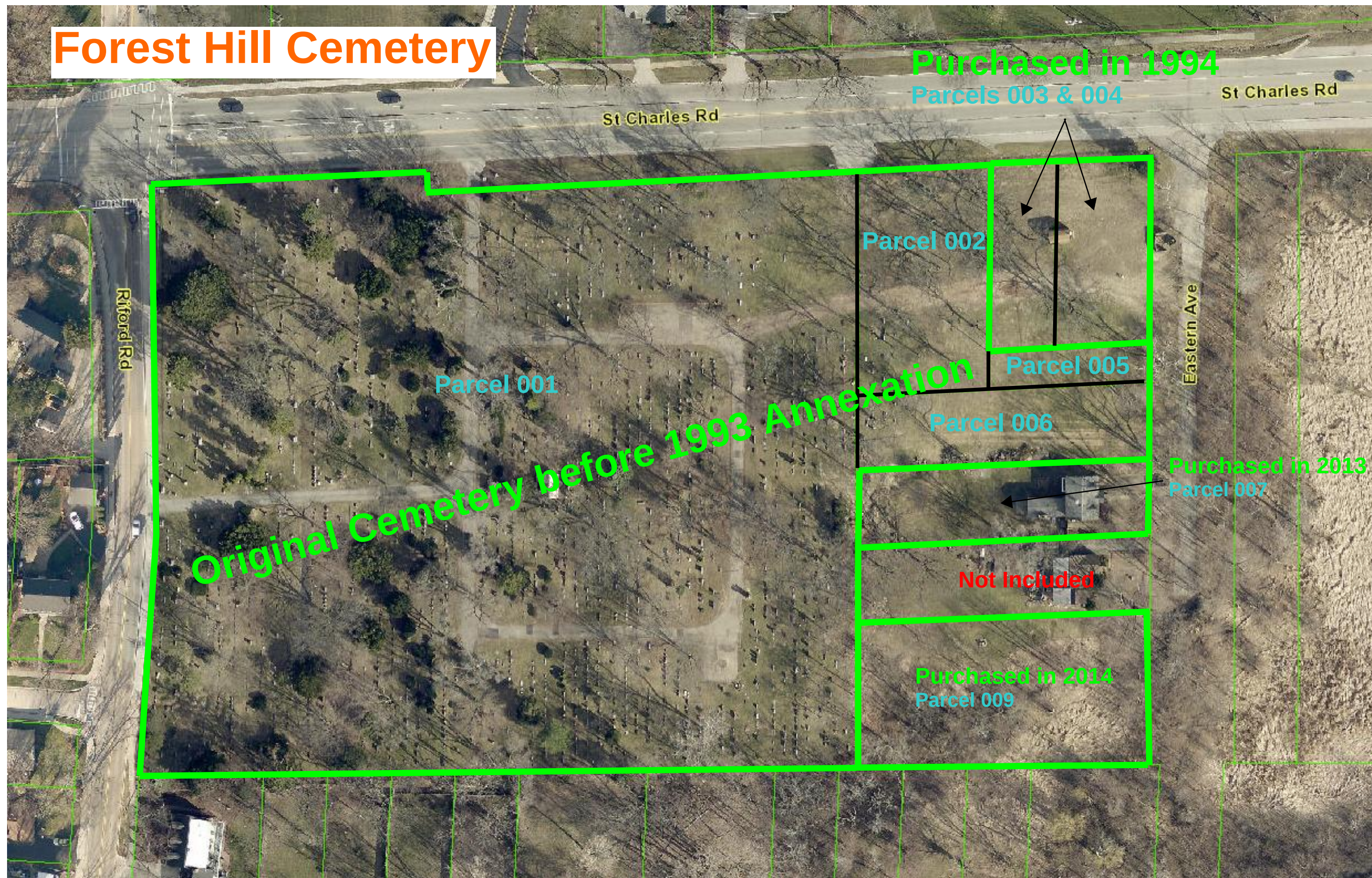
10-10-14. - Special uses.

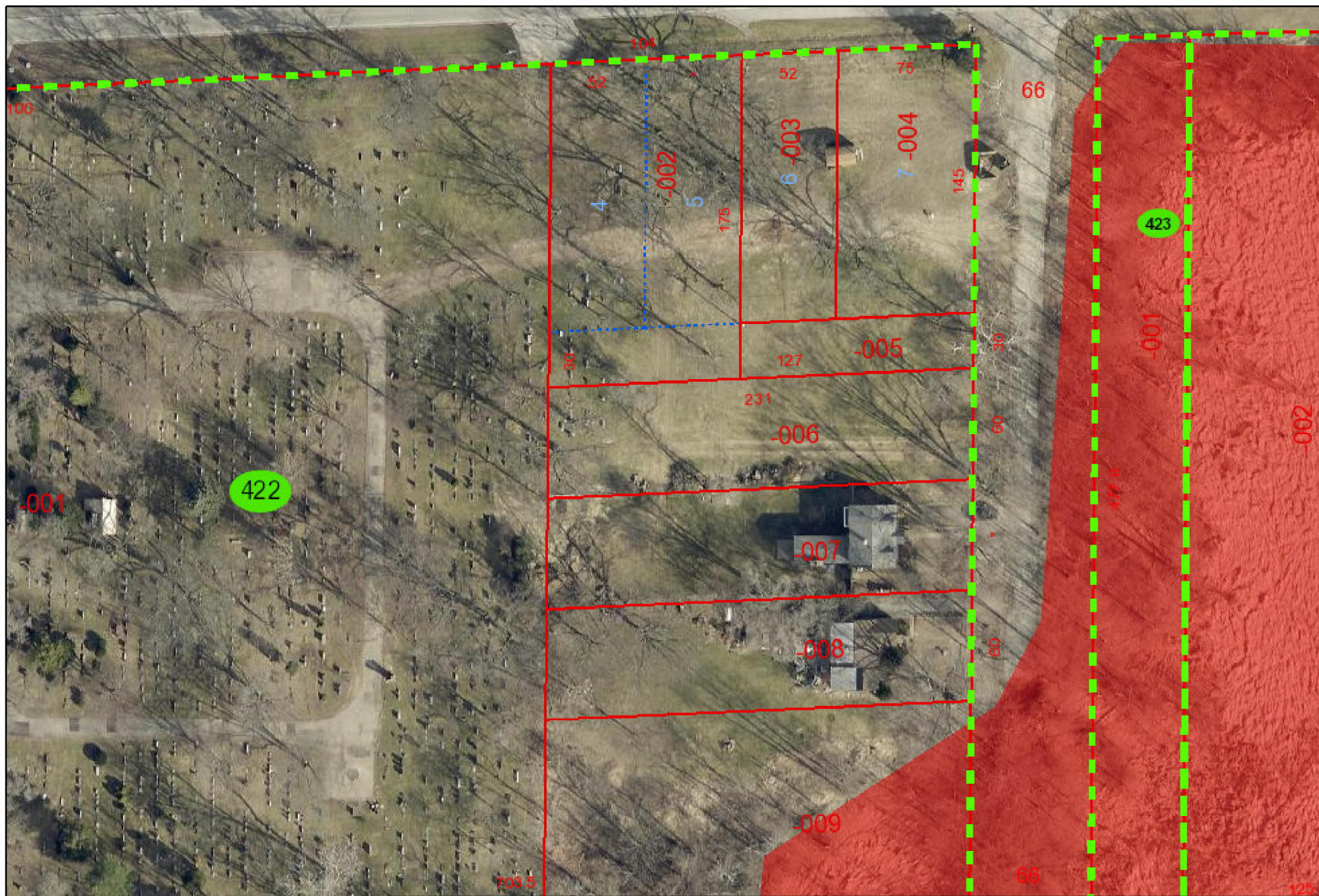
- (A) The development and execution of this title is based upon the division of the Village into zoning districts, within any one of which the use of land and use of buildings are essentially uniform. However, certain uses, because of their unique character, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon the neighboring lands and upon the public need for the particular use at the particular location. Such uses fall into two categories:
1. Uses operated by a public agency or publicly regulated utilities, which are uses traditionally associated with a public interest, such as parks, recreation areas, public administrative buildings, or the private use of existing public buildings. It is stressed that public uses are associated with the public interest. In the case of a request for a special use by a unit of local government, for a public use within its statutory mandate, the review shall not be based on determining the necessity for the public, mandated use on the specific site but, rather, is for assessing the impact of the proposed public use upon neighboring lands, and upon the Village's streets and utilities; or
 2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems or benefits with respect to their impact upon neighboring property, public facilities, the Village as a whole or the natural environment or resources;
- (B) A petition or application for a special use shall be filed with the Director, Department of Planning and Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. Legal description of the property for which the special use is requested;
 3. Description of the existing use of the affected property;
 4. The present zoning district of the affected property;
 5. Description of the proposed special use;
 6. A dimensioned site plan or plat showing at least the location of all buildings, parking areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Plan Commission may require to determine if the proposed special use meets the intent and requirements of this title; and
 7. A narrative statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of subsection (E) of this section;
- (C) Upon application to the Department of Planning and Development, the Plan Commission, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing. Due to the public benefit provided by governmental services, it is in the public interest to review the category of special uses to be operated by a unit of local government on a priority basis. The public hearing procedure will be expedited in such cases to the extent permitted by statute;
- (D) Within 90 days after the close of the public hearing on a special use permit application, the Plan Commission shall render written findings of fact and shall submit the same together with recommendations to the Village Board. The written findings and recommendations shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent records of the Plan Commission;

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that 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 title;
 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;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 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;
 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;
 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;
 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;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;
- (F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;
- (G) No special use shall be granted except by ordinance duly passed and adopted by the Village Board after public hearing and written recommendation from the Plan Commission. Without further public hearing the Village Board may grant, deny or amend the recommendation for special use. Every special use which is granted by ordinance of the Village Board shall be accompanied by findings and shall refer to any exhibits containing plans and specifications of the proposed special use, which shall remain a part of the permanent records of the Plan Commission. The findings shall specify the reason or reasons for granting the special use. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989)

Forest Hill Cemetery





DuPage County
Information Technology Department / GIS Division
421 N County Farm Rd.
Wheaton, IL 60187

Ph#1 (630) 407-5000
Email gis@dupageco.org
DuPage Maps Portal :
<http://dupage.maps.arcgis.com/home>

This map is for assessment purposes only.

DuPage County Web Site :
www.dupageco.org

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Attachment: Wetland Map (3485 : Forest Hill Cemetery)



660

E.1.j

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: 7/31/2017

Application No: _____

Name of Applicant: FOREST HILL OF GLEN ELLYN CEMETERY

Contact Information:

Address of Applicant: LOCATION: ST CHARLES RD + EASTERN + RIFORD RD
BUSINESS OFFICE: 485 N. MAIN ST, GLEN ELLYNBusiness Phone: 630-469-7349

Fax: _____

Cell/Home Phone: 630-251-5025Email: ECORMANY1FORESTHILL@gmail.comProperty Interest of Applicant: SECRETARY / TREASURER / MANAGER
(Owner, Contract Purchaser, Owner Representative)

Contact Information:

Name of Owner: Sec/Treas/Manager FRANCES L. CORMANYAddress of Owner: 306028 PRINCETON CT.
WARRENVILLE, IL 60555Business Phone: 630-469-7349

Fax: _____

Cell/Home Phone: 630-251-5025Email: ECORMANY1FORESTHILL@gmail.comAddress and Legal Description of Property: ST Charles Rd, RIFORD Rd +
EASTERN AVE
NON-PROFIT
CEMETERY FOR BURIAL OF HUMAN REMAINS

Permanent Index No. (PIN): _____

Zoning: R-2Lot Dimensions: approx 7 1/2 ACRES

Lot Area: _____

Present Use: BURIAL OF HUMAN REMAINS + future burialsRequested Use/Construction: BURIAL OF HUMAN REMAINS
Expansion of cemeteryEstimated Date to Begin New Use/Construction: CURRENTName(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the

Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)

requirements of paragraph (E) of Section 10-10-14 of the Zoning Code: _____

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: _____
CONTINUATION OF CURRENT CEMETERY
expansion of
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: SAME AS CURRENT CEMETERY
3. Will not be hazardous or disturbing to existing or future neighborhood uses: SAME AS CURRENT CEMETERY
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: VERY ACCESSIBLE FROM
Rodd + on current road in infrastructure. Waste Management already
owns, have own well, no need for sewers or lighting.
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: N/A
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: N/A - only BURIAL equipment
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: already in place with exception of dirt access
off Eastern

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

N/A

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

N/A

I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

I (We) consent to the entry in or upon the premises described in this application by any authorized official of the Village of Glen Ellyn for the purpose of inspection.

I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

I (We) understand that no final action shall be taken by the Village Board subsequent to the public hearing until and upon payment of transcribing fees.

Date

7/31/17

Frances R. Cormany
Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

OWNERSHIP BY A CORPORATION

Date: 7-28-2017Address: RIFORD Rd, St CHARLES Rd, EASTERN AVELegal Description: NON-PROFIT CEMETERY SINCE 1879

LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: ROBERT CHAMBERS Address: 540 ELM ST. G.E. % 0Name: THOMAS OLSON Address: 1711 CHERRY CT, WHEELING % 0Name: FRANCES CORMANY Address: 306028 PRINCETON CT. WARRENVILLE 60555 % 0Name: JANICE LANGFORD Address: 278 FOREST AVE, GE % 0Name: RONALD LEONARD Address: 330 Hill AVE, GE % 0Name: GEORGIA ROCH Address: 25050 TAYLOR AVE, GE % 0Name: WELDON JOHNSON Address: 325 LORRAINE Rd, GE % 0Name: GAIL KALINICH Address: 528 DAK ST, GE % 0

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

AFFIDAVIT OF AUTHORIZATION

SECRETARY/TREASURER
MANAGER

I, FRANCES L. CORMANY

owner of the property described as

FOREST HILL OF GLEN ELLYN - A NON-PROFIT CEMETERY

verify that FRANCES L. CORMANY

is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals, Architectural Review Commission, and/or Village Board of Trustees.

Owner acknowledges that any notice given applicant is actual notice to owner.

Frances L. Cormany
OWNER

Cecilia N. Ayala
NOTARY



IDNR ENDANGERED SPECIES CONSULTATION

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Special Use Permit application packet. The online EcoCAT information and application can be found at <http://dnrecocat.state.il.us/ecopublic>. Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

What actions require consultation?

Any action that will change existing environmental conditions, i.e. anything that disturbs the land, water, or air. Examples include:

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

What actions are exempt from consultation?

Unless it is evident that they could directly or indirectly affect an endangered or threatened species or a Natural Area, the following actions are exempt from consultation:

- mowing within maintained highway rights-of-way
- routine resurfacing and application of oil and gravel to existing roads
- maintenance or repair of existing structures
- actions under a Department-approved management plan undertaken to maintain or improve natural ecosystem conditions or to re-establish pre-settlement vegetation conditions (such as prescribed burns, spot application of herbicides or brush clearing)
- maintenance of existing lawns, yards, and ornamental plantings
- routine cultivation of agricultural lands
- change of zoning requests for land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes

LAND USE OPINION APPLICATION

Kane-DuPage Soil and Water Conservation District
2315 Dean Street, Suite 100, St. Charles, IL 60175-4823
(630) 584-7961 Ext. 3

Send report to:

PETITIONER: FOREST HILL OF GLEN
ADDRESS: P.O. Box 585
GLEN ELLYN, IL 60138

CONTACT PERSON: FRANCES L. CORMANY
TELEPHONE: 630-251-5025

Please allow 30 days for inspection and processing.

FOR OFFICE USE ONLY

LUO# _____ Date Due _____
Date initially rec'd _____
Date all rec'd _____ Date completed _____
Fee Paid _____ Refund Due _____
By _____ Overpayment _____
No Report Nec _____
Gov't Agency _____

Location:

Township MILTON
Section(s) _____
Township(s) _____ N Range(s) _____ E

TYPE OF PROPOSAL: ☐ Change in Zoning from _____ to _____ Project or Subdivision Name _____
☐ Subdivision or Planned Unit Development (PUD)
☐ Variance-Please describe fully on separate sheet

☒ Special Use Permit-Please describe fully on separate sheet

Unit of Government Responsible for Permits VILLAGE OF GLEN Date of Public Hearing _____
Current Use of Site CEMETERY Proposed Use CEMETERY
Surrounding Land Use _____ Number of Acres app. 7 1/2
Location address (or nearest intersection) ST CHARLES Rd & EASTERN AVE

PROPOSED IMPROVEMENTS: (check all applicable items)Planned Structures:

☐ Dwellings w/o Basements
☐ Dwellings with Basements
☐ Commercial Buildings
Other _____

Open Space:

☐ Park/Playground Areas
☐ Common Open Space Areas
Other _____

Water Supply:

☐ Individual Wells
☐ Community Water

Wastewater Treatment:

☐ Septic System
☐ Sanitary Sewers
Other _____

Stormwater Treatment:

☐ Drainage Ditches or Swales
☐ Storm Sewers
☐ Dry Detention Basin
☐ Wet Retention Basin
☐ No Detention Facilities Proposed
Other _____

EXISTING SITE CHARACTERISTICS: (check all applicable items)

☐ Ponds or Lakes ☐ Floodplain ☐ Woodland ☐ Drainage Tiles ☐ Stream(s)
☒ Wetland(s) ☐ Floodway ☐ Cropland ☐ Disturbed Land ☒ Other GRAVES

REQUIRED: INCLUDE ONE COPY EACH OF THE FOLLOWING-Processing will not begin without the following:

- ☐ APPLICATION completed and signed
- ☐ FEE according to schedule below
- ☐ PLAT OF SURVEY/SITE PLAN showing legal description, legal measurements
- ☐ SITE /CONCEPT PLAN showing lots, streets, storm water detention areas, open areas, etc.
- ☐ LOCATION MAP (if not on maps above)-include distances from major roadways or tax parcel number

IF AVAILABLE - NOT REQUIRED:

- ☐ ZONING or LAND USE PETITION filed with unit of government (if relevant)
- ☐ TOPOGRAPHY MAP OR WETLANDS DELINEATIONS

FEE AMOUNTS: last updated March 1, 2007

\$375.00 for 1 - 3 acres or fraction thereof

\$407.00 for 4 - 5 acres or fraction thereof

For 5 - 200 acres see chart

> 200 acres: ADD \$12.00 for each additional acre or fraction thereof over the 200 acre amount.
\$55.00 processing fee if no report is required

MAKE CHECKS PAYABLE TO: Kane-DuPage Soil and Water Conservation District

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent _____**Date** _____

This opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Revised March 1, 2007

Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)

REIMBURSEMENT OF FEES AGREEMENT

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: NON PROFIT CEMETERY
- II. OWNER: Sec/Treas/ MANAGER
- A. Owner of Property: FOREST HILL of GLEN ELLYN / FRANCES L. CORMAN
- B. Owner's Address: P.O. Box 585, GLEN ELLYN, IL 60138
- C. Owner's Home Phone Number: 630-251-5025 Fax: -
- D. Owner's Work Phone Number: 630-469-7349
- E. Owner's E-mail: fcorman1foresthill@gmail.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: FRANCES L. CORMAN
- B. Petitioner's Address: P.O. Box 585, GLEN ELLYN, IL 60138
- C. Petitioner's Home Phone Number: 630-251-5025
- D. Petitioner's Work Number: 630-469-7349
- E. Petitioner's E-mail: fcorman1foresthill@gmail.com
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: ST CHARLES RD + EASTERN AVE
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): _____
- D. Legal Description (Please attach) _____
- V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

~~The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.~~

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN, AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Petitioner

Village of Glen Ellyn

Owner

By: _____
Planning and Development Director

Date: _____

Date: _____

X:\Plande\PLANNING\FORMS\ReimOffFeesAgrmt 020410 lg.doc

R93-305613

93 DEC 30 PM 12:00

RECORDED
PAGE 60/61*Ellynn*

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 4080

AN ORDINANCE ANNEXING TO THE VILLAGE
OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS
CERTAIN PROPERTIES CONSISTING OF 19.52 ACRES
AND LOCATED ON BOTH SIDES OF RIFORD ROAD,
EASTERN AVENUE AND ST. CHARLES ROAD
PURSUANT TO SECTION 7-1-13
OF THE ILLINOIS MUNICIPAL CODE

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 20TH DAY OF DECEMBER, 1993.

Published in pamphlet form by
the authority of the President
and Board of Trustees of the
Village of Glen Ellyn, DuPage
County, Illinois, this 22ND
day of DECEMBER, 1993.

A delineation of the property
described in this instrument
appears in

PLAT BOOK NO. 165 PAGE 54

PREPARED BY AND RETURN TO:
VILLAGE OF GLEN ELLYN
535 DUANE ST.
GLEN ELLYN, IL 60137

Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)

ORDINANCE NO. 4080

AN ORDINANCE ANNEXING TO THE VILLAGE
OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS
CERTAIN PROPERTY CONSISTING OF 19.52 ACRES
AND LOCATED ON BOTH SIDES OF RIFORD ROAD,
EASTERN AVENUE AND ST. CHARLES ROAD
PURSUANT TO SECTION 7-1-13
OF THE ILLINOIS MUNICIPAL CODE

WHEREAS, on March 9, 1992, pursuant to Resolution No. 92-7, the Corporate Authorities of the Village of Glen Ellyn adopted and have since implemented a policy pertaining to the annexation of territory in unincorporated DuPage County to the Village; and

WHEREAS, consistent with that policy, the Village Board finds that the annexation of certain property legally described in Exhibit A, attached to and incorporated herein by reference, is in the best interest of the Village; and

WHEREAS, said property is wholly bounded by the Village and is less than 60 acres, and as such, may be involuntarily annexed to the Village pursuant to the provisions of Section 7-1-13 of the Illinois Municipal Code; and

WHEREAS, due notice of the Village's intent to consider the involuntary annexation of the subject property at a public meeting on December 20, 1993 was published in The Glen Ellyn News on December 8, 1993; and notice of the meeting was sent to the township trustees and the highway Commissioners, all in compliance with statutory requirements; and

WHEREAS, at said public meeting on December 20, 1993, as well as at Village Board workshop meetings on November 29 and December 13, 1993, the Village Board did hear statements from property

C19506-668

Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)

owners and other interested parties and did deliberate the merits of such annexation; and

WHEREAS, the Village operates its own public library and there is no Fire Protection District; and

WHEREAS, the Corporate Authorities of the Village of Glen Ellyn, DuPage County, Illinois hereby find that the public interest will be subserved by the annexation of subject property to the Village.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Finding of Facts. The Corporate Authorities hereby find as facts all the statements recited in the preamble of this Ordinance.

SECTION 2: Property Annexed. The property described on Exhibit A attached hereto, unincorporated but contiguous to this municipality and containing an area of less than sixty acres, is hereby annexed to the Village of Glen Ellyn, DuPage County, Illinois, and shall from and after the date hereof be and constitute a part of the incorporated area of this municipality.

SECTION 3: Annexation Plat. An Annexation Plat of the aforesaid annexed territory is hereto attached and by reference hereby expressly made a part hereof.

SECTION 4: Water and Sewer Connection. Connection of the subject property to the Village's water and sewage system shall be governed by Resolution No. 93-28.

SECTION 5: Recording and Filing. A certified copy of this Ordinance, together with an accurate map of the annexed territory, shall be recorded in the Office of the Recorder of Deeds of DuPage County, Illinois, and, in addition, a copy thereof shall be filed with the County Clerk of said County.

SECTION 6: When Effective - Repeal. This Ordinance shall be in full force and effect from and after its passage and approval, and all parts of ordinances in conflict herewith, if any, are hereby repealed to the extent of such conflict and such extent only.

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 20TH day of DECEMBER, 19 93, on first reading, second reading not being requested.

AYES: RENNARD, WARK, FRANKE, GILKESON, MATHEWS, POEPPPEL

NAYS: - 0 -

ABSENT: - 0 -

Gabriel O'Connor
Village Clerk of the
Village of Glen Ellyn, Illinois

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 20TH day of DECEMBER, 19 93.

John W. [Signature]
Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Gabriel O'Connor
Village Clerk of the
Village of Glen Ellyn,
Illinois

(Published in pamphlet form and posted
this 22ND day of DECEMBER, 1993.)

EXHIBIT A

**LIST OF COMMON ADDRESSES, LEGAL DESCRIPTIONS
AND PARCEL IDENTIFICATION NUMBERS
FOR ENCLAVE NUMBER 5, CONSISTING OF 19.52 ACRES
AND LOCATED ON BOTH SIDES OF RIFORD ROAD,
EASTERN AVENUE AND ST. CHARLES ROAD**

Which is located along St. Charles Road, Riford Road and Eastern Avenue, in unincorporated DuPage County, and legally described as follows:

Tract 1

The West 125 feet, as measured along the South line of the Southwest Quarter of Section 1, and the East 50 feet of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 2, Township 39 North, Range 10, East of the Third Principal Meridian, and lying South of St. Charles Road;

<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
05-02-423-001	vacant	? 775 St. Charles Road
05-01-304-002	vacant <also>	775 St. Charles Road

Tract 2

The Southeast Quarter of the Southeast Quarter of Section 2, Township 39 North, Range 10, East of the Third Principal Meridian, lying South of St. Charles Road, East of Riford Road, West of Eastern Avenue, and lying South of Lots 4, 5, 6 and 7 of Ellyndale Subdivision according to the Plat thereof recorded July 12, 1940, as Document 412853;

<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
05-02-422-001	vacant	? 763 St. Charles Road
05-02-422-005 & 6	1N036 Eastern Avenue	830 Eastern Avenue
05-02-422-007	1N034 Eastern Avenue	826 Eastern Avenue
05-02-422-008	1N018 Eastern Avenue	822 Eastern Avenue
05-02-422-009	vacant	? 818 Eastern Avenue
	<also>	

R 93-305613

Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)

EXHIBIT A
ENCLAVE 5
(continued)

Tract 3

That part of Lot 1 in Klett's Assessment Plat of part of Sections 1 and 2, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 26, 1947, as Document 527893, described as follows: beginning at a point on the East line of the West 702.8 feet of said Lot 1, point being 205.0 feet North, as measured along said East line, of the Northerly line of Wellander Estates Unit One, being a Subdivision recorded June 9, 1954, as Document 719416; thence South along said East line, 205.0 feet to the Northerly line of said Wellander Estates; thence South 87 degrees 42 minutes West along the northerly line of said Wellander Estates, 253.62 feet to a line that is parallel with and 7.67 feet West of the West line of Lot 4 in said Wellander Estates; thence South along the said parallel line, 165.0 feet to the Northerly line of St. Charles Road; thence South 87 Degrees 42 Minutes West along said Northerly line of St. Charles Road, 175.17 feet; thence Northerly, 90.0 feet to a point that is 273.0 feet East of the West line of Lot 1 in said Klett's Assessment Plat, thence Northerly along a curve to the left having a radius of 273.0 feet, an arc distance of 90.0 feet to a point of reverse curvature; thence continuing Northerly along a curve to the right and having a radius of 1177.66 feet, an arch distance of 215.75 feet to a point that is 206.0 feet East of the West line of said Lot 1; thence East at right angles with the West line of said Lot 1, 496.8 feet to the place of beginning;

<u>Lot</u>	<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
1	05-02-418-004	22W100 St. Charles Road	764 St. Charles Road
1	05-02-418-007	22W100 St. Charles Road	764 St. Charles Road

<also>

Tract 4

That part of Lot 1 in Wellander's Assessment Plat in Sections 1 and 2, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded December 22, 1958, as Document 906869, described as follows: commencing at the Northeast corner of said Lot 1 and thence traveling South along the most Easterly line of said Lot 1, 995.5 feet to a Southeast corner of said Lot 1 for the place of beginning; thence West along the South line of said Lot 1, 496.8 feet to a corner of said Lot; thence North and parallel with the most Easterly line of said Lot 1, 175.36 feet; thence East, 496.8 feet to a point on the most Easterly line of said Lot 1; thence South on the most Easterly line of said Lot 1, 175.36 feet to the place of beginning;

<u>Lot</u>	<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
1	05-02-418-003	22W100 St. Charles Road	764 St. Charles Road

R93-306613

Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)

EXHIBIT A
ENCLAVE 5
(continued)

<also>

Lots 4, 5, 6, and 7 in Ellyndale, being a Subdivision of that part of the Southeast Quarter of the Southeast Quarter of the Southeast Quarter of Section 2, Township 39 North, Range 10, East of the Third Principal Meridian, lying East of the Forest Hill Cemetery and South of the South line of St. Charles Road, according to the Plat thereof recorded July 12, 1940, as Document 412853;

<u>Lot</u>	<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
4 & 5	05-02-422-002	vacant	767 St. Charles Road
6	05-02-422-003	1N050 Eastern Avenue	771 St. Charles Road
7	05-02-422-004	1N050 Eastern Avenue	771 St. Charles Road

<also>

Lots 1 through 7 inclusive in Meredith's addition to Glen Ellyn, Illinois, being a part of Sections 2 and 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 20, 1926, as Document No. 223493;

<u>Lot</u>	<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
1 & 2	05-02-421-011	715 St. Charles Road	715 St. Charles Road
3	05-02-421-010	711 St. Charles Road	711 St. Charles Road
4 & 5	05-02-421-009	22W115 St. Charles Road	697 St. Charles Road
6 & 7	05-02-421-007	693 St. Charles Road	693 St. Charles Road

<also>

Lots 4, 5, 6, and the East 7.67 feet of the South 165 feet of Lot 3, all in Wellander Estates Unit One, being a Subdivision of part of Lots 1 and 2 in Klett's Assessment Plat of part of Sections 1 and 2, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded June 9, 1954, as Document 719416, all in DuPage County, Illinois;

<u>Lot</u>	<u>P.I.N.</u>	<u>Old Address</u>	<u>New Address</u>
3 & 4	05-02-418-008	22W100 St. Charles Road	768 St. Charles Road
5	05-02-418-009	22W072 St. Charles Road	772 St. Charles Road
6	05-02-418-010	776 St. Charles Road	776 St. Charles Road

<also>

All public right-of-ways within and abutting to the above described property not heretofore annexed.

R93-305613
 Attachment: Petitioner's Application Packet 1 of 5 (3485 : Forest Hill Cemetery)



C E R T I F I C A T I O N

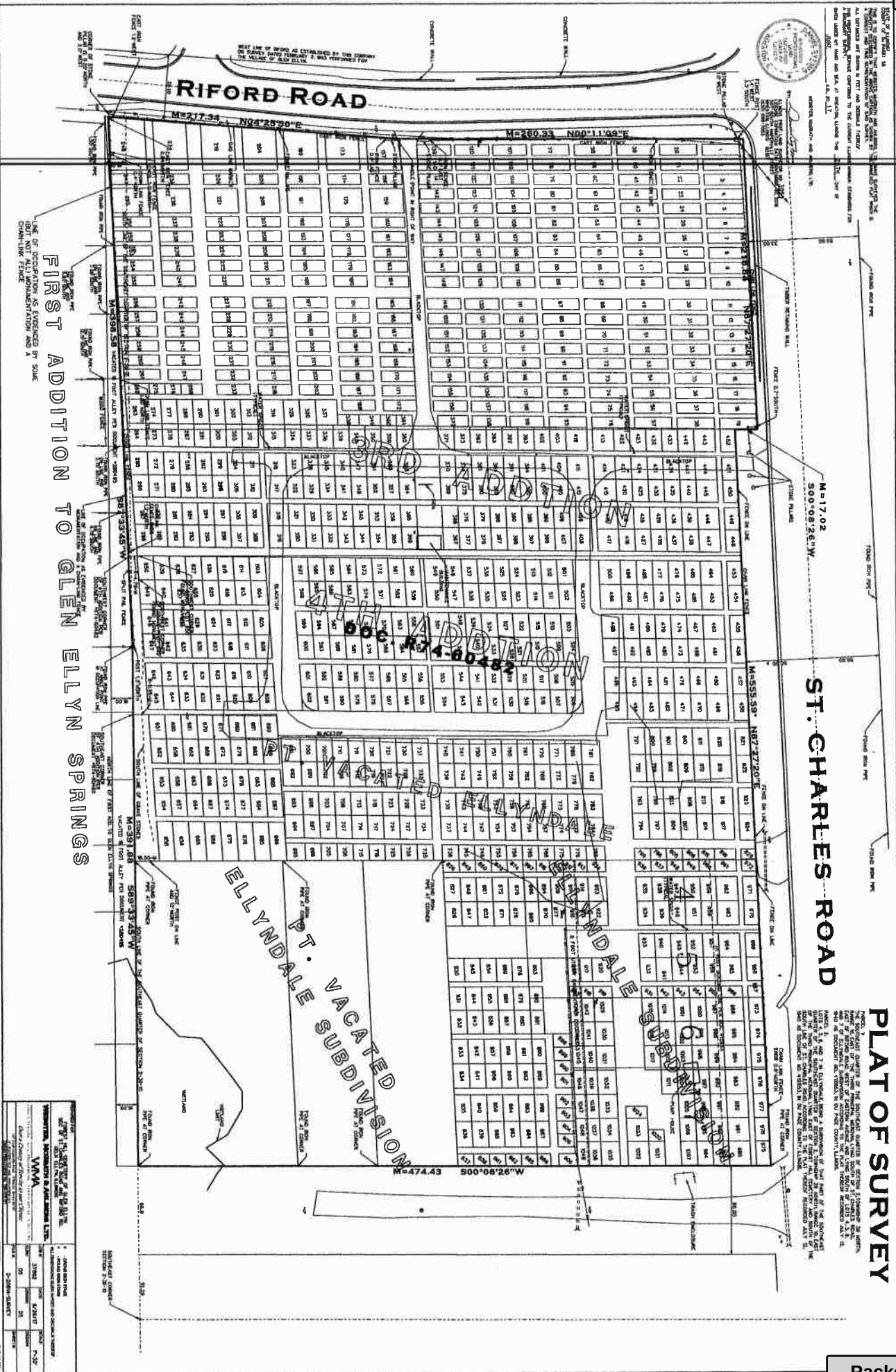
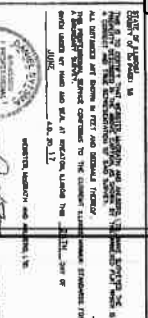
I, Patricia A. O'Connor, duly elected Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 4080 passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the REGULAR Meeting of said Board held on the 20TH day of DECEMBER, 1993, and that the same was signed and approved by the President of said Village on the 20TH day of DECEMBER, 1993.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 29TH day of DECEMBER, 1993.

Patricia A. O'Connor
Village Clerk

CORPORATE SEAL



PLAT OF SURVEY

PLAT**J. P. "RICK" CARNEY**

Recorder

Du Page County
Wheaton, IllinoisDate 12-30-93

Check

Cash

RECEIVED FROM

Village of Glen Ellyn (Paul)

TITLE

Glen Ellyn Village of plat of annexation
and ordinance

DESCRIPTION

Sundry Properties Pt of Sec. $\frac{1}{2}$ Twp. 39 Rng. 10
11

DATE OF INSTRUMENT

12-20-93

MAIL TO

Village of Glen Ellyn
535 Duane St. Glen Ellyn, IL 60137

Copies

Certified

CHARGE

\$30⁰⁰

Accompanying Papers

Ordinance # 4080

BOOK

165

PAGE

54

R93-305613

93 DEC 30 PM 12:00

RECORDED
DU PAGE CO. ILL.*Handwritten signature*

Received—Map & Zoning Dept.

By

Date

STATE OF ILLINOIS
COUNTY OF DU PAGE SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS 26TH DAY OF JUNE A.D., 2017



WEBSTER, McGRATH AND AHLBERG, LTD.

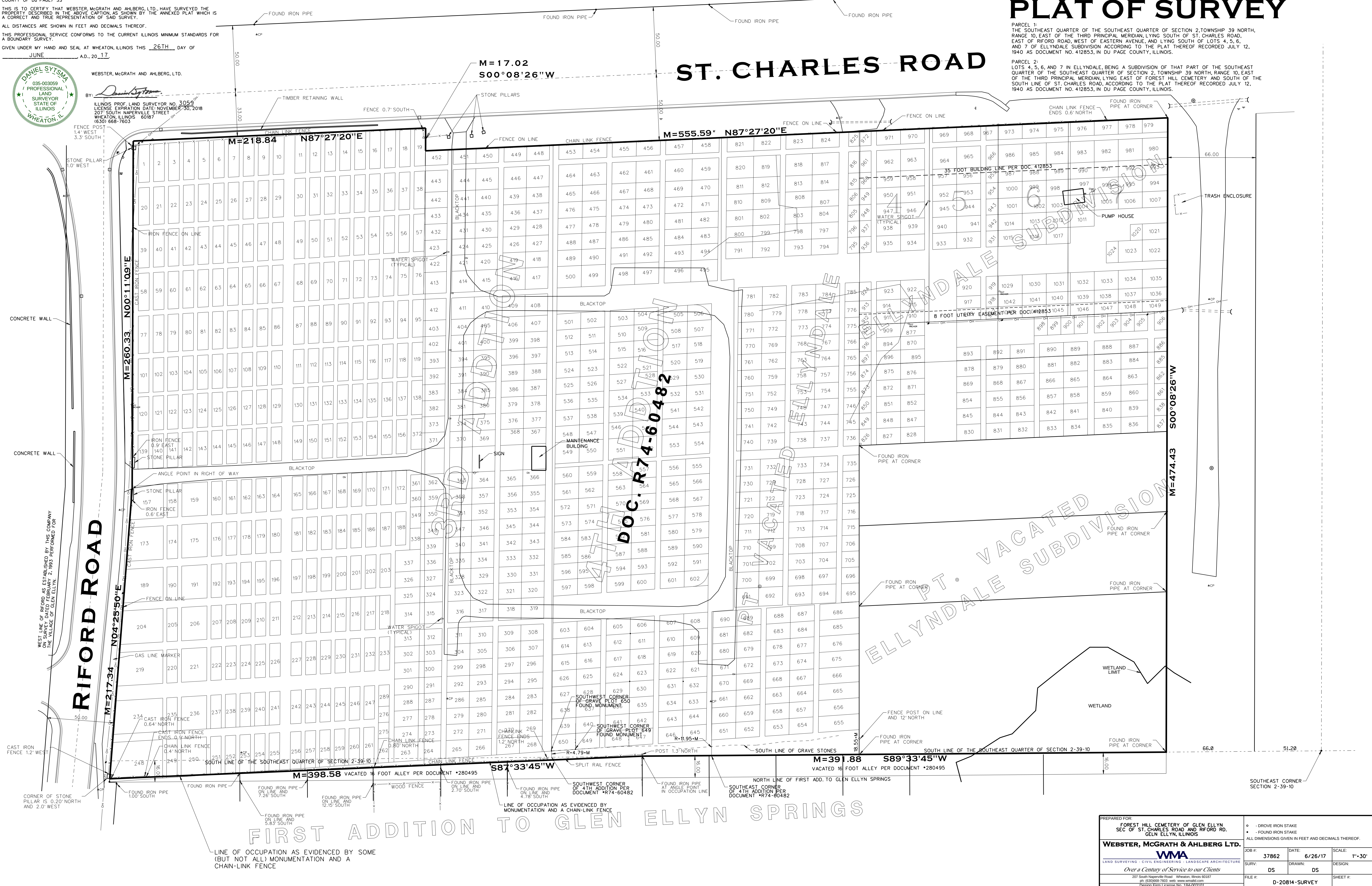
BY: *Daniel S. Tishma*

ILLINOIS PROF. LAND SURVEYOR NO. 3059
LICENSE EXPIRATION DATE: NOVEMBER 30, 2018
207 SOUTH NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

PLAT OF SURVEY

PARCEL 1:
THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF ST. CHARLES ROAD, EAST OF RIFORD ROAD, WEST OF EASTERN AVENUE, AND LYING SOUTH OF LOTS 4, 5, 6, AND 7 OF ELLYNDALE SUBDIVISION ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1940 AS DOCUMENT NO. 412853, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 2:
LOTS 4, 5, 6, AND 7 IN ELLYNDALE, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF FOREST HILL CEMETERY AND SOUTH OF THE SOUTH LINE OF ST. CHARLES ROAD, ACCORDING TO THE PLAT THEREOF RECORDED JULY 12, 1940 AS DOCUMENT NO. 412853, IN DU PAGE COUNTY, ILLINOIS.



PREPARED FOR: FOREST HILL CEMETERY OF GLEN ELLYN SEC OF ST. CHARLES ROAD AND RIFORD RD. GLEN ELLYN, ILLINOIS			
WEBSTER, McGRATH & AHLBERG LTD.			
LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE			
Over a Century of Service to our Clients			
207 South Naperville Road - Wheaton, Illinois 60187 (630) 668-7603 web: www.wmaill.com Design Firm License No. 184-003101			
JOB #:	37862	DATE:	6/26/17
SCALE:	1"=30'	DRAWN:	DS
DESIGN:	DS	FILE #:	D-20814-SURVEY
SHEET #:			

(SEE BELOW FOR LEGAL DESCRIPTION)

LEGAL DESCRIPTION FOR 826 EASTERN AVENUE:

THAT PART OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT THE WESTERLY LINE OF EASTERN AVENUE, 90 FEET SOUTH OF THE SOUTHEAST CORNER OF LOT 7 IN ELLYNDALE SUBDIVISION FOR A PLACE OF BEGINNING; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF LOTS 7, 6, 5, AND 4 IN SAID ELLYNDALE SUBDIVISION, 231 FEET, MORE OR LESS, TO A POINT 90 FEET SOUTH OF THE SOUTHWEST CORNER OF LOT 4 OF ELLYNDALE SUBDIVISION; THENCE SOUTH, PARALLEL WITH THE WEST LINE OF EASTERN AVENUE, 60 FEET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF LOTS 4, 5, 6, AND 7 OF ELLYNDALE SUBDIVISION, 231 FEET, MORE OR LESS, TO THE WEST LINE OF EASTERN AVENUE; THENCE NORTH ALONG THE WEST LINE OF EASTERN AVENUE, 60 FEET, TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS.



Rev	Date	△ Description	By	PLAT OF SURVEY LOCATION: ST. CHARLES ROAD AT RIFORD ROAD GLEN ELLYN, IL 60137 PREPARED FOR: FOREST HILLS CEMETERY OF GLEN ELLYN ST. CHARLES ROAD AT RIFORD ROAD GLEN ELLYN, IL 60137 <table><tr><td>JOB #:</td><td>DATE:</td><td>SCALE:</td></tr><tr><td>37862</td><td>12/20/17</td><td>220</td></tr><tr><td>SURV:</td><td>DRAWN:</td><td>DESIGN:</td></tr><tr><td>DS</td><td>DS</td><td></td></tr><tr><td>FILE #:</td><td>C-20814-826 EASTERN</td><td>SHEET #:</td></tr><tr><td></td><td></td><td>1 of 8</td></tr></table>	JOB #:	DATE:	SCALE:	37862	12/20/17	220	SURV:	DRAWN:	DESIGN:	DS	DS		FILE #:	C-20814-826 EASTERN	SHEET #:			1 of 8
JOB #:	DATE:	SCALE:																				
37862	12/20/17	220																				
SURV:	DRAWN:	DESIGN:																				
DS	DS																					
FILE #:	C-20814-826 EASTERN	SHEET #:																				
		1 of 8																				

WEBSTER, McGRATH & AHLBERG LTD.

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LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE

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207 South Naperville Road • Wheaton, Illinois 60187
ph: (630)668-7603 web: www.wma-net.com
tnsnp.firm.jcpose No. 184-003101

PLAT OF SURVEY

THAT PART OF ELLYNDALE SUBDIVISION (NOW VACATED) DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE WESTERLY LINE OF EASTERN AVENUE, WHICH IS 210.0 FEET, MORE OR LESS, SOUTH OF THE SOUTHEAST CORNER OF LOT 7 IN SAID ELLYNDALE SUBDIVISION FOR A PLACE OF BEGINNING; THENCE WEST ON A LINE PARALLEL WITH THE SOUTH LINE OF LOTS 7, 6, 5, AND 4 IN SAID SUBDIVISION, 231 FEET, MORE OR LESS; TO A POINT 210 FEET, MORE OR LESS, SOUTH OF THE SOUTHWEST CORNER OF LOT 4 OF SAID ELLYNDALE SUBDIVISION; BEING A POINT ON THE EXTENSION SOUTHERLY OF THE WEST LINE OF SAID LOT 4; THENCE SOUTH ON SAID EXTENSION SOUTHERLY OF THE WEST LINE OF SAID LOT 4 TO A POINT ON THE SOUTH LINE OF SAID ELLYNDALE SUBDIVISION; THENCE EASTERLY ON SAID SOUTHERLY LINE OF SAID SUBDIVISION TO THE WEST LINE OF EASTERN AVENUE; THENCE NORTH 120 FEET, MORE OR LESS, ALONG THE WEST LINE OF SAID EASTERN AVENUE TO THE PLACE OF BEGINNING, IN DU PAGE COUNTY, ILLINOIS; SAID ELLYNDALE SUBDIVISION BEING IN THE SOUTHEAST QUARTER OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN THE COUNTY OF DU PAGE, IN THE STATE OF ILLINOIS.



STATE OF ILLINOIS)
COUNTY OF Du PAGE) SS

THIS IS TO CERTIFY THAT WEBSTER, McGRATH AND AHLBERG, LTD., HAVE SURVEYED THE PROPERTY DESCRIBED IN THE ABOVE CAPTION, AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY.

ALL DISTANCES ARE SHOWN IN FEET AND DECIMALS THEREOF.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS THIS _____ DAY OF _____, A.D., 20____

WEBSTER, McGRATH AND AHLBERG, LTD.

BY: _____
ILLINOIS PROF. LAND SURVEYOR NO. _____
LICENSE EXPIRATION DATE: NOVEMBER 30, 2014
207 SOUTH NAPERVILLE STREET
WHEATON, ILLINOIS 60187
(630) 668-7603

NOTE:
THE LEGAL DESCRIPTION IS FROM THE CHICAGO TITLE INSURANCE COMPANY TITLE COMMITMENT NO. 1410 NW710813 UA BEARING AN EFFECTIVE DATE OF DECEMBER 27, 2013. THE TITLE COMMITMENT CONTAINS NO SURVEY MATTERS.



Rev	Date	Description	By	PLAT OF SURVEY			
				LOCATION: #818 EASTERN AVENUE GLEN ELLYN, IL			
				PREPARED FOR: HUCK BOUMA PC ATTN: ROB RENFRO 1755 S. Naperville Road Suite 200 Wheaton, IL 60189			
				JOB #:	DATE: 1/13/14	SCALE:	1"=20'
				SURV:	CL/D/S	DRAWN: DS	DESIGN:
				FILE #:	D - 32161 SURV	SHEET #:	1 of 1

WEBSTER, McGRATH & AHLBERG LTD.

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(630) 668-7603 Fax: (630) 668-1700 Email: vma@vmailld.com
Design Firm License No. 184-003101

FOREST HILL CEMETERY - LOT DEPICTION

ST. CHARLES ROAD

St Charles Rd

N

Riford Av

RIFORD ROAD

Eastern Av

EASTERN AVENUE

30 0 30 60

GRAPHIC SCALE - FEET

Rev	Date	Description	By	FOREST HILL CEMETERY LOT DEPICTION					
				LOCATION: FOREST HILL CEMETERY					
				PREPARED FOR: Forest Hill Cemetery c/o Schiff Hardin One Westminister Place Lake Forest, IL 60045 847-295-4323					
WEBSTER, MCGRAH & AHLBERG LTD.				JOB #:		DATE:	SCALE:		
 LAND SURVEYING - CIVIL ENGINEERING - LANDSCAPE ARCHITECTURE <i>Over a Century of Service to our Clients</i> 207 South Naperville Road Wheaton, Illinois 60187 (630)668-7803 Fax: (630)682-1760 Email: vma@vmailld.com Percent Error: Less Than .1% ± 0.0010'				37862		05-14-12		1"=30'	
				SURV:	CLL	DRAWN:	CLL	DESIGN:	CLL
				FILE #:		SHEET #:			
						1 of 1			