



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, November 8, 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 October 25, 2018 Minutes**
 - 1. Approval of October 25, 2018 Meeting Minutes
- D. Public Hearing - Zoning Map Amendment for the Maple Hollow & Lynnwood Subdivisions**
 - 1. Public Hearing to determine the appropriate zoning districts for the Maple Hollow and Lynnwood Subdivisions upon their Annexation to the Village.
- E. Public Hearing - Proposed Text Amendments to the Glen Ellyn Sign Code**
 - 1. Public Hearing for Proposed Text Amendments to the Glen Ellyn Sign Code (Planner Sterrett)
- 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

Village of Glen Ellyn

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: 11/08/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Minutes
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3654)

DOC ID: 3654

Approval of October 25, 2018 Meeting Minutes

ATTACHMENTS:

- 10.25.18 Draft Minutes Plan Commission (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
OCTOBER 25, 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 Lloyd Berry, Angela Fanella, Tracy Heming-Littwin, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioner Phillip Hartweg was excused. Also present were Planning and Development Director Hulseberg, Village Planner John Sterrett, Recording Secretary Debbie Solomon

A quorum was present.

Public Comment

Ginger Wheeler stated she is a 30-year resident of Glen Ellyn. Ms. Wheeler stated the East Branch DuPage River Trail is very important, and she has an online petition with 1,500 signatures in support of the trail as well as a hard copy petition with approximately 150 signatures. Ms. Wheeler stated the citizens of Glen Ellyn want and need opportunities to get outside for exercise, and this trail could be a connection artery for DuPage County. Ms. Wheeler stated this trail could transform Glen Ellyn and help people spend more time in the downtown area. Ms. Wheeler stated the Plan Commission's support of the East Branch DuPage River Trail is critical, and she asks that this trail stay in the coming update to the Comprehensive Plan.

Approval of Plan Commission Draft Minutes

1. Commissioner Heming-Littwin, seconded by Commissioner Vondruska, to approve the minutes of the September 13, 2018 Plan Commission meeting. The motion carried with eight (8) yes votes as follows: Plan Commissioners Berry, Fanella, Heming-Littwin, Mulherin, Rodemann, Saeed, Vondruska and Chairperson Loch voted "yes."

Agenda Item D – Issues and Opportunities Memo

On the agenda was a presentation from the team at Houseal Lavigne Associates of the Issues and Opportunities Memorandum which is an Interim Report for the Update to the Village's Comprehensive Plan.

Chairperson Loch introduced this topic and stated a team from Houseal Lavigne would give a presentation on the Interim Report for the Update to the Comprehensive Plan.

Presentation

Brandon Nolan, Principal Associate with Houseal Lavigne in Chicago, Illinois, stated Houseal Lavigne are the consultants that were hired to do an update to the Village's Comprehensive Plan. Mr. Nolan stated this Interim Report is an initial snapshot about what is current in the Village and what possible issues may need to be planned for.

Mr. Nolan stated the first phase of the planning process is being wrapped up, and their team has talked with Commissioners and business representatives in the community as well as having an online survey available which had over 800 responses. Mr. Nolan stated detailed plans would be done first for the downtown and then they would do plans for the Roosevelt Road corridor and Stacy's Corners. Mr. Nolan stated they are hoping to be wrapped up with this update to the Village's Comprehensive Plan by Spring 2019.

Mr. Nolan referred to the Issues and Opportunities Memorandum and referenced the map of the Village's Planning area which is bordered by Lisle, Lombard, Carol Stream, Glendale Heights and Wheaton. Mr. Nolan stated multiple studies, plans and reports that were adopted by the Village have been done over the years. Mr. Nolan shared statistics on the Village's current demographic overview and the projection in the next five years. Mr. Nolan stated there is a significant daytime population in the Village due to many coming to the Village for work on a daily basis and the approximate 7,500 on the campus of College of DuPage on any given day. Mr. Nolan shared statistics on age distribution and racial composition and stated the top employer categories in the Village are education and health care. Mr. Nolan stated for housing, the current mix is 62% single-family detached, 30% multi-family and 8% single-family attached.

Mr. Nolan stated during Community Outreach, the themes included Commercial and Retail Base, Development, Infrastructure, Housing, Maintaining Village Character, Traffic Control and Parking, Community Cohesion and Community Strengths and Assets. Mr. Nolan stated there is a concern from the residents that Glen Ellyn has a declining retail base. Mr. Nolan stated Housing is considered a strength in the Village; however, the mix of actual housing stock is a concern.

Mr. Nolan stated the Existing Conditions Analysis looked at Land Use and Development, Subareas, Transportation, Community Facilities and Parks, Recreation and Open Spaces. Mr. Nolan stated the current downtown zoning districts, C5A and C5B, will be reviewed for conditions and maximum heights among other criteria. Mr. Nolan reviewed Parking,

Transportation, Public Transit, Bicycle and Pedestrian Systems, Community Facilities, Education and Parks, Recreation and Open Spaces.

Comments from the Plan Commission

Commissioner Heming-Littwin asked what conversation would be had around zoning and downtown development. Mr. Nolan stated they will look at the height restrictions for downtown buildings based on current costs and see if the current height restrictions are preventing any new investment from happening. Chairperson Loch asked if they would look at the code to see if this is possibly hindering development in the downtown to which Mr. Nolan stated they would.

Dan Gardner, Principal with Houseal Lavigne, stated during any Comprehensive Plan process, there is a review of regulatory issues, and they will look at zoning throughout the Village. Mr. Gardner stated zoning in the Village may need to be tweaked some due to the updated Comprehensive Plan.

Commissioner Fanella asked about the occupancy rate downtown. Planning and Development Director Springer stated this was done several months ago by the Economic Development Coordinator, and at that time, it was a 15 to 19% vacancy rate; however, several of the one included in the previous vacancy rate are now under construction or in the permit phase. Commissioner Fanella asked for an updated vacancy rate before the Giesche property is discussed at a future Plan Commission meeting.

Commissioner Mulherin asked how many objections in the Downtown Strategic Plan/Objectives have been achieved. Mr. Nolan stated they have not looked at this information yet. Village Planner Sterrett stated the staff has been tracking this information. Commissioner Mulherin stated the downtown area needs to be an experience as businesses should be encouraged to be open. Commissioner Mulherin stated there is a fair amount of functionally obsolete buildings in the downtown, and he feels Pennsylvania Avenue from Main Street west is suffering. Mr. Nolan stated one of their objections is to identify what businesses can go into certain locations. Planning and Development Director Springer stated the staff will send an updated Downtown Strategic Plan/Objectives to the Plan Commission in the next month.

Commissioner Vondruska stated they will need to look at how the Village's zoning is set differently than other towns. Mr. Gardner stated in the downtown, the zoning is a more limited height and then as you move out of the downtown, the height restrictions go up. Mr. Gardner stated this was to help with the historic character of the Village. Mr. Gardner stated in other

downtowns, the zoning has higher maximum heights in the middle of town and then the height restrictions go down as you move out of the downtown. Mr. Gardner stated other downtowns that are thriving have entertainment, retail and dining, and an opportunity to park your car once and then walk around. Mr. Gardner stated they will look at market capacity and physical capacity as they want to maintain the historic character of the Village, but also see what else can be done.

Commissioner Fanella stated there is an aging population in the Village. Mr. Nolan stated the Village may need a more diversified mix of housing options. Chairperson Loch stated residents who are older would like to downsize, but remain in the Village. Commissioner Heming-Littwin stated there are not housing options for young professionals and empty-nesters near the downtown.

Commissioner Loch asked if Glen Ellyn will change the canyon effect in the downtown over time. Mr. Gardner stated they are not making any recommendations as of yet, but this does need to be looked at. Commissioner Heming-Littwin asked if the canyon effect is due to the topography of the downtown or in combination with the strict building codes. Mr. Gardner stated the C5A and C5B zoning is not driven by topography. Commissioner Heming-Littwin asked if the grade changes in the downtown are an issue. Mr. Gardner stated the grade changes are challenges that will need to be worked on.

Commissioner Mulherin stated there are hundreds of apartment units by Yorktown Mall in Lombard, and he feels Glen Ellyn is missing the boat on this. Commissioner Mulherin stated he thinks the Village needs to explore the opportunity with Zip Cars.

Commissioner Fanella stated she likes the Parks and Open Spaces, and it would be good to be able to walk and bike into and out of downtown more and eliminate the need for a car if need be. Commissioner Fanella stated she likes the Village's tree canopy, and they need to continue the beautification of the Village and possibly eliminate above-ground power lines.

Mr. Nolan stated for next steps, they will be evaluating the zoning, parking and other items in the downtown and be back before the Plan Commission in January 2019 to discuss the downtown items. Mr. Nolan stated after that, they will continue on to the Roosevelt Road Corridor and Stacy's Corners. Mr. Nolan stated they are happy to continue receiving input for the next few months.

PLAN COMMISSION

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Commissioner Mulherin asked if Union Pacific owns the Metra station. Planning and Development Director Springer stated the station property is owned by Union Pacific and explained what pieces of the station are covered by the Village, Union Pacific and Metra.

Audience Comment

John Greenwald, who resides at 56 Valley Road, stated there does not seem to be enough space for business owners in the downtown. Mr. Greenwald stated if you want the residents to buy local then the Village should create its own space for retail which could then generate good money.

Trustee's Report

None

Chairperson's Report

None

Staff Report

Village Planner Sterrett stated included in the Commissioners' packets are the Quarterly Village Planning and Development Report and a spreadsheet of development activities in the Village.

Village Planner Sterrett stated at the November 8, 2018, meeting, there will be two items on the agenda: rezoning of some properties on the north side of town and text amendments to the Sign Code. Village Planner Sterrett stated there will be a special meeting on December 6, 2018, with a public hearing on the Giesche property, and there may need to be a meeting on December 13, 2018 if this public hearing needs to be continued.

Other Business

None

Adjournment

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to adjourn the meeting at 8:10 p.m. The motion carried unanimously by voice vote.

Attachment: 10.25.18 Draft Minutes Plan Commission (3654 : Approval of Minutes)

PLAN COMMISSION

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OCTOBER 25, 2018

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Attachment: 10.25.18 Draft Minutes Plan Commission (3654 : Approval of Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 11/08/18 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3656)

DOC ID: 3656

Public Hearing to determine the appropriate zoning districts for the Maple Hollow and Lynnwood Subdivisions upon their Annexation to the Village.

REQUEST:

The Village has long standing annexation agreements for the 68 townhomes in the Maple Hollow and Lynnwood Subdivisions. These properties are planned to be annexed into the Village in the early part of 2019. They are currently zoned R5 and R6 in unincorporated DuPage County, which are “general residential districts”. Staff is requesting that the Plan Commission make a recommendation to the Village Board regarding the most appropriate zoning classification for the subdivisions upon annexation to the Village.

LOCATION/ ZONING:

The subject properties are generally located on the west side of Swift Road between St. Charles Road and North Avenue, just north of the Georgetown by the River condominium development. The Maple Hollow Subdivision is approximately 9.840 acres, is zoned R5 in unincorporated DuPage County and is improved with 60 townhomes. Directly south of the Maple Hollow Subdivision, the Lynwood Subdivision is approximately 1.395 acres, zoned R6 in unincorporated DuPage County and is improved with 8 townhomes.

PUBLIC NOTICE:

Notice of the public hearing was published in the October 24, 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 near each of the subdivision’s entrances.

COMP PLAN/ FUTURE ZONING:

The Community Wide Plan within the Comprehensive Plan designates this part of the Village’s planning jurisdiction as single family detached residential. The plats of subdivision for these developments were recorded in 2000 (Maple Hollow) and 2001 (Lynnwood); the projects were likely approved during the 1999-2000 drafting of the Comprehensive Plan (which was adopted in 2001). Subsequently, in past conversations with the Plan Commission regarding the future zoning of this area, R2 single family residential was suggested.

BACKGROUND:

The Developer of the Maple Hollow and Lynnwood Subdivisions, Ryland Homes Inc., signed annexation agreements with the Village in 1999 and 2001. The annexation agreements run with the property, and are binding upon future owners of the property. The Village has taken action to compel compliance with the annexation agreements by requesting that the property owners in these subdivisions petition to annex. Annexation Agreements are being negotiated with the two single family residential properties between the Georgetown by the River development and these two subdivisions. To date, the Village has received 65 petitions to annex (including petitions from the two single family residences). The remaining 5 properties will be wholly surrounded and will be force annexed following the voluntary annexation of the Maple Hollow and Lynnwood Subdivisions in early 2019.

In reviewing the recommended zoning for this area, staff felt that the R2 zoning designation, which the Planning & Development Director can automatically zone upon annexation of the property into the Village, would not be appropriate for these two multi-family developments. The Planning & Development Director will automatically zone the 2 single family properties south of these two multi-family developments; the zoning classification for the 2 single family lots is not subject to this public hearing. The Village has two multi-family districts which are much more similar to the County zoning districts the properties are currently in, and would create less non-conformities for the properties upon annexation (please see attached chart).

STAFF

RECOMMENDATION: The Maple Hollow Subdivision is made up of 4-6 unit clusters of attached single family homes. The most appropriate zoning classification for this type of development would be the R4 Residential zoning district, since this is the only district that allows attached single family developments (up to 6 units) as a permitted use. The Lynnwood Subdivision is comprised of 4 two-family dwelling units. The most appropriate zoning category for this type of development is R3 Residential zoning, which is the only district that allows two-family units as a permitted use. Staff is suggesting that Lynnwood be zoned R3 and Maple Hollow be zoned R4. In the case that the Plan Commission would prefer consistent zoning of both of the subdivisions, R4 zoning would be more appropriate, as it would allow two-family units as a special use. If the Plan Commission would like to head in this direction, a special use would not be required at this time as the Lynwood Subdivision would come into the Village as legal non-conforming. The R3 and R4 zoning districts have few differences otherwise and are fairly

similar to the County zoning districts presently designated to these subdivisions.

**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 suggested R3 and R4 zoning for the properties (attached). If Commission members are opposed to R3 and R4 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:

- 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 of the Comprehensive Plan
- Chart - Comparing R3 and R4 Village Zoning to R5 and R6 County Zoning
- Sections 10-4-10 and 10-4-11 (R3 and R4 District Regulations)
- Section 10-10-13 of the Zoning Code (Amendments)
- Draft Motion to Approve the Zoning Map Amendment

CC: Staci Springer, Planning and Development Director
John Sterrett, Planner

X:\Plandev\PLANNING\ANNEXATIONS\Swift Road\Rezoning\PC Staff Report - ZMA.doc

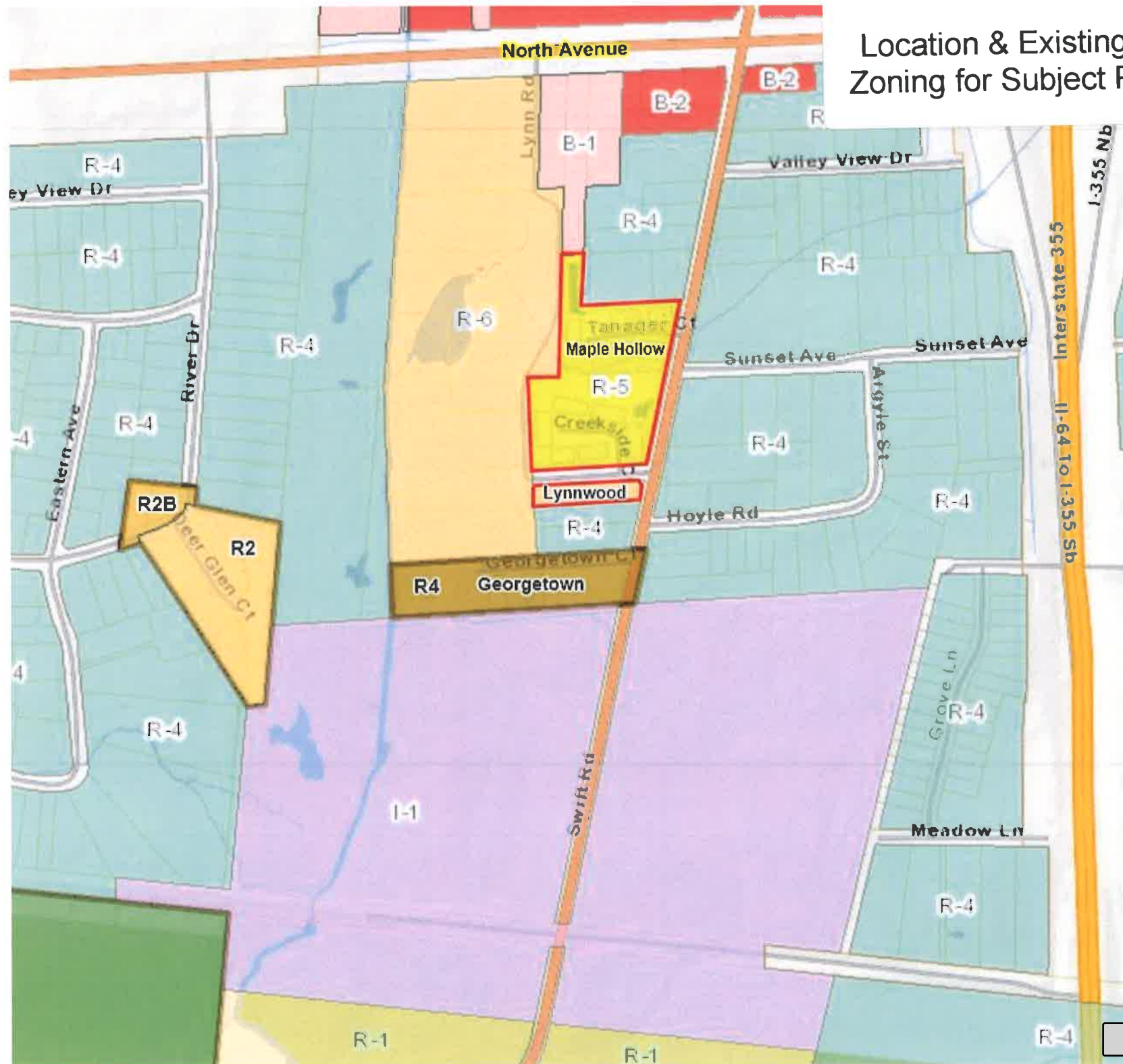
ATTACHMENTS:

- Aerial View (PDF)
- Location & Zoning Map (PDF)
- Public Hearing Notice (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Certificate of Publication (PDF)

- Page 12 Comprehensive Plan (PDF)
- Chart - Comparing Village and County Zoning (PDF)
- R3 and R4 District Regulations (PDF)
- 10-10-13 Amendments (PDF)
- Motion to approve (PDF)



Location & Existing County Zoning for Subject Properties



NOTICE OF PUBLIC HEARING

The Village of Glen Ellyn is requesting a public hearing to discuss the appropriate zoning classification for 68 townhomes located west of Swift Road, south of North Avenue, and north of St. Charles Road within the Maple Hollow Subdivision and the Lynwood Subdivision. The subject properties are currently zoned R5 and R6 general residence respectively, in unincorporated DuPage County. The proposed rezoning is in accordance with the terms of annexation agreements entered into with the properties in 1999 and 2001. The zoning classifications to be considered are R3 and R4 residential districts. The annexation of both subdivisions is anticipated to take place in early 2019.

Before the Glen Ellyn Village Board can consider the rezoning of these properties, the Plan Commission must conduct a public hearing. The Plan Commission will consider the aforementioned rezoning at a public hearing on **Thursday, November 8, 2018 at 7:00 p.m.** in a meeting room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject properties are legally described as follows:

LOTS 1 THROUGH 14 INCLUSIVE IN MAPLE HOLLOW, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2000 AS DOCUMENT R2000-073064 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S: 05-01-111-001 through 05-01-111-060; and

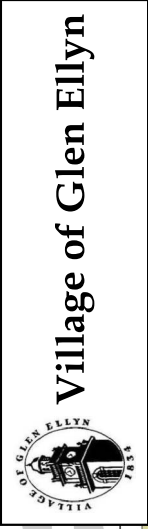
LOTS 1 THROUGH 4 INCLUSIVE IN LYNNWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 2001 AS DOCUMENT R2001-244792 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S: 05-01-107-068 through 05-01-107-075

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request 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 request should be directed to Kelly Purvis, Planner, 630-547-5371.

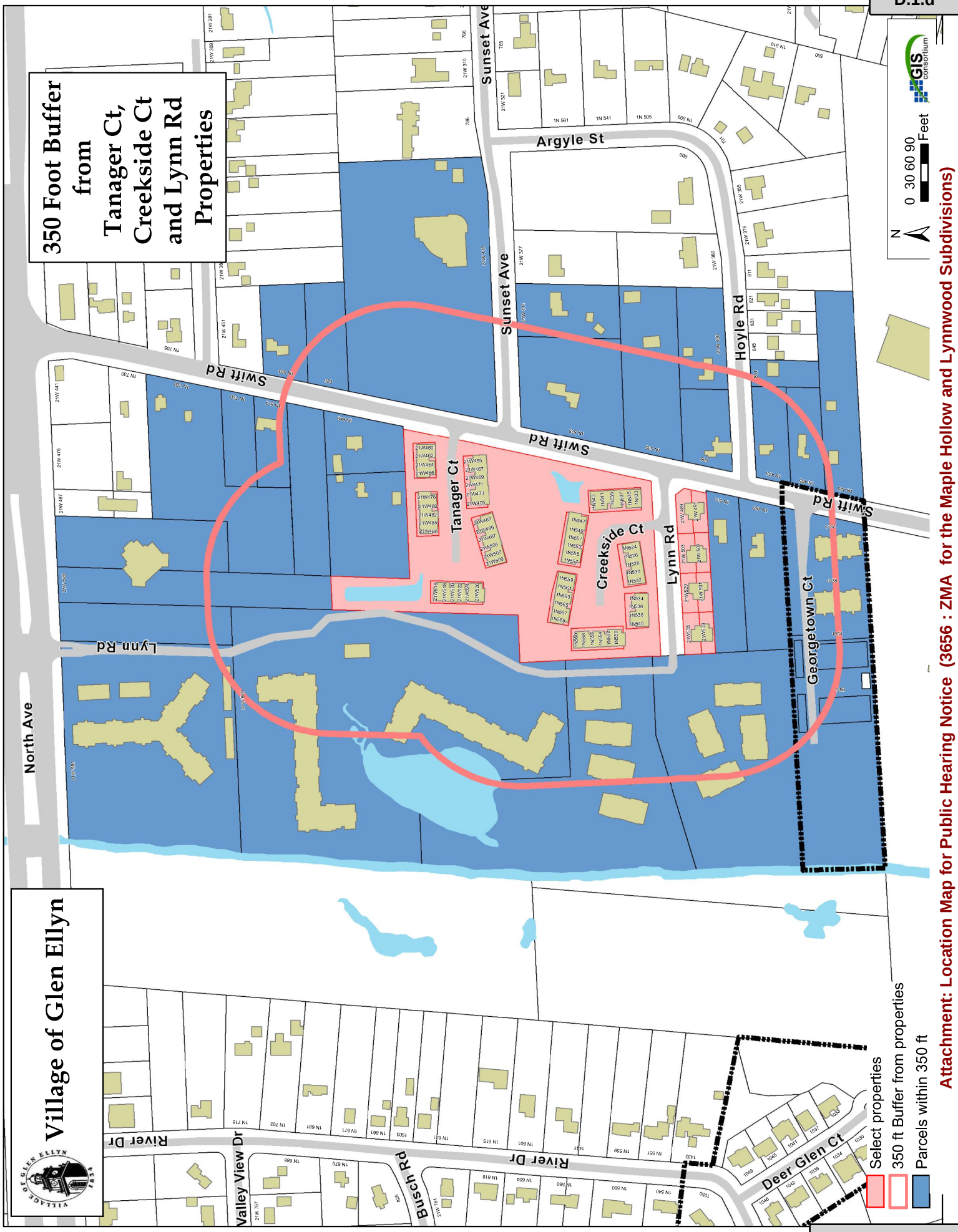
Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village 24 hours in advance of the meeting.

Kelly Purvis,
Planner



Village of Glen Ellyn

350 Foot Buffer
from
Tanager Ct,
Creekside Ct
and Lynn Rd
Properties



- Select properties
- 350 ft Buffer from properties
- Parcels within 350 ft

D.1.d

GIS consortium

0 30 60 90 Feet

N

SZOT, STAN P
1N528 CREEKSIDE CT
LOMBARD, IL 60148

DELUCO, DEANNA
1N526 CREEKSIDE CT
LOMBARD, IL 60148

THE, MULIANTO
2364 SHILOH DR
AURORA, IL 60503

JIANG, DONG & LINLIN
1N565 CREEKSIDE CT
LOMBARD, IL 60148

UTLEY, DEBORA S
1N567 CREEKSIDE CT
LOMBARD, IL 60148

ALTMAN, ROBERT & KATE
1N559 CREEKSIDE CT
LOMBARD, IL 60148

ROSIK, ANGELA A
1N533 CREEKSIDE CT
LOMBARD, IL 60148

MC CARTHY, MARY C
1N537 CREEKSIDE CT
LOMBARD, IL 60148

WARREN, ERICKA
1N539 CREEKSIDE CT 603C
LOMBARD, IL 60148

GAJOWNICZEK, PAULINA
1N541 CREEKSIDE CT
LOMBARD, IL 60148

SCALF, F & S BOHNERT
1032 SWIFT RD 2C
GLEN ELLYN, IL 60137

POYNER, CHRISTINE M
1032 SWIFT RD 1E
GLEN ELLYN, IL 60137

KOUJAH, ALICIA O
1038 SWIFT RD 1D
GLEN ELLYN, IL 60137

BEKAS, PETER K
710 BEACH DR
ADDISON, IL 60101

BEY, IVAN D
1038 SWIFT RD 1B
GLEN ELLYN, IL 60137

CORY, BRIAN & SARA
366 CUMNOR AVE
GLEN ELLYN, IL 60137

CHARLES, VASANTH K
1032 SWIFT RD 2A
GLEN ELLYN, IL 60137

DRENDEL, PENNY D
1032 SWIFT RD 1F
GLEN ELLYN, IL 60137

GORAK, THOMAS M
1032 SWIFT RD 2D
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ARSHED, RAHEEL H
1038 SWIFT RD 1E
GLEN ELLYN, IL 60137

LIPPOLDT, SUSAN
1N540 CREEKSIDE CT
LOMBARD, IL 60148

ANWAR, IQBAL
1N538 CREEKSIDE CT
LOMBARD, IL 60148

HIMEL, CALVIN & ALDA
1038 SWIFT RD 2C
GLEN ELLYN, IL 60137

DANMAR HOLDINGS LLC
1038 SWIFT RD 1F
GLEN ELLYN, IL 60137

COOPER, JUSTIN J
1038 SWIFT RD 1C
GLEN ELLYN, IL 60137

HAFAZ, RIM M
1038 SWIFT RD 2D
GLEN ELLYN, IL 60137

KHAN, HUDA
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RIVERSIDE, CA 92503

BASEMAN, JIMMY
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GETZ, MELINDA
21W581 NORTH AVE 72
LOMBARD, IL 60148

SANANIKONE, BANLANG
21W581 NORTH AVE 51
LOMBARD, IL 60148

GAJDA, KRISTEN M
21W467 TANAGER CT
LOMBARD, IL 60148

GARCIA, MAYRA A
851 HOYLE RD
LOMBARD, IL 60148

KOCEV, RISTE
21W581 NORTH AVE 1
LOMBARD, IL 60148

DAVARYAR, BADREE J
21W581 NORTH AVE 40
LOMBARD, IL 60148

WEBB, BRENDA M
21W581 NORTH AVE 69
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ZESSEMOS, MICHAEL T
1N535 CREEKSIDE CT 605E
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PEIRCE, MICHAEL J
6 WOOD OAK LN
SOUTH BARRINGTO, IL 60010

RAZVI, MARYAM
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S BARRINGTON, IL 60010

PETRY, LEROY & BARBARA
1N480 SWIFT RD
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KUKULSKI, THOMAS E
21W581 NORTH AVE 42
LOMBARD, IL 60148

SULLIVAN, KIM T
21W581 NORTH AVE 54
LOMBARD, IL 60148

THACKREY, SARA B
21W581 NORTH AVE 70
LOMBARD, IL 60148

KELLOWAY, RHONDA K
1032 SWIFT RD 2F
GLEN ELLYN, IL 60137

AVELAR, SUSAN
21W581 NORTH AVE 21
LOMBARD, IL 60148

YUNKER, CASEY
21W581 NORTH AVE 37
LOMBARD, IL 60148

KUKULSKI, THOMAS E
21W581 NORTH AVE 42
LOMBARD, IL 60148

KELLEY, BRIAN L
21W581 NORTH AVE 79
LOMBARD, IL 60148

PEREZ, CHRISTOPHER P
21W522 TANAGER CT
LOMBARD, IL 60148

WACH, JOHN & SUSAN
57 CITATION CIR
WHEATON, IL 60189

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

WALKINGTON, JOHN
21W581 NORTH AVE 22
LOMBARD, IL 60148

SANANIKONE, BANLANG
21W581 NORTH AVE 51
LOMBARD, IL 60148

RISTANOVIC, ANGIE
21W581 NORTH AVE 68
LOMBARD, IL 60148

HARRIS, LINDA A
21W581 NORTH AVE 73
LOMBARD, IL 60148

BANK OF NEW YORK MELLON
7105 CORPORATE DR
PLANO, TX 75024

RISTAU SR, WILLIAM D
1N640 SWIFT RD
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LOMBARD, IL 60148

KUDULIS, KENNETH A
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MC KNIGHT, LINDSEY L
500 S CLINTON 640
CHICAGO, IL 60607

ROBERTS, STEPHEN J & H A
1N683 SWIFT ROAD
LOMBARD, IL 60148

CIESIELSKI, BEVERLY
21W581 NORTH AVE 62
LOMBARD, IL 60148

MEAH, MOHAMMED & A
HODA
21W475 TANAGER CT 4
LOMBARD, IL 60148

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

HENRY, MICHAEL
21W581 NORTH AVE
LOMBARD, IL 60148

PEIRCE, MICHAEL J
6 WOOD OAK LN
SOUTH BARRINGTO, IL 60010

KING, PATRICIA A
21W581 NORTH AVE 74
LOMBARD, IL 60148

ACOSTA, CARLOS & JULITA
21W581 NORTH AVE 38
LOMBARD, IL 60148

MONTALTO, TINA E
1N561 CREEKSIDE CT
LOMBARD, IL 60148

MALAMIS, DEAN G
21W531 LYNN RD
LOMBARD, IL 60148

GIANNI SR, ANTHONY
21W581 NORTH AVE 30
LOMBARD, IL 60148

PORTNER, PATRICIA R
21W581 NORTH AVE 6
LOMBARD, IL 60148

RUZYCKI, CHARLENE & M
21W581 NORTH AVE 36
LOMBARD, IL 60148

DELEON, ENRIQUE B
21W581 NORTH AVE 53
LOMBARD, IL 60148

THON, DAVID
21W581 NORTH AVE 59
LOMBARD, IL 60148

BOSTELMAN, NANCY P
126 S MAPLE
ITASCA, IL 60143

RAMACHANDRAN, RAJESH
1N554 CREEKSIDE CT
LOMBARD, IL 60148

WILLIAMS, STEPHEN L
21W478 TANAGER CT
LOMBARD, IL 60148

BURKE, TROY
21W507 TANAGER CT
LOMBARD, IL 60148

SARANTEAS, ELENI
21W581 NORTH AVE 14
LOMBARD, IL 60148

ROMEN, RUTH A
21W581 NORTH AVE 26
LOMBARD, IL 60148

WHITE II, ANTHONY
1N563 CREEKSIDE CT
LOMBARD, IL 60148

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

BUCK, BOYD & CATHERINE
27W708 N MEADOWVIEW DR
WINFIELD, IL 60190

WALKINGTON, JOHN
21W581 NORTH AVE 22
LOMBARD, IL 60148

ALITAGTAG, ROGELIO
21W581 NORTH AVE 53
LOMBARD, IL 60148

AHMED, MAJEED
265 BRIGHTON TERR
BOURBONNAIS, IL 60914

KINDL, JORDAN
1N556 CREEKSIDE CT
LOMBARD, IL 60148

HWANG, CHIH L
633 EDWARD RD
NAPERVILLE, IL 60540

DARUS SALAM FOUNDATION
21W525 NORTH AVE
LOMBARD, IL 60148

COUTURE, PAUL A & JOANNE
505 SWIFT ROAD
LOMBARD, IL 60148

ENNABODE LLC
2616 RUTLAND RD
NAPERVILLE, IL 60564

O DONNELL, ANN M
1N530 CREEKSIDE CT
LOMBARD, IL 60148

LAMSZUS, JOHN & E
1032 SWIFT RD 1C
GLEN ELLYN, IL 60137

CASTADY, REBEKAH A
21W581 NORTH AVE 54
LOMBARD, IL 60148

KOCHURKA, JUDY
21W581 W NORTH AVE
LOMBARD, IL 60148

MACIEJ, JOANNA
21W471 TANAGER CT
LOMBARD, IL 60148

MARTINEZ, DENISE
1N543 CREEKSIDE CT
LOMBARD, IL 60148

DUNMAR HOLDINGS LLC
1038 SWIFT RD 2A
GLEN ELLYN, IL 60137

HO, THUY N & A NGUYEN
2041 SANDBURG CT
GLENDALE HTS, IL 60139

VANCEA, DARIUS
21W581 NORTH AVE 49
LOMBARD, IL 60148

CIESIELSKI, BEVERLY
21W581 NORTH AVE 62
LOMBARD, IL 60148

ORIEDO, KENBELLAH MALIK
21W520 TANAGER CT
LOMBARD, IL 60148

MANDAPATI, JAYADEV R
21W489 LYNN RD
LOMBARD, IL 60148

CARRERA, JORGE L
21W581 NORTH AVE 20
LOMBARD, IL 60148

GIORDANO, LLOYD
27W030 HICKORY LN
WEST CHICAGO, IL 60185

LA PORTA JR, RONALD J
21W581 NORTH AVE 16
LOMBARD, IL 60148

CORRADETTI, BARBARA A
21W581 NORTH AVE 41
LOMBARD, IL 60148

KLEPATCH, ALEXANDRA
21W581 NORTH AVE 80
LOMBARD, IL 60148

MUNICIPAL TRUST
265 BRIGHTON TERR
BOURBONNAIS, IL 60914

AHMED, MAJEED
265 BRIGHTON TERR
BOURBONNAIS, IL 60914

NOTE, THOMAS
1N557 CREEKSIDE CT
LOMBARD, IL 60148

CRAIG, JOEL A
21W518 TANAGER CT
LOMBARD, IL 60148

MEISNER, WILLIAM
30727 TAURUS DR
ROCKY MOUNT, MO 65072

ARIFOVIC, SEAD
21W581 NORTH AVE 23
LOMBARD, IL 60148

PENDERSEN, KIRSTIN
21W581 NORTH AVE 28
LOMBARD, IL 60148

BEHNKE, PAUL & DAWN
21W581 NORTH AVE 33
LOMBARD, IL 60148

STROCK, JEFFREY A
1N551 CREEKSIDE CT
LOMBARD, IL 60148

ROMANCEK, LADDIE & MARY
21W430 HOYLE RD
LOMBARD, IL 60148

GUNTHER, ROBERT C
1038 SWIFT RD 2F
GLEN ELLYN, IL 60137

BEHNKE, PAUL & DAWN
21W581 NORTH AVE 33
LOMBARD, IL 60148

RICHLEY, ROBERT W
21W460 TANAGER CT 104-G
LOMBARD, IL 60148

CURTIS, CASEY
1N640 SWIFT RD
LOMBARD, IL 60148

LOMBARD PARK APTS LLC
LOMBARD, IL 60148

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

GARDNER, JEFFREY & KAY
21W466 TANAGER CT
LOMBARD, IL 60148

LIBERACKI, MATTHEW N
2N735 ALMA AVE
LOMBARD, IL 60148

DAVARYAR, BADREE J
21W581 NORTH AVE 40
LOMBARD, IL 60148

WISNIOWSKA, EWELINA
21W581 NORTH AVE 71
LOMBARD, IL 60148

LE, HUAN & CECELIA
1N547 CREEKSIDE CT
LOMBARD, IL 60148

YUNKER, CASEY
21W581 NORTH AVE 37
LOMBARD, IL 60148

TABLOFF, ALAN & KAREN
1N569 CREEKSIDE CT
LOMBARD, IL 60148

RIFAI, AMMAR & HALA DAKER
21W509 TANAGER CT
LOMBARD, IL 60148

FERNALD, CORINNE,
465 SWIFT ROAD
LOMBARD, IL 60148

JARUSAN, ANNA M
21W581 NORTH AVE 35
LOMBARD, IL 60148

HARRIS, LINDA A
21W581 NORTH AVE 73
LOMBARD, IL 60148

GRAZIANO, NINA
21W581 NORTH AVE 8
LOMBARD, IL 60148

ROBY, JANE E
21W581 NORTH AVE 3
LOMBARD, IL 60148

VOGES, VINCENT & BOTHAINA
1023 GROVE LN
LOMBARD, IL 60148

KERBY, TREY & L HARRISON
1N536 CREEKSIDE CT
LOMBARD, IL 60148

SHREE SIDDHI VINAYAK HOUSE
300 S WACKER DR 200
CHICAGO, IL 60606

SCHUMACHER, STEVEN
1N550 CREEKSIDE CT
LOMBARD, IL 60148

DIVINAGRACIA & TEJADA
21W503 LYNN RD
LOMBARD, IL 60148

WILHELM, ROBERT E
21W486 TANAGER CT
LOMBARD, IL 60148

HERBOLD, RICHARD & C R
21W526 TANAGER CT
LOMBARD, IL 60148

CISKE, WILLIAM & LISA
1N535 SWIFT RD
LOMBARD, IL 60148

BAEHR, DAVID
475 SWIFT RD
LOMBARD, IL 60148

SOCIETY OF CHRIST IN AMER
21W411 SUNSET AVE
LOMBARD, IL 60148

DAWIDCZYK, CRAIG S
21W501 LYNN RD
LOMBARD, IL 60148

ROBERTS, STEPHEN & HOLLY
1N683 SWIFT RD
LOMBARD, IL 60148

C N C
LOMBARD, IL 60148

ALEXOPOULOS, HARRY
1N534 CREEKSIDE CT
LOMBARD, IL 60148

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

DARUSSALAM FOUNDATION
21W525 NORTH AVE
LOMBARD, IL 60148

RACHUS, DAVID A
GLEN ELLYN, IL 60138

DIVINE MERCY POLISH MSSN
21W411 SUNSET AVE
LOMBARD, IL 60148

WONG, IVY
822 PARKWAY DR
WHEATON, IL 60187

CURTIS, CASEY
1N640 SWIFT RD
LOMBARD, IL 60148

DUTCHIN, QUINCY
21W529 LYNN RD
LOMBARD, IL 60148

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

PATEL, VISHAL & SAMEETA
1N524 CREEKSIDE CT
LOMBARD, IL 60148

DARUSSALAM FOUNDATION
21W525 NORTH AVE
LOMBARD, IL 60148

COARTNEY, KAREN S
21W465 TANAGER CT
LOMBARD, IL 60148

MENDEZ, ISIDRO
21W533 LYNN RD
LOMBARD, IL 60148

DARUSSALAM FOUNDATION
21W525 NORTH AVE
LOMBARD, IL 60148

GEORGETOWN BY THE RIVER
611 W JEFFERSON
SHOREWOOD, IL 60431

DARUSSALAM FOUNDATION
21W525 NORTH AVE
LOMBARD, IL 60148

DEERING, DONALD & EMMA
1N510 SWIFT RD
LOMBARD, IL 60148

LEITZ, MICHAEL A
21W491 LYNN RD
LOMBARD, IL 60148

BOREK, LESZEK
21W535 LYNN RD
LOMBARD, IL 60148

KADIU, SHENDENT
1103 S PROSPECT ST
WHEATON, IL 60187

FERENC, JEFFREY
1N552 CREEKSIDE CT
LOMBARD, IL 60148

FORD, DAVID W
21W484 TANAGER CT
LOMBARD, IL 60148

SHETH, VISHAL
1N560 CREEKSIDE CT
LOMBARD, IL 60148

CASTO, JASON D
21W516 TANAGER CT
LOMBARD, IL 60148

ZYSK, MARIUSZ
21W480 TANAGER CT
LOMBARD, IL 60148

KOIZUMI, Y & C GARD
21W482 TANAGER CT
LOMBARD, IL 60148

BOE, DAVID T & REGINA A
21W524 TANAGER CT
LOMBARD, IL 60148

BERNARD, ADAM & SHELBY
21W469 TANAGER CT
LOMBARD, IL 60148

BINETTI, FRANCESCO
3N976 LONGFELLOW PL
ST CHARLES, IL 60175

BURKE, LISA A
21W487 TANAGER CT
LOMBARD, IL 60148

EDWARDS, DAVID & KRISTINA
1N553 CREEKSIDE CT
LOMBARD, IL 60148

RIVKIN, DAVID
1N555 CREEKSIDE CT
LOMBARD, IL 60148

WALDOCK, STEPHEN J
1N549 CREEKSIDE CT
LOMBARD, IL 60148

SVESTKA, KIMBERLY
21W462 TANAGER CT
LOMBARD, IL 60148

MCCORMICK, JAMES
21W581 NORTH AVE
LOMBARD, IL 60148

TRAEGER, DARRELL
4410 ENFIELD DR
GARLAND, TX 75043

HENRY, MICHAEL M
21W581 NORTH AVE 4
LOMBARD, IL 60148

US BANK NA STANWICH TR
1610 E SAINT ANDREW PL B-
150
SANTA ANA, CA 92705

ENNABODE LLC
2616 RUTLAND RD
NAPERVILLE, IL 60564

MANNION, MARGARET
21W581 NORTH AVE 82
LOMBARD, IL 60148

BEUTELL, PAUL
21W581 NORTH AVE 57
LOMBARD, IL 60148

LIBERACKI, MATTHEW N
2N735 ALMA AVE
LOMBARD, IL 60148

STOCKHAUSEN, DANL & E A
21W581 NORTH AVE 50
LOMBARD, IL 60148

KOCEV, RISTE
21W581 NORTH AVE 1
LOMBARD, IL 60148

ITASCA BANK
21W581 NORTH AVE 10
LOMBARD, IL 60148

CZAJKOWSKI, DAVID
16444 TETON DR
LOCKPORT, IL 60441

KOONTZ, F & J MORALES
21W581 NORTH AVE 17
LOMBARD, IL 60148

LASATER, JAMES R
21W581 NORTH AVE 55
LOMBARD, IL 60148

STEVANOVIC, SRBKO
21W581 NORTH AVE 43
LOMBARD, IL 60148

HECHT, STEVEN R
21W581 NORTH AVE 32
LOMBARD, IL 60148

GETZ, MELINDA
21W581 NORTH AVE 72
LOMBARD, IL 60148

HECHT, STEVEN R
21W581 NORTH AVE 32
LOMBARD, IL 60148

RAZVI, MARYAM
7 HEATHWAY
S BARRINGTON, IL 60010

GISI, CYNTHIA LEE
21W581 NORTH AVE 46
LOMBARD, IL 60148

BEHNKE, PAUL & DAWN
21W581 NORTH AVE 33
LOMBARD, IL 60148

WISNIOWSKA, EWELINA
21W581 NORTH AVE 71
LOMBARD, IL 60148

LOCKWOOD, SETH
21W581 NORTH AVE 83
LOMBARD, IL 60148

KOCEV, RISTE
21W581 NORTH AVE 1
LOMBARD, IL 60148

HOLMEN, NEIL & SHERRY
32984 STONE MANOR DR
GRAYSLAKE, IL 60030

KAMENICA, ILIA & ANJEZA
21W581 NORTH AVE 56
LOMBARD, IL 60148

ARIFOVIC, SEAD
21W581 NORTH AVE 23
LOMBARD, IL 60148

TOGNOCCHI, JENNIFER F
21W581 NORTH AVE 60
LOMBARD, IL 60148

KLEPATCH, ALEXANDRA
21W581 NORTH AVE 80
LOMBARD, IL 60148

SHALWANI, SHAZLEEN
21W581 NORTH AVE 61
LOMBARD, IL 60148

HASAN, SYED
21W581 NORTH AVE 25
LOMBARD, IL 60148

THACKREY, SARA B
21W581 NORTH AVE 70
LOMBARD, IL 60148

RASHEED, SALMAN
21W581 NORTH AVE 58
LOMBARD, IL 60148

GRAY, ANTHONY & LINDA
21W581 NORTH AVE 9
LOMBARD, IL 60148

BEUTELL, PAUL
21W581 NORTH AVE 57
LOMBARD, IL 60148

BARNHART, DEBORAH S
21W581 NORTH AVE 34
LOMBARD, IL 60148

RIEDL, CRAIG
21W581 NORTH AVE 15
LOMBARD, IL 60148

AVELAR, SUSAN
21W581 NORTH AVE 21
LOMBARD, IL 60148

RIEDL, CRAIG
21W581 NORTH AVE 15
LOMBARD, IL 60148

GRAZIANO, NINA
21W581 NORTH AVE 8
LOMBARD, IL 60148

US BANK NA STANWICH TR
1610 E SAINT ANDREW PL B-
150
SANTA ANA, CA 92705

BARNHART, DEBORAH S
21W581 NORTH AVE 34
LOMBARD, IL 60148

KAMENICA, ILIA & ANJEZA
21W581 NORTH AVE 56
LOMBARD, IL 60148

LA PORTA JR, RONALD J
21W581 NORTH AVE 16
LOMBARD, IL 60148

MUCEK, HARRIET & JULIAN
21W581 NORTH AVE 78
LOMBARD, IL 60148

VELAT, THOMAS
21W581 NORTH AVE 24
LOMBARD, IL 60148

WEBB, BRENDA M
21W581 NORTH AVE 69
LOMBARD, IL 60148

HO, THUY N & A NGUYEN
2041 SANDBURG CT
GLENDALE HTS, IL 60139

RAZVI, MARYAM
7 HEATHWAY
S BARRINGTON, IL 60010

KULESZA, IRENEUSZ
21W581 NORTH AVE 76
LOMBARD, IL 60148

VANCEA, DARIUS
21W581 NORTH AVE 49
LOMBARD, IL 60148

TAHIR, MAJID
21W581 NORTH AVE 45
LOMBARD, IL 60148

MARJANOVIC, GORAN
21W581 NORTH AVE 81
LOMBARD, IL 60148

BEHNKE, PAUL & DAWN
21W581 NORTH AVE 33
LOMBARD, IL 60148

ROMEN, RUTH A
21W581 NORTH AVE 26
LOMBARD, IL 60148

KULESZA, IRENEUSZ
21W581 NORTH AVE 76
LOMBARD, IL 60148

KUDULIS, KENNETH A
21W581 NORTH AVE 85
LOMBARD, IL 60148

MALDONADO DELGADO, F
21W581 NORTH AVE 31
LOMBARD, IL 60148

FLORES, MIGUEL
21W581 NORTH AVE 2
LOMBARD, IL 60148

CZAJKOWSKI, DAVID
16444 TETON DR
LOCKPORT, IL 60441

SARANTEAS, ELENİ
21W581 NORTH AVE 14
LOMBARD, IL 60148

NGUYEN, WENDY N
21W581 NORTH AVE 29
LOMBARD, IL 60148

BOSTELMAN, NANCY P
126 S MAPLE
ITASCA, IL 60143

CARRERA, JORGE L
21W581 NORTH AVE 20
LOMBARD, IL 60148

DICILLO, KATHLEEN M
21W581 NORTH AVE 18
LOMBARD, IL 60148

SHUMA, JASON
21W581 NORTH AVE 27
LOMBARD, IL 60148

YUNKER, CASEY
21W581 NORTH AVE 37
LOMBARD, IL 60148

BEZROUKOVA, OLGA
21W581 NORTH AVE 48
LOMBARD, IL 60148

MASON, CHRISTOPHER
21W581 NORTH AVE 47
LOMBARD, IL 60148

LASATER, JAMES R
21W581 NORTH AVE 55
LOMBARD, IL 60148

PIERCE, MICHAEL J
6 WOOD OAKS DR
SO BARRINGTON, IL 60010

KOCHURKA, JUDY A
21W581 NORTH AVE 75
LOMBARD, IL 60148

GRAY, ANTHONY & LINDA
21W581 NORTH AVE 9
LOMBARD, IL 60148

ALVARINHAS, NELLY J
21W581 NORTH AVE 52
LOMBARD, IL 60148

HOLMEN, NEIL & SHERRY
32984 STONE MANOR DR
GRAYSLAKE, IL 60030

ROBY, JANE E
21W581 NORTH AVE 3
LOMBARD, IL 60148

STEVANOVIC, SRBKO
21W581 NORTH AVE 43
LOMBARD, IL 60148

NOVAK, KEVIN R
114 MECHEL PL
LYNCHBURG, VA 24502

THON, DAVID
21W581 NORTH AVE 59
LOMBARD, IL 60148

BEZROUKOVA, OLGA
21W581 NORTH AVE 48
LOMBARD, IL 60148

RUZYCKI, CHARLENE & M
21W581 NORTH AVE 36
LOMBARD, IL 60148

PORTNER, PATRICIA R
21W581 NORTH AVE 6
LOMBARD, IL 60148

BUDLER, ROBERT J
21W581 NORTH AVE 27
LOMBARD, IL 60148

**NOTICE OF
PUBLIC HEARING**

The Village of Glen Ellyn is requesting a public hearing to discuss the appropriate zoning classification for 68 townhomes located west of Swift Road, south of North Avenue, and north of St. Charles Road within the Maple Hollow Subdivision and the Lynwood Subdivision. The subject properties are currently zoned R5 and R6 general residence respectively, in unincorporated DuPage County. The proposed rezoning is in accordance with the terms of annexation agreements entered into with the properties in 1999 and 2001. The zoning classifications to be considered are R3 and R4 residential districts. The annexation of both subdivisions is anticipated to take place in early 2019.

Before the Glen Ellyn Village Board can consider the rezoning of these properties, the Plan Commission must conduct a public hearing. The Plan Commission will consider the aforementioned rezoning at a public hearing on **Thursday, November 8, 2018 at 7:00 p.m.** in a meeting room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The subject properties are legally described as follows:

LOTS 1 THROUGH 14 INCLUSIVE IN MAPLE HOLLOW, BEING A SUBDIVISION OF PART OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 2000 AS DOCUMENT R2000-073064 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S.: 05-01-111-001 through 05-01-111-060; and
LOTS 1 THROUGH 4 INCLUSIVE IN LYNNWOOD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHWEST QUARTER OF SECTION 1, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 9, 2001 AS DOCUMENT R2001-244792 IN DUPAGE COUNTY, ILLINOIS.

P.I.N.S.: 05-01-107-068 through 05-01-107-075
All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request 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 request 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
Published in Daily Herald
October 25, 2018 (4511801)



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:

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Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
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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 October 24, 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

Designee of the Publisher and Officer of the Daily Herald

Control # 4511801

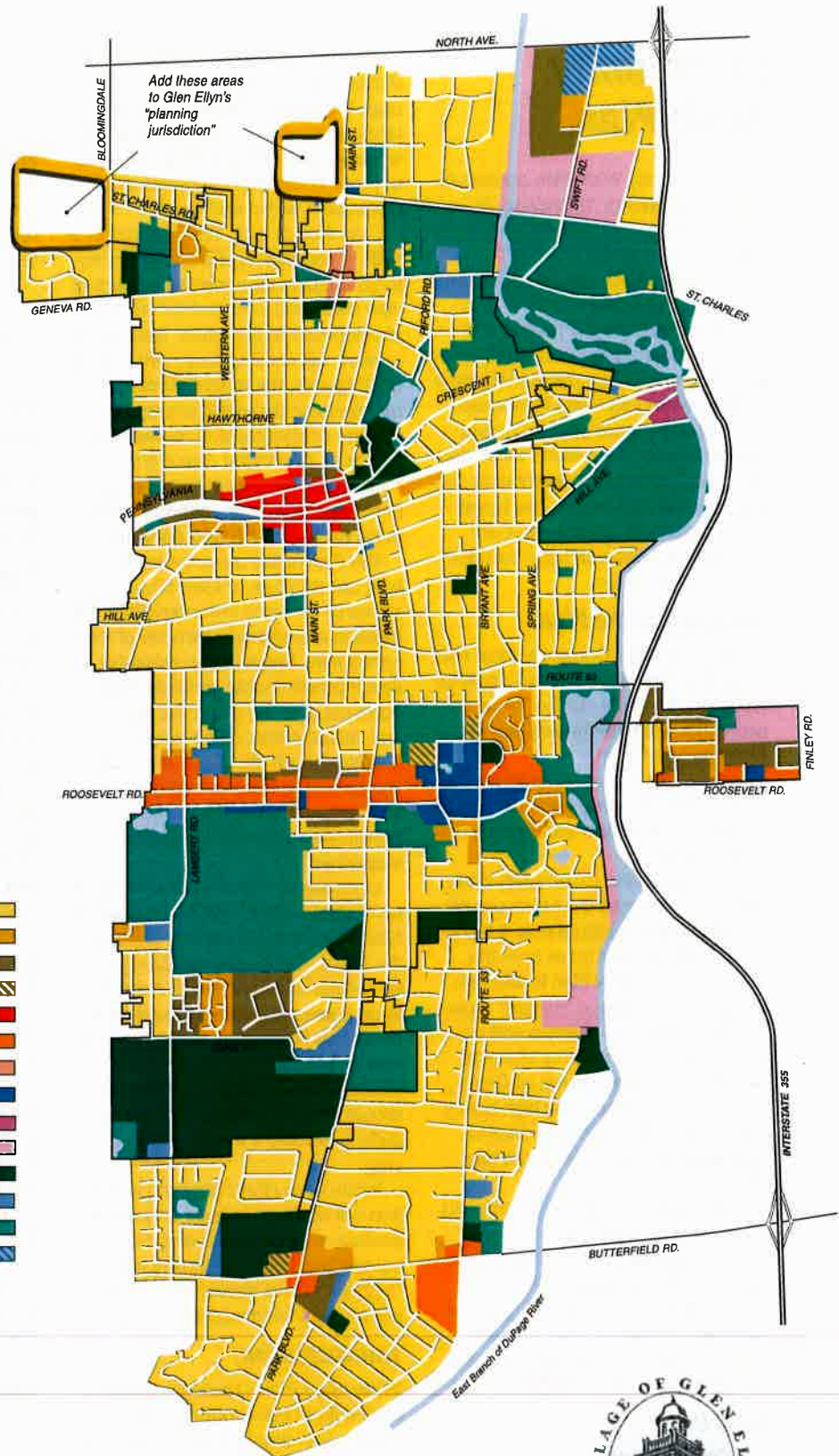
Attachment: Certificate of Publication (3656 : ZMA for the Maple Hollow and Lynnwood Subdivisions)

Figure 2
**Community
 Wide Plan**

The Community-Wide Plan provides an overall framework for improvement and development within Glen Ellyn over the next 10 to 15 year period. It establishes long-range policies for key aspects of the Village, consistent with the recently prepared Comprehensive Plan Vision Statement and Goals and Objectives. The Plan strives to maintain and enhance the unique and distinguishing features of the community, improve and upgrade areas that are beginning to decline, and promote compatible new development and redevelopment in selected locations.

Map Legend:

- Single-Family Detached Residential
- Low-Density Attached Residential
- Medium-Density Residential
- Senior Residential
- Downtown Glen Ellyn
- Service Commercial
- Neighborhood Commercial
- Office
- Light Industry
- Utilities
- Schools
- Public/Semi-Public
- Parks and Open Space
- Mixed-Use Development Area



Comprehensive Plan • Village of Glen Ellyn, Illinois

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



Comparison of Couty R5 & R6 Residential Districts and Village R3 & R4 Residnetial Districts, 2018

County Zoning Districts												
District	Housing Type	Use Type	Area Per DU	Lot Size	Lot Width	Lot Depth	FY	SY	CSY	RY	HT	FAR
R5	Two Family	Permitted		10,000 sf	75 ft	100 ft	25 ft	15 ft	20 ft	20 ft	30 ft	0.5
	Multi Family	Permitted	5,000 sf	15,000 sf	100 ft	100 ft	25 ft	15 ft	20 ft	20ft	30 ft	0.5
R6	Two Family	Permitted		9,000 sf	75 ft	100 ft	20 ft	15 ft	20 ft	20 ft	30 ft	0.5
	Multi Family	Permitted	3,000 sf	9,000 sf	100 ft	100 ft	20 ft	15 ft	20 ft	20 ft	30 ft	0.5
Village Zoning Districts												
R3	Two Family	Permitted	4,950 sf	9,900 sf	75 ft, 90 ft	110 ft	30 ft	10 ft or 10%	30 ft	40 ft		
	Multi Family	Not Permitted										
R4	Two Family	Special Use	4,950 sf	9,900 sf	75 ft, 90 ft	100 ft	30 ft	6.6 or 10%	30 ft	30 ft	35 ft	
	Multi Family	Permitted	2,500 sf		75 ft, 90 ft	100 ft	30 ft	6.6 or 10%	30 ft	30 ft	35 ft	

Created by Kelly Purvis, Planning & Development Department, November 2, 2018

10-4-10. - R3 Residential District.**(A) Permitted uses:**

1. Single-family dwelling.
2. Attached single-family dwelling of not more than four units.
3. Two-family dwelling.
4. Group home (up to four residents).
5. Public park or playground.
6. Public school, elementary and high, or private school having a curriculum equivalent to a public school, elementary or high, and all such public or private schools having no rooms regularly used for housing or sleeping purposes.

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: 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. Adult daycare center.
2. Attached single-family dwelling unit of more than four units but not exceeding six.
3. Church.
4. Congregate housing for the elderly.
5. Convent, monastery and seminary.
6. Cultural facility.
7. Daycare center.
8. Group home (five or more residents).
9. Nursing home and educational, philanthropic or religious institution, provided not more than fifty percent (50%) of the site area may be occupied by buildings.
10. Large scale planned residential development, in accordance with the provisions of the "planned unit development regulations".
11. Nursery, prekindergarten, stand-alone kindergarten, play, special and other private school.
12. Privately operated, not for profit, lake, swimming pool, or tennis court, on a site of not less than five (5) acres.
13. Private recreational facility where buildings do not occupy more than ten percent (10%) of the site area.
14. Public use.
15. Public utility and public service use.
16. Sheltered care facility.
17. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.

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:* See sections 10-5-4, "Accessory structures and uses", and 10-5-5, "Yards", of this title.

(D) *Minimum yard and lot requirements:*

1. *Front yard:* The front yard setback distance shall be measured from the front lot line to the closest enclosed point of the principal structure. The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds office after March 1, 1999, may be constructed to the minimum required front yard setback line of 30 feet.
 - (a) Thirty feet in depth, and
 - (b) The proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and same side of the street, but
 - (c) The proposed principal structure (or addition thereto) need not be farther than 50 feet from the front lot line.
2. *Rear yard:* 40 feet in depth.
3. *Interior side yard:* Minimum interior side yard setback: Each side yard shall be six and six-tenths feet or ten percent of the lot width, whichever is greater.
4. *Corner side yard setback:*
 - (a) Thirty feet except
 - (b) On a parcel with a nonconforming lot width, the minimum corner side yard setback shall be 30 percent of the lot width.
5. *Lots fronting on two nonintersecting streets:* On lots fronting on two nonintersecting streets, with the exception of alleys, where access on both public ways is allowed, a front yard must be provided on both streets. Where a lot fronts on two nonintersecting streets, one of which is an improved or unimproved alley, the yard closest to the alley shall be considered a rear yard.
6. *Minimum width:* The minimum width of each side yard for schools and special uses shall be 25 feet.
7. *Single-family dwellings and nonresidential special uses:*
 - (a) Lot area: 8,712 square feet;
 - (b) Lot width:
 - (1) Interior lot: 66 feet;
 - (2) Corner lot: 80 feet.
 - (c) Lot depth: 110 feet.
8. *Attached single-family dwellings and two-family dwellings:*
 - (a) Lot area per family in square feet: 4,950;
 - (b) Lot width:
 - (1) Interior lot: 75 feet;
 - (2) Corner lot: 90 feet;
 - (c) Lot depth: 110 feet.
 - (d) Side yard: Ten percent of the lot width or ten feet per side, whichever is greater.

(E) *Maximum lot coverage ratio:*

1. *Lot coverage ratio, more than one story:* Lot coverage ratio, single-family dwellings, more than one story, and accessory buildings: 20 percent of the lot.

2. *Lot coverage ratio, one-story and accessory buildings:* Lot coverage ratio, single-family dwellings, one-story and accessory buildings: 35 percent of the lot.

3. *Lot coverage ratio bonuses:*

- (a) The first 500 square feet of the area of any detached garage shall be excluded from the lot coverage ratio calculation.
- (b) The first 240 square feet of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet with no more than one side of the porch enclosed by a vertical wall, shall be excluded from the lot coverage ratio;

Or

The first 140 square feet of the area of a porch, located in the front yard or in the corner side yard, which has a minimum depth of six feet and is open on at least two sides shall be excluded from the lot coverage ratio.

(F) *Maximum height:*

1. For single-family dwellings, see subsection 10-4-8(F), "Maximum Height", of this chapter.
2. Special uses may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet, if the building is set back from each yard line at least two feet for each foot of additional building height above the height limit otherwise permitted in the district;
3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole shall be specified in the ordinance granting a special use permit.
4. *Architectural features:* See subsection 10-4-8(F)3. of this chapter.

(G) *Signs, fences and obstructions in yards:*

1. Signs as per sign ordinance.
2. See section 10-5-5, "Yards", of this title.

(H) *Parking and loading requirements:*

1. *Single-family dwelling and two-family dwelling:* Not less than two parking spaces per unit.
2. *Church:* One parking space for each four seats in the main auditorium.
3. *Cultural facility:* Two spaces for each 1,000 square feet of gross floor area.
4. *Congregate housing:* One space for each two bedrooms.
5. *Daycare center and preschool facility:* One space for each 800 square feet of gross floor area.
6. *Group home:* One space for each 800 square feet of gross floor area.
7. *Nursing home:* One parking space for each three beds.
8. *Private recreational facility:* One space for each 4,000 square feet of land area.
9. *Public building erected by governmental agency:* One space for each 250 square feet of floor area in the building.
10. *School:* For high schools - one space for each employee, plus one space for each five students, based on design capacity; for elementary schools - one space for each employee plus eight additional visitor spaces.
11. *Sheltered care facility:* One space for each 1,200 square feet of gross floor area.

12. 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. 3815, 2-25-1991; Ord. 4235, 2-13-1995; Ord. 4673, 12-14-1998, eff. 3-1-1999; Ord. 5035, 1-14-2002, eff. 3-1-2002; Ord. 5365, 6-13-2005; Ord. 5543, 1-22-2007; Ord. 5554, 2-26-2007; Ord. 6144, 6-24-2013; Ord. 6619, 8-27-2018)

10-4-11. - R4 Residential District.

(A) *Permitted uses:*

1. Attached single-family dwelling of not more than six units.
2. Multiple-family dwelling.
3. Group home (up to four residents).
4. Public park or playground.
5. Public school, elementary and high, or private school having a curriculum equivalent to a public school, elementary or high, and all such public or private schools having no rooms regularly used for housing or sleeping purposes.

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:* 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. Adult daycare center.
2. Church.
3. Congregate housing for the elderly.
4. Convent, monastery and seminary.
5. Cultural facility.
6. Daycare center.
7. Group home (five or more residents).
8. Hospital, nursing home and educational, philanthropic or religious institution on a site of not less than five acres, provided not more than 50 percent of the site area may be occupied by buildings, and provided further that the buildings shall be set back from all required yard lines an additional foot for each foot of building height.
9. Large scale planned residential development, in accordance with the provisions of the "planned unit development regulations".
10. Medical clinic.
11. Nursery, prekindergarten, stand-alone kindergarten, play, special and other private school.
12. Privately operated, not for profit, lake, swimming pool, or tennis court, on a site not less than five acres.
13. Private recreational facility where buildings do not occupy more than ten percent of the site area.
14. Private club, fraternity, sorority, or lodge, excepting when the chief activity of which is a service customarily carried on as a business.
15. Public use.

16. Public utility and public service use.
17. Sheltered care facility.
18. Single-family dwelling.
19. Television and radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole which exceed the maximum height.
20. Two-family dwelling.

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:* See sections 10-5-4, "Accessory structures and uses", and 10-5-5, "Yards", of this title.

(D) *Minimum yard and lot requirements:*

1. *Front yard:* The front yard setback distance shall be measured from the front lot line to the closest enclosed point of the principal structure. The initial principal structure erected on a lot in a subdivision recorded with the DuPage County Recorder of Deeds office after March 1, 1999, may be constructed to the minimum required front yard setback line of 30 feet.
 - (a) Thirty feet in depth, and
 - (b) The proposed principal structure (or addition thereto) shall be no closer to the street than the closest principal structure on either adjacent lot on the same block and same side of the street, but
 - (c) The proposed principal structure (or addition thereto) need not be farther than 50 feet from the front lot line.
2. *Rear yard:* 30 feet in depth.
3. *Interior side yard:* Minimum interior side yard setback: Each side yard shall be six and six-tenths feet or ten percent of the lot width, whichever is greater.
4. *Corner side yard setback:*
 - (a) Thirty feet except
 - (b) On a parcel with a nonconforming lot width, the minimum corner side yard setback shall be 30 percent of the lot width.
5. *Lots fronting on two nonintersecting streets:* On lots fronting on two nonintersecting streets, with the exception of alleys, where access on both public ways is allowed, a front yard must be provided on both streets. Where a lot fronts on two nonintersecting streets, one of which is an improved or unimproved alley, the yard closest to the alley shall be considered a rear yard.
6. *Minimum width:* The minimum width of each side yard for schools and special uses shall be 35 feet.
7. *Single-family dwellings:*
 - (a) Lot area: 8,712 square feet.
 - (b) Lot width:
 - (1) Interior lot: 66 feet;
 - (2) Corner lot: 80 feet.
 - (c) Lot depth: 100 feet.
8. *Attached single-family dwellings and two-family dwellings:*

- (a) Lot area per family in square feet: 4,950;
 - (b) Lot width:
 - (1) Interior lot: 75 feet;
 - (2) Corner lot: 90 feet.
 - (c) Lot depth: 100 feet.
9. *Multiple-family dwellings:*
- (a) Lot area per family unit: 2,500 square feet;
 - (b) Lot width:
 - (1) Interior lot: 75 feet;
 - (2) Corner lot: 90 feet.
 - (c) Lot depth: 100 feet.
10. *Nonresidential special uses:*
- (a) Lot area: 8,712 square feet.
 - (b) Lot width:
 - (1) Interior lot: 66 feet;
 - (2) Corner lot: 80 feet.
 - (c) Lot depth: 100 feet.
- (E) *Maximum height:*
- 1. Thirty five feet.
 - 2. Special uses may be erected to a height not exceeding 45 feet, and churches and temples may be erected to a height not exceeding 75 feet, if the building is set back from each yard line at least two feet for each foot of additional building height above the height limit otherwise permitted in the district.
 - 3. The height of a television or radio tower, antenna support structure, church spire, belfry, monument, tank, water and fire tower, stage tower or scenery loft, cooling tower, ornamental tower, and spire, chimney, elevator bulkhead, conveyor and flagpole shall be specified in the ordinance granting a special use permit.
- (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. *Single-family dwelling and two-family dwelling:* Not less than two parking spaces per unit.
 - 2. *Church:* One parking space for each four seats in the main auditorium.
 - 3. *Cultural facility:* Two spaces for each 1,000 square feet of gross floor area.
 - 4. *Congregate housing:* One space for each two bedrooms.
 - 5. *Daycare center:* One space for each 800 square feet of gross floor area.
 - 6. *Group home:* One space for each 800 square feet of gross floor area.
 - 7. *Hospital:* Two spaces for each bed.
 - 8. *Medical clinic:* One space for each 200 square feet of the gross area used for clinic.

9. *Multiple-family dwelling*: Two spaces per unit, except efficiency units, which require one and one-half spaces.
10. *Nursing home*: One parking space for each three beds.
11. *Private club, fraternity, sorority, or lodge*: One space for each 3,000 square feet of floor area.
12. *Private recreational facility*: One space for each 4,000 square feet of gross land area.
13. *Public building erected by governmental agency*: One space for each 250 square feet of floor area in the building.
14. *School*: For high schools - one space for each employee, plus one space for each five students, based on design capacity; for elementary schools - one space for each employee plus eight additional visitor spaces.
15. *Sheltered care facility*: One space for each 1,200 square feet of gross floor area.
16. 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. 3815, 2-25-1991; Ord. 4673, 12-14-1998, eff. 3-1-1999; Ord. 5035, 1-14-2002, eff. 3-1-2002; Ord. 5123, 12-16-2002, eff. 1-1-2003; Ord. 5365, 6-13-2005; Ord. 5543, 1-22-2007; Ord. 6144, 6-24-2013; Ord. 6619, 8-27-2018)

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 within the Maple Hollow and Lynnwood Subdivisions following their annexation into the Village, the Plan Commission hereby recommends a zoning classification of R3 Residential zoning for the Lynnwood Subdivision and R4 Residential zoning for the Maple Hollow Subdivision in accordance with Section 10-10-13 of the Zoning Code based on the following findings of fact:

1. The existing uses of property within the general area of the affected property consist of a mix of single family residential properties and multi-family residential properties, the majority of which are in unincorporated DuPage County.
2. The zoning surrounding the subject properties is R6 general residence in DuPage County to the west, and R4 single family residence in DuPage County to the north, east and south. The two single family homes to the south of the Lynnwood Subdivision will be annexed to the Village in 2019 and will be automatically zoned R2 single family residential.
3. The properties within the Lynnwood Subdivision are suitable for the R3 Residential District since two-family dwellings are permitted in this district and the zoning requirements generally match the existing County R6 zoning requirements resulting in fewer non-conformities for these properties upon annexation to the Village.

The properties within the Maple Hollow Subdivision are suitable for the R4 Residential District since multi-family dwellings are permitted in this district and the zoning requirements generally match the existing County R5 zoning requirements resulting in fewer non-conformities for these properties upon annexation to the Village.

4. The general area is developed with single family and multi-family homes with commercial uses fronting North Avenue to the north of these subdivisions. It is likely that the properties south of North Avenue (not fronting on North Avenue) will remain residential.
5. The Comprehensive Plan designates these properties as appropriate for single family residential development. However, the Maple Hollow and Lynnwood Subdivisions were approved as multi-family and two-family developments likely while the Comprehensive Plan was being drafted.
6. The properties are not vacant. They have been improved with multi-family and two-family dwelling units for approximately 20 years. The use of the property will continue to be multi-family and two-family, following the rezoning of the properties.
7. The property values will not be diminished based upon the rezoning of the subdivisions; the zoning districts that have been selected are the closest match to the existing County zoning.

Attachment: Motion to approve (3656 : ZMA for the Maple Hollow and Lynnwood Subdivisions)

Motion by: _____ Seconded by: _____

Attachment: Motion to approve (3656 : ZMA for the Maple Hollow and Lynnwood Subdivisions)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 11/08/18 07:00 PM
Department: Plan Commission
Department Head: John Sterrett
Category: Public Hearing
Prepared By: John Sterrett

SCHEDULED

AGENDA ITEM (ID # 3653)

DOC ID: 3653

Public Hearing for Proposed Text Amendments to the Glen Ellyn Sign Code (Planner Sterrett)

Background. In February of 2014, the Village Board adopted a comprehensive revision to the Village's Sign Code to replace the previous Sign Code written in 1993. The Sign Code was essentially rewritten with the goal of updating the regulations to reflect how signage has changed over the years. It was also expected that the revisions would reduce the number of requested Sign Code variations. Some of the key updates in the 2014 Sign Code included increasing the amount of size and area of commercial signage and differentiating between the types of signs such as wall signs, free-standing signs, awning signs, and marquee signs that are permitted on a property. Prior to the 2014 Sign Code, commercial businesses were allowed 1 primary wall sign with a surface area not to exceed 1 square foot per linear foot of building frontage for each establishment, with 0.5 square feet of wall signage per linear foot of establishment frontage allowed in the downtown. The provisions of the previous Sign Code were often vague and did not allow flexibility for additional signage. The current Sign Code now regulates each zoning district separately. Additionally, signs considered to be pole or pylon signs became prohibited in any district in 2014. While this prohibition prevents any new pole or pylon signs from being constructed, there is no sign amortization provision to seek removal of existing pole or pylons by a certain date. Instead, these non-conforming signs are required to be brought into compliance if they are changed or altered.

Staff has performed extensive research on the number and types of sign variations approved in a three year period after the adoption of the new Sign Code in 2014 and has compared these figures with variations granted during the 3 years prior to the 2014 adoption. A total of 31 sign variations associated with 11 different projects were approved during the 3 years prior to the adoption of the new Sign Code, from 2011 through 2013. The C3 District contained 23 of these 31 approved sign variations and the C5B district had 3 approved sign variations. Surface area of wall signage was the most common approved variation.

During the 3 years following the adoption of the current Sign Code, 45 sign variations associated with 16 projects were approved by the Village Board. This increase may be due to the increased activity in the commercial market and the increase in the number of new businesses coming to the downtown. Nearly half of these approved variations are contained within the C3 Service District in the Roosevelt Road corridor with 21 total sign variations associated with 8 projects. The C5A and the C5B Districts combined for 17 variations – up from only 3 during the 3 years prior to the 2014 adoption. The most common reason for sign variations since the new code has been to allow an increase in the maximum surface area of a sign and to increase the number of signs allowed on a property. Both of these types of variations were mostly associated with wall signage.

Although the frequency of sign variations in the C3 district along Roosevelt Road has decreased slightly since the 2014 adoption, the amount of sign variations approved in the C5 Districts, however, has increased. The most common type of variation approved in the C5 Districts was to increase the allowable square footage of wall signs and the number of signs. Portions of the Sign

Code, therefore, should be amended to address various circumstances that were not anticipated as part of the 2014 adoption.

COMMISSION ACTION. THE PLAN COMMISSION SHOULD REVIEW AND DISCUSS THE ATTACHED PROPOSED SIGN CODE TEXT AMENDMENTS. THE COMMISSION MAY RECOMMEND APPROVAL, APPROVAL WITH CHANGES, OR DENIAL OF THE PROPOSED AMENDMENTS. IF THE COMMISSION BELIEVES THAT ADDITIONAL RESEARCH OR DISCUSSION IS NEEDED FOR A PARTICULAR AMENDMENT, A RECOMMENDATION ON THE PROPOSED AMENDMENTS COULD BE TABLED FOR FURTHER CONSIDERATION AT A LATER DATE OR THE AMENDMENT(S) IN QUESTION COULD BE PULLED FROM THE LIST AND CONSIDERED WHEN THE NEXT ROUND OF AMENDMENTS IS BROUGHT FORWARD. IF IT IS NOT POSSIBLE TO REVIEW ALL THE PROPOSED AMENDMENTS AT THE NOVEMBER 8TH PLAN COMMISSION MEETING, THE COMMISSION MAY CONTINUE THE PUBLIC HEARING TO A SPECIFIC DATE IN THE FUTURE. FINDINGS OF FACT DO NOT NEED TO BE MADE FOR SIGN CODE TEXT AMENDMENTS. THEREFORE, STAFF DOES NOT PLAN TO PREPARE DRAFT MOTIONS FOR THIS ITEM.

Attachments: Draft of Proposed Sign Code Text Amendments
 Amended Sign Chart
 Sign Variations Chart 2011 – 2016
 Downtown Awning Sign Research Chart
 Edie Boutique Awning Signage Photo
 Projecting Signage Photos
 Monument Sign Setback Photo
 Painted Signs and Public Art/Murals Community Research

ATTACHMENTS:

- Draft of Proposed Sign Code Text Amendments (PDF)
- Amended Sign Chart (PDF)
- Sign Variations Chart 2011 – 2016 (PDF)
- Downtown Awning Sign Research Chart (PDF)
- Edie Boutique Awning Signage Photo (PDF)
- Projecting Signage Photos (PDF)
- Monument Sign Setback Photo (PDF)
- Painted Signs and Public Art Murals Community Research (PDF)

DRAFT OF PROPOSED TEXT AMENDMENTS

Glen Ellyn Sign Code

2018

Underline = New Text

~~Strikethrough~~ = Deleted Text

1. **Provide exemptions for gas stations to allow additional signage to be installed on the gas pump canopy and on each individual gas pump.**

Amend Section 4-5-3 (Definitions) to add the following definition:

Gas Station Canopy: A roofed structure supported by posts or columns with no exterior walls and serves as a sheltered area above gas dispensing pumps.

Amend Section 4-5-6 (Exempt Signs) to add the following information:

Gas Station Canopy Signage: Signs located on a gas station canopy associated with a gas station use provided the signage complies with the following:

1. No more than one (1) sign is permitted on the gas station canopy facing the front lot line. Corner properties may have one (1) additional sign on the gas station canopy facing the corner side lot line.
2. Each sign shall be limited to no more than fourteen (14) square feet.
3. Signage shall not extend above, below, or to the sides of the fascia of the pump canopy.

Gas Station Pump Signage: Signs located on an individual gas pump associated with a gas station use provided the combined size of all signage located at each vehicle position of each gas pump does not exceed twelve (12) square feet.

Reasoning: The Sign Code does not currently address gas stations which are unique uses that often contain a greater amount of signage than other commercial uses. Pump canopies will typically contain the fuel company name and logo (i.e. Shell or Mobil) on each side of the canopy that fronts a street, which typically amounts to 2 signs. Each side of each gas pump will often contain 2-3 advertising components that make up additional signage on the pump. This type of signage is generally consistent with Automatic Teller Machine (ATM) signage, which is considered exempt and not included in calculations of the total allowable number and size of signs on a premises. Currently, gas stations are required to seek a substantial amount of variations to the Sign Code because of the amount of signage related to their unique use.

The last 4 gas stations to be approved by the Village had a combined total of 170 signs on the property. Most of these signs are actually logos and business names located on each gas pump. Staff is proposing exempting signage on the gas station canopy subject to certain provisions as well as exempting signage on each vehicle position of each gas pump if the total combined signage on each vehicle position is less than 12 square feet. This does not include signage required by law such as emergency instructions, ADA assistance information, ethanol amount, etc., which is already exempt as “miscellaneous information”. The proposed maximum size and number requirements for a gas station canopy and

pump signage are consistent with the existing sizes and number of signs associated with previously approved gas stations in the Village.

2. Clarify that a nonconforming freestanding sign is required to install the required amount of landscaping around the base of the sign when the sign is modified or altered.

Amend Section 4-5-4 (R)8 (General standards and design criteria – Freestanding signs - Landscaping) to read as follows:

8. Landscaping: A landscape area equal to two square feet for each square foot of signage is required around the base of all freestanding signs. The landscaped area shall contain living landscape material consisting of shrubs, perennial ground cover plants or a combination of both. Nonconforming freestanding signs that are required to be modified to be compliant with the Sign Code shall provide the required amount of landscaping.

Reasoning: The Sign Code requires 2 square feet of landscaping at the base of a freestanding sign for each 1 square foot of sign area. This landscaping is installed with new freestanding signs but it is unclear regarding whether the required landscaping should be installed when a nonconforming sign is modified or altered. The language should be clarified to clearly require landscaping for nonconforming freestanding signs that are required to be brought into compliance with the Sign Code.

3. Provide an exemption for balloon displays in the C2 and C3 Districts similar to the exemption for the C5A and C5B Districts.

Amend Section 4-5-6(D) (Exempt Signs – Balloon displays) to read as follows:

- D. Balloon Displays: Outdoor balloon displays in the C2 Community Commercial District, C3 Service Commercial District, and the C5A and C5B central business zoning districts provided that they comply with the following:

1. Such displays shall be limited to two (2) bunches of no more than six (6) balloons per bunch for each business location.
2. The size of each balloon shall not exceed twenty-four inches (24”) in diameter.
- ~~3. All balloon displays must be attached to the building or placed within one foot (1’) of the building.~~
- ~~4.~~ 3. Balloon displays shall only be displayed outside of the first floor of a building.
- ~~5.~~ 4. A minimum five foot (5”) wide clear area along all sidewalks must be maintained free from any balloon obstructions.
- ~~6.~~ 5. Balloons may not be attached to structures, street furniture, utility poles or SIGNS in the public right-of-way.

- ~~7. 6.~~ Balloons shall not be placed in a location which obstructs the vision of pedestrians or motorists, restricts access or creates a dangerous condition.

Reasoning: The Sign Code allows business in the C5A and C5B districts to have balloon displays without a special event permit provided they do not exceed a maximum of 2 bunches of balloons with no more than 6 balloons per bunch. These balloon displays are considered signs because they attract attention to a business. These are allowed in the C5 District, but are not allowed without a special event permit in any other commercial District in the Village. Business located in the C3 Service Commercial District along Roosevelt Road will often inquire about special event signage, including balloon displays, for occasions such as grand openings, sales, etc. The amount of special event signage, however, is limited to banner signs only and would not allow balloon displays in the C3 District. Staff is proposing that the C3 and C2 Commercial Districts be permitted to have balloon displays in the same manner as the C5 District. Staff is proposing to eliminate restriction #3 in this exemption because it would not be applicable in either the C2 or C3 Districts and would be overly restrictive in the C5A and C5B Districts. Other restrictions within this exemption adequately control the location.

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- 4. Remove the 100 square foot maximum area a wall sign may have in a C3, C4, and C6 Districts provided the sign has no more than 1 square foot of surface area per linear foot of establishment frontage.**

Amend Section 4-5-10 (Sign schedule [C3, C4 and C6 Zoning Districts]) to read as follows:

See attached Amended Sign Chart

Reasoning: The Plan Commission instructed staff to draft an amendment that would eliminate the current maximum of 100 square feet for a wall sign in the C3, C4, and C6 Districts. This is based on previously approved variations for large commercial tenants, such as Pete's Market, who have establishment frontages larger than 100 linear feet. Tenants with these large establishment frontages will base the size of their sign on the size of their building to balance the look of the sign against the building wall. This may result in a wall sign that although is less than the 1:1 ratio of surface area to linear feet, is larger than the maximum 100 square feet permitted. The proposed amendment would still limit signage to no more than 1 square foot per linear foot of establishment frontage.

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- 5. Increase the maximum allowable square footage for building signage in the Downtown.**

Amend Section 4-5-11 (Sign schedule [C5A and C5B Zoning Districts]) to read as follows:

See attached Amended Sign Chart

Reasoning: The Sign Code currently allows each establishment in the downtown 1 building sign (either wall, awning, projecting, or marquee sign) with a maximum surface area of 0.5 square feet of business signage for every 1 linear foot of establishment frontage. Recently, new businesses have requested variations for larger signs in the downtown for added visibility to motorists and pedestrians. Staff has researched nearby communities that have similar downtowns as Glen Ellyn to determine how building signage area is regulated elsewhere including Lombard, Wheaton, Lisle, Downers Grove, and Hinsdale.

All of these communities, with the exception of Wheaton, have a maximum surface area for wall signage of 1 square foot for every 1 linear foot of establishment frontage. Wheaton allows up to 1.5 square feet for every 1 linear foot of establishment frontage. Based on this research, staff is recommending that we amend the Sign Code to double the allowable square footage of building signage in the downtown to 1 square foot of signage per linear foot of establishment frontage.

6. Create a “Building Signage” category and define it to include wall signage, awning signage, and marquee signage and allow each establishment in the Downtown 1 projecting sign in addition to a Building Sign.

Amend Section 4-5-3 (Definitions) to add the following definition:

Building Signage: Permanent, non-exempt sign affixed to the exterior surface of a building to serve the establishment contained within the building that the building signage is affixed to. Wall signs, awning signs, and marquee signs are considered Building Signs. Building Signage does not include prohibited signs or temporary signs.

Amend Section 4-5-11 (Sign schedule [C5A and C5B Zoning Districts]) to read as follows:

See attached Amended Sign Chart

Reasoning: The current Sign Code allows a business in the downtown the option of having a projecting sign in lieu of a wall, awning, or marquee sign, provided it does not exceed six (6) square feet. Projecting signs are focused on pedestrian traffic rather than vehicular and staff believes that this type of signage adds to the historic character of the Central Business District and is important to increase business identification to pedestrians in the downtown. To encourage the use of projecting signs, staff is recommending businesses in each establishment in the downtown be permitted one (1) projecting sign in addition to other building signage. Such projecting sign shall not be included in the maximum number of signs permitted for an establishment. The projecting sign would still be limited to six (6) square feet in surface area and such size would be included in the maximum area allowed for a building sign. For instance, an establishment with 50 linear feet of frontage would be permitted to have a six (6) square foot projecting sign and a wall sign not to exceed forty-four (44) square feet.

7. Clarify the amount of signage permitted for establishments located along the Illinois Prairie Path and/or Union Pacific Railroad.

Amend Section 4-5-11 (Sign schedule [C5A and C5B Zoning Districts]) to read as follows:

See attached Amended Sign Chart

Reasoning: When the Sign Code was updated, a provision was included to allow properties with rear building walls parallel to the Illinois Prairie Path or Union Pacific Railroad to have an additional sign along the rear building wall facing the railroad/Prairie Path. The current language has been misinterpreted by some to allow 2 signs on the front of businesses with their frontage facing the

railroad/Prairie Path, such as the former Bombay Joe's. The allowance for an additional sign, was intended to provide exposure for the rear of businesses located along either of these 2 corridors. Staff is proposing adding language to the sign chart for C5A and C5B to clarify this provision.

8. Exempt lettering and logos on the valance of an awning from the number and surface area requirements of a district.

Amend Section 4-5-6 (Exempt signs) to add the following language:

Awning valance sign: Lettering and logos located on the valance of an awning provided the valance does not exceed eight (8) inches in height and no lettering or logos exceed six (6) inches in height.

Reasoning: The Sign Code considers any lettering or logos placed on any part of an awning sign, including the valance, to be signage. Awnings that contain no lettering or logos are not considered signs and are not subject to the Sign Code. Since only 1 sign is currently permitted for establishments in the Downtown, establishments that contain multiple awnings may only place lettering and/or logos on 1 awning. This prohibits businesses with multiple awnings from containing lettering and logos on the valance without a variation for number of signs, even if no other signage is placed on the main surface area of the awning. This issue arose with the signage for Edie Boutique at 499 Pennsylvania Avenue. which required a variation for number of awning signs (see attached photo). Staff learned that the same signage proposed in Glen Ellyn was permitted in Park Ridge without the need for a variation. Staff researched Park Ridge's regulations and recommends that Glen Ellyn's awning regulations be amended to match Park Ridge's. Specifically, signage on an awning valance would be considered exempt from the Sign Code provided that the valance does not exceed 8 inches in height and no lettering or logos exceed 6 inches in height.

9. Increase the setback distance of freestanding signs located along Roosevelt Road from 5 feet to 10 feet.

Amend Section 4-5-4(R)3 (General standards and design criteria – Freestanding signs - Location) to read as follows:

Location: Freestanding signs located on property adjacent to the Roosevelt Road right-of-way must maintain a minimum setback of ten feet from the lot line adjacent to Roosevelt Road and five feet from all other lot lines. All other freestanding signs must maintain a minimum setback of five feet from each property line.

Reasoning: The previous 1993 Sign Code required all signs to be a minimum of 55 feet from the centerline of Roosevelt Road. The revised 2014 Sign Code does not have a setback from the centerline of Roosevelt Road but rather requires a 5 foot setback from the property line. This narrow distance from the edge of the Roosevelt Road right-of-way, which in some instances is only 5 feet from the road pavement, has been problematic for cars entering Roosevelt Road. Recently, signage that was installed 5 feet from the property line has posed visibility issues for motorists as they attempt to turn

onto Roosevelt Road without being struck by approaching vehicles in the east bound lane. The attached photo illustrates a monument sign that meets the minimum setback requirement but obstructs vehicle sight distance. Staff is proposing the setback be increased from 5 feet to 10 feet to allow an improved line of sight for drivers.

10. Place a time limit on how long political campaign signs may be located in a nonresidential district.

Amend Section 4-5-6(V) (Exempt signs – Political campaign signs) to read as follows: Political campaign signs: The total area of political campaign signs, announcing candidates seeking office or political issues, shall not exceed a total of 32 square feet for each property. Corner lots may have two such signs, with one sign directed toward each street frontage. Political campaign signs are only permitted on private property and may be placed on a property only with the approval of the property owner. Political campaign signs shall not be illuminated. Political campaign signs located in nonresidential districts shall be removed from a property no later than one week following the date of an election.

Reasoning: The current Sign Code states that political campaign signs are considered exempt signs provided that they do not exceed 32 square feet in area. Per State Statute, only the size of political signs in residential districts can be regulated. Communities may not limit the number of political signs nor the amount of time that political signs are permitted to be displayed in residential districts. This Statute, however, only applies to residential districts therefore allowing the Village to place time limits on political signs in non-residential districts. Other exempt signs, such as real estate signs and temporary construction signs, are required to be removed once a specific circumstance has been achieved (such as a home being sold or a certificate of occupancy being issued). Staff is proposing a time limit to be placed on political campaign signs located in non-residential districts.

11. Allow establishments in the Downtown Districts to have an LED or neon sign that says “Open”.

Amend Section 4-5-5(H) (Prohibited signs) to read as follows:

Neon, LED, and lighted window signs of any type are prohibited in the C5A and C5B zoning districts with the exception of Window Signs that contain only the word “Open” and no other wording, logos, pictures, graphics, or any other form of advertising, provided they are no larger than three (3) square feet.

Amend Section 4-5-6 (Exempt signs) to add the following language:

Open Window Sign: The total area of a sign indicating an establishment is open for business shall not exceed three (3) square feet and shall be limited one (1) sign per establishment. Open Signs shall only be located on the inside of a window of an establishment and shall not be placed on the exterior of the building. No advertising of any kind is permitted in an Open Sign. Open Signs shall be static and shall not flash, blink, or contain any type of motion or animation.

Reasoning: The use of neon or LED signs of any type, including “Open” signs, is prohibited in the C5A and C5B Districts. Over the years, businesses in the C5A and C5B Districts, began to install LED, neon, or lighted “Open” signs not realizing it was in violation of the Sign Code. The Village Board discussed this issue at a recent workshop meeting and instructed staff to draft an amendment to the Sign Code which would allow LED, neon, or lighted “Open” Window Signs in the downtown. A small amount of businesses in the downtown have installed other types of LED or neon signs that contain the name or logo of a business or a product sold at business. These types of signs would still be prohibited and Staff recently issued notices to these businesses requiring their removal.

12. Allow wall signs to be painted directly on an exterior building wall.

Amend Section 4-5-3 (Definitions) to add the following language:

WALL SIGN: A sign attached or erected against, or painted directly on, the wall of a building with the sign face in a parallel plane to the plane of the building.

Amend Section 4-5-5(O) (Prohibited signs) to read as follows:

Signs painted directly on a ~~building wall~~, roof or fence.

Reasoning: Signs painted directly on a building wall are currently prohibited. Multiple variations, however, have been sought and approved for businesses in both the Central Business District and the Roosevelt Road corridor to allow a sign to be painted directly on a building wall. Some examples include Chocolaterie Stam at 535 Pennsylvania Avenue in the C5B District and That Burger Joint at 515 Roosevelt Road in the C3 District. These types of signs, although they contain artwork, are considered signs because they contain advertising such as logos or messages for the business. In an effort to promote more artwork in the Village, staff is proposing to allow signs to be painted directly on the wall of a building. Staff surveyed 18 communities to see if others allow painted wall signs. Seven of the surveyed communities do allow signs to be painted directly on a building and all require a building permit to do so. Painted signs would still be subject to the size and number requirements of wall signs of the district they are located in. These provisions would not apply to artwork considered to be a mural, which is addressed in the proposed amendment below. Maintenance of these painted signs would be handled through enforcement of the Property Maintenance Code which requires peeling, flaking, and chipped paint to be eliminated from exterior surfaces and repainted.

13. Exempt murals from the size and number requirements of the district they are located in and require an exterior appearance review subject to staff review and Village Board approval.

Amend Section 4-5-3 (Definitions) to add the following language:

MURAL: Artwork painted directly on an exterior building wall that contains no identification, description, illustration or device which directs attention to or provides information about a product, service, or business. A Mural is not a sign.

Amend Section 4-5-6 (Exempt signs) to read as follows:

Murals: Murals shall be exempt from the number and size requirements of a sign of a particular district. Murals shall be subject to Exterior Appearance Review by staff and shall require Village Board approval prior to work commencing for said mural.

Reasoning: As previously described above, staff is proposing to allow wall signs to be painted directly on a building wall, provided such sign adheres to the number and size requirements of the district the sign is located in. Murals are not considered signs if they do not contain any advertising or information about a product, service, activity, institution or business and are not subject to the same requirements as painted wall signs. The Sign Code does not contain any provisions which distinctly separates murals from painted wall signs. There has been recent interest in murals to beautify the downtown by utilizing blank wall space. Staff believes that murals should be encouraged in the community and should be exempt from the requirements contained in the Sign Code, specifically the number and size requirements of a district.

There are two existing murals/wall art within the Village that are not considered signs and were not subject to the Village's Sign Code. The building at 496 North Main Street contains scrolls on the north elevation of the building along Pennsylvania Avenue. The artwork, which was approved by the Village Board in April of 2015 as part of the Exterior Appearance of the building, is associated with "Marche". This artwork is not considered signage because it contains no business names, logos, advertising, services or products sold related to the business. Exterior Appearance approval was granted by the Village Board in 2003 for the mural on the east elevation of the building at 524-528 Duane Street. This mural was created by a student at College of DuPage and is not considered a sign because the mural contains no business names, logos, advertising, services or business products.

Staff conducted research to determine if any nearby communities have separate regulations for murals. Of the 18 communities staff surveyed, 15 communities allow murals. None of these 15 communities consider murals to be signage and therefore do not apply their sign codes and ordinances to murals, provided they do not meet the definition of a sign. Only one community, the City of Batavia, has regulations for murals. Batavia, as well as the Village of Oak Park, are the only communities that require commission review of murals. Batavia's Historic Preservation Commission is charged with reviewing proposed murals as is Oak Park's Art Commission. To provide the Village with some level of review of murals, staff is proposing that murals be required to follow the Exterior Appearance Review process subject to review and recommendation by staff with approval from the Village Board. This is the same process required for rehabilitation or remodeling of commercial buildings in the Village. Exterior Appearance Review, which is the same approval process that was used for the two existing murals, would ensure that the proposed mural still fits with the character of the surrounding area and of the community.

14. Clarify that residential development signage is permitted in the C5A District.

Amend Section 4-5-11 (Sign schedule [C5A and C5B Zoning Districts]) to read as follows:

See attached Amended Sign Chart

Reasoning: A discrepancy exists in the Sign Schedule for the C5A and C5B Zoning Districts related to residential development identification signage. The schedule contains regulations for both freestanding and wall signs for the C5A and C5B District for residential developments containing at least 20 residential units. A footnote, however, is found within this section that permits residential development identification signage in the C5B District only. Regardless if this footnote was inserted erroneously or intentionally, residential developments with at least 20 residential units in the C5A should be permitted to have identification signage. The Apex 400 development proposed at 400-418 North Main Street is the first large scale residential development project to seek Village approval since the adoption of the current Sign Code. This project is proposing wall signage to identify the residential component of the development and staff believes this type of signage is important to identify where residents and visitors access the appointments and leasing office.

Attachments:

- Amended Sign Chart
- Sign Variations Chart 2011 – 2016
- Downtown Awning Sign Research Chart
- Edie Boutique Awning Signage Photo
- Projecting Signage Photos
- Monument Sign Setback Photo
- Painted Signs and Public Art/Murals Community Research

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Amended Sign Chart

4-5-10: Sign schedule (C3, C4 and C6 Zoning Districts)

The following schedule establishes the type and number of signs permitted in the C3, C4 and C6 zoning districts along with the maximum permitted area and height.

<i>Sign Type</i>	<i>Maximum Number</i>	<i>Maximum Area</i>	<i>Maximum Height</i>
C3, C4, and C6 Zoning districts:			
(A) Nonresidential establishment signs (single tenant building not part of a larger development) ¹			
1. Awning sign	2 signs per establishment, not exceeding one freestanding sign	1 square foot per linear foot of establishment frontage per sign not to exceed 30% of the area of any one awning ²	Permitted on first floor only, minimum 7'6" clearance
2. Freestanding sign ³	Corner properties and through lots, may have 3 signs, including one freestanding sign and two additional signs, one each on the front and corner side building elevations	50 square feet	15 feet
3. Wall sign		1 square foot per linear foot of establishment frontage for each sign not to exceed 100 square feet	No maximum height
4. Secondary wall sign	4 signs for establishments with 15,000 or more square feet	.25 square feet per linear foot of establishment frontage for each SIGN, not to exceed 20 square feet each	No maximum height
(B) Nonresidential establishment signs (establishments in multi-tenant buildings or located in the same development as other establishments)			
1. Awning sign	1 sign per establishment, corner units may have two (2) signs, one	1 square foot per linear foot of establishment frontage per sign not to exceed 30% of the area of any one awning ²	Permitted on first floor only, minimum 7'6" clearance

Amendment #4

Amended Sign Chart

2. Wall sign	each on the front and corner side building elevations	1 square foot per linear foot of establishment frontage for each sign not to exceed 100 square feet	No maximum height
3. Secondary wall sign	4 signs for establishment with 15,000 or more square feet	.25 square feet per linear foot of establishment frontage for each sign, not to exceed 20 square feet each	No maximum height
(C) Multi-tenant sign – Freestanding			
1. Properties with less than 300 feet of lot frontage	1 sign ³	65 square feet	15 feet
2. Properties with between 300 feet and 600 feet of lot frontage	1 sign ³	80 square feet	15 feet
3. Properties with 600 feet or more of lot frontage	2 signs ^{3, 4}	First sign 100 square feet, second sign 65 square feet	15 feet
(D) Office complex sign ⁵			
1. Freestanding sign ³	1 freestanding sign per complex	50 square feet	15 feet
1. Wall sign	1 wall sign per complex	1 square foot per linear foot of lot frontage not to exceed 100 square feet	No maximum height
(E) Residential development freestanding sign ³	1 sign is permitted for developments with 20 or more dwelling units	30 square feet	5 feet
Footnotes: 1. Total combined area of all SIGNS shall not exceed 120 square feet for an interior lot and 150 square feet for a corner lot. 2. The total combined area of all letters and symbols on all of an ESTABLISHMENT'S AWNINGS shall be considered the SIGN AREA. 3. See Section 4-5-4(R) for additional FREESTANDING SIGN regulations. 4. A minimum of 200 feet must be maintained between each SIGN. 5. Permitted in C4 district only.			

Amendment #4

Amended Sign Chart

4-5-11: Sign schedule (C5A and C5B Zoning Districts)

The following schedule establishes the type and number of signs permitted in the C5A and C5B zoning districts along with the maximum permitted area and height.

Sign Type	Maximum Number	Maximum Area	Maximum Height
C5A and C5B zoning districts:			
(A) Nonresidential establishment sign (single tenant building not part of larger development) ¹			
1. Awning sign	1 sign per establishment Corner properties may have 2 signs, 1 each on the front and corner side building elevations	0.5 <u>1</u> square feet <u>foot</u> per linear foot of establishment frontage per sign not to exceed 25% of the area of any 1 awning ²	Permitted on first floor only, minimum 7'6" clearance
2. Freestanding sign ^{3,4}		35 square feet	8 feet
3. Marquee sign		.5 <u>1</u> square feet <u>foot</u> per linear foot of establishment frontage per sign not to exceed 50% of marquee area	Permitted on first floor only, minimum 7'6" clearance
<u>4. Projecting sign⁶</u>	<u>Properties Establishments</u> with building walls parallel or nearly parallel to the Illinois Prairie Path or Union Pacific railroad may have <u>1 an additional building</u> sign along said building wall <u>in addition to the allowable number of building signs in Section 4-5-11(A) 1 through 4.</u>	<u>6 square feet per sign</u>	<u>15 feet and below any second floor windows</u>
<u>4. 5. Wall sign</u>		.5 <u>1</u> square feet <u>foot</u> per linear foot of establishment frontage per sign not to exceed 60 square feet	C5A: 15 feet and below any second floor windows C5B: No maximum height
<u>5. Projecting sign⁶</u>	<u>1 sign per establishment</u>	<u>6 square feet⁷</u>	<u>15 feet and below any second floor windows</u>
(B) Nonresidential establishment sign (establishments in multi-tenant buildings or located in the same development as other establishments)			
1. Awning sign	1 sign per establishment Corner properties, may have two (2) signs, one each on the front	.5 <u>1</u> square feet <u>foot</u> per linear foot of establishment frontage per sign not to exceed 25% of the area of any one awning ²	Permitted on first floor only, minimum 7'6" clearance

Amendment #7

Amendment #6

Amendment #5

Attachment: Amended Sign Chart (3653 : Sign Code TA)

Amended Sign Chart

2. Marquee sign <i>Amendment #7</i>	and corner side building elevations	<i>.5 1 square feet foot</i> per linear foot of establishment frontage per sign not to exceed 50% of marquee area	Permitted on first floor only, minimum 7'6" clearance
3. Projecting sign ⁶	<i>Properties Establishments</i> with building walls parallel or nearly parallel to the Illinois Prairie Path or Union Pacific railroad may have <i>1 an additional building</i> sign along said building wall <i>in addition to the allowable number of building signs in Section 4-5-11(A) 1 through 4.</i>	<i>6 square feet per sign</i>	<i>15 feet and below any second floor windows</i>
4. 3. Wall sign		<i>.5 1 square feet foot</i> per linear foot of establishment frontage per sign not to exceed 60 square feet <i>Amendment #5</i>	C5A: 15 feet and below any second floor windows C5B: No maximum height
4. Projecting sign ⁶	<i>1 sign per establishment</i>	<i>6 square feet⁷</i>	<i>15 feet and below any second floor windows</i>
(C) Multi-tenant sign – freestanding ³	1 sign ⁴	35 square feet	8 feet
(D) Residential development identification sign ^{3, 5}	<i>Amendment #14</i>		
1. Freestanding sign ⁴	1 sign is permitted for development with 20 or more dwelling units <i>Amendment #6</i>	35 square feet	8 feet
2. Wall sign		35 square feet	C5A: 15 feet C5B: No maximum height
(C) Park sign – Freestanding ⁵	1 per property	35 square feet	8 feet
Footnotes: 1. Total combined sign area shall not exceed 60 square feet for an interior lot and 75 square feet for a corner lot or lot with a building wall parallel or nearly parallel to the Illinois Prairie Path or Union Pacific Railroad. 2. The total combined area of all letters and symbols on all of an establishment's awnings shall be considered the sign area. 3. Permitted in C5B district only 4. See Section 4-5-4(R) for additional freestanding sign regulations; only one freestanding sign permitted per property or development. 5. Internal and silhouette illumination is prohibited for park signs and residential identification SIGNS in the C5A and C5B districts. 6. Shall not be internally illuminated. <i>7. The area of a projecting sign shall be included in the maximum area of building signage permitted for the establishment.</i>			

**Approved Sign Variations
2014-2016**

#	Business Name	Address	Sign Type(s)	Number of Variations	Variation Type(s)	Date Approved	Ordinance	Variation(s) Requested
1	A Different Box of Crayons	439 Pennsylvania Avenue	Freestanding Wall	4	1. Number 2. Area 3. Setback 4. Type	12/12/2016	6455	1. To allow 3 signs in lieu of the maximum 1 sign permitted 2. To allow a wall sign with an area of 36 square feet in lieu of the maximum area of 17.25 square feet permitted 3. To allow a freestanding sign to be located 2.75 feet from the property line in lieu of the minimum distance of 5 feet required 4. To allow a sign to be attached to an existing light pole on private property which is otherwise prohibited
2	Barone's Pizza	475 Pennsylvania Avenue	Wall	1	1. Number	12/12/2016	6454	1. To allow 3 signs on the property in lieu of the maximum 1 sign permitted
3	Storm Inspired Showroom	530 Pennsylvania Avenue	Wall	1	1. Area	11/14/2016	6450	1. To allow a wall sign with an area of 18 square feet in lieu of the maximum area of 9 square feet permitted
4	Desitter Flooring	444 Roosevelt Road	Freestanding	2	1. Area 2. Type	4/11/2016	6394	1. To allow a freestanding sign with an area of 72 square feet in lieu of the maximum area of 50 square feet permitted 2. To allow an existing pole sign on the property to remain which is otherwise be prohibited
5	Glen Hill North Office Complex	800 Roosevelt Road	Freestanding	2	1. Area 2. Height	1/25/2016	6383	1. To allow traffic directional signage with an area of 40.5 square feet in lieu of the maximum area of 4 square feet permitted 2. To allow traffic directional signage with a height of 9 feet in lieu of the maximum height of 4 feet permitted
6	Chocolaterie Stam	530 Pennsylvania Avenue	Wall	2	1. Area 2. Height	1/18/2016	6382	1. To allow a wall sign with an area of 190 square feet in lieu of the maximum area of 13 square feet permitted 2. To allow 2 signs in lieu of the maximum 1 sign permitted
7	Mattress Firm	369 Roosevelt Road	Freestanding Wall	5	1. Number 2. Area (4)	8/24/2015	6346	1. To allow a 2 freestanding multitenant signs in lieu of the maximum 1 freestanding multitenant sign permitted 2. To allow a wall sign on the north building elevation with an area of 93 in lieu of the maximum area of 44.17 square feet permitted 3. To allow a wall sign on the north building elevation with an area of 131 square feet in lieu of the maximum area of 39.17 permitted 4. To allow a wall sign on east building elevation with an area of 55 square feet in lieu of the maximum area of 39.17 permitted 5. To allow a freestanding multi-tenant sign with an area of 77 square feet in lieu of the maximum area of 65 square feet permitted
8	Buttermilk and Honey	10 North Park Boulevard	Freestanding Wall	2	1. Location 2. Type	6/8/2015	6325	1. To allow a wall sign on south building elevation where one would otherwise not be permitted 2. To allow a pole sign which is otherwise prohibited
9	Marché	496 North Main Street	Wall Awning	1	1. Number	4/20/2015	6308	1. To allow 6 signs in lieu of the maximum 2 permitted
10	Dunkin Donuts	1090 Roosevelt Road	Freestanding Wall	4	1. Number 2. Area 3. Base Material 4. Setback	2/9/2015	6300	1. To allow 3 signs in lieu of the maximum 2 permitted 2. To allow a wall sign with an area of 65.6 square feet in lieu of the maximum area of 29.25 square feet permitted 3. To allow the base of a freestanding sign to be constructed with a different material than the primary material of the principal structure 4. To allow a freestanding sign to encroach into the required 30-foot sight triangle
11	Ross Dress for Less	579 Roosevelt Road	Wall	1	1. Area	11/24/2014	6274	1. To allow a wall sign with an area of 470.5 square feet in lieu the maximum area of 115 square feet permitted
12	Forest Glen Elementary School	561 Elm Street	Freestanding	2	1. Number 2. Internal Illumination	10/27/2014	6270	1. To allow a 2 freestanding signs in lieu of the maximum 1 permitted 2. To allow an internally illuminated sign which is otherwise not permitted
13	Young's Appliances	500 Crescent Boulevard	Freestanding Wall	8	1. Number 2. Type (4) 3. Setback (2) 4. Landscape	10/27/2014	6269	1. To allow 2 signs in lieu of the maximum 1 permitted 2. To allow a freestanding sign which is otherwise not permitted 3. To allow a pole sign which is otherwise prohibited 4. To allow neon tube lighting which is otherwise prohibited 5. To allow a rotating sign which is otherwise prohibited 6. To allow a portion of the sign to extend over the public right-of-way which is otherwise prohibited 7. To allow a freestanding sign to maintain a 0 foot setback in lieu of a minimum 5 foot setback required 8. To allow no landscaping at the base of sign in lieu of the minimum 2 square feet of landscaping per 1 square foot of sign area required
14	Glen Crossings Shopping Center	462 North Park Boulevard	Freestanding Wall	3	1. Number 2. Area 3. Location	7/14/2014	6246	1. To allow 2 multitenant signs in lieu of the minimum 1 permitted 2. To allow a wall sign with an area of 46.5 square feet in lieu of maximum 35 square feet permitted 3. To allow a multitenant sign to be mounted on an exterior wall which is otherwise not permitted
15	Pet Supplies Plus	299 Roosevelt Road	Freestanding Wall	4	1. Number 2. Area (3)	6/23/2014	6244	1. To allow 3 signs in lieu of the maximum 2 permitted 2. To allow 2 wall signs each with an area of 82.13 square feet in lieu of maximum area of 71.3 square feet permitted 3. To allow a total of 214.26 square feet of signage in lieu of the maximum total area of 120 square feet permitted 4. To allow more than 25% of the area of traffic directional signage to be used to advertise a business
16	Glen Ellyn Evangelical Covenant Church	277 Hawthorne Boulevard	Directional Signs Freestanding	3	1. Height 2. Area 3. Base Material	6/9/2014	6242	1. To allow traffic directional signage with a height of 4.02 feet in lieu of the maximum height of 4 feet permitted 2. To allow traffic directional signage with an area of 10.57 square feet in lieu of maximum area of 4 square feet permitted 3. To allow the base of a freestanding sign to be constructed with a different material than the primary material of the principal structure

Total Projects Involving Sign Variations 16 Average Number of Variations per Project 2.81

Total Sign Variations Approved 45

**Approved Sign Variations
2011 - 2013**

#	Business Name	Address	Sign Type(s)	Number of Variations	Variation Type(s)	Date Approved	Ordinance	Variation(s) Requested
1	Willowbrook Wildlife Rehabilitation Center	525 South Park Boulevard	Freestanding	5	1. Type 2. Height (2) 3. Area 4. Number	7/22/2013	6154	1. To allow incidental signage in the CR Conservation Recreation District which is otherwise not permitted 2. To eliminate sign height requirement of 5 feet for primary signage 3. To waive the requirement for maximum height of incidental signage 4. To waive the requirement of the maximum area for incidental signage 5. To waive the maximum number of incidental signage permitted
2	Baskin Robbins/Dunkin Donuts	651 Roosevelt Road	Freestanding Wall	2	1. Number 2. Area	6/24/2013	6147	1. To allow 4 primary signs in lieu of 1 permitted 2. To allow a wall sign with an area of 68.28 square feet in lieu of the maximum area of 11.99 square feet permitted
3	DuPage Medical Group	430 Pennsylvania Avenue	Wall	1	1. Height	4/8/2013	6122	1. To allow a wall sign with a height of 40.5 feet in lieu of the maximum height of 25 feet permitted
4	Career Vision	526 North Main Street	Projecting	2	1. Area 2. Projection	1/14/2013	6110	1. To allow a projecting sign with an area of 8.2 square feet in lieu of the maximum area of 4 square feet permitted 2. To allow a sign to project 2 feet 10 inches from the building wall in lieu of the maximum projection of 2 feet 8 inches permitted
5	Glen Ellyn Market Shopping Center	285 Roosevelt Road	Wall	1	1. Height	11/26/2012	6090	1. To allow a primary wall sign with a height of 27 feet 6 inches in lieu of the maximum height of 25 feet permitted
6	Oberweis Dairy	515 Roosevelt Road	Freestanding Wall Projecting Awning	4	1. Number 2. Area (2) 3. Height	10/22/2012	6084	1. To allow 11 primary signs in lieu of the maximum 2 permitted 2. To allow primary signage with a total area of 276 square feet in lieu of the maximum total area of 156 square feet permitted 3. To allow incidental signage with a total area of 294 square feet in lieu of the maximum total area of 15.6 square feet permitted 4. To allow incidental signage with a maximum height of 20 feet 7 inches in lieu of the maximum height of 10 feet permitted
7	Jewel-Osco	599 Roosevelt Road	Wall	4	1. Number 2. Area (2) 3. Height	6/11/2012	6036	1. To allow 4 incidental signs in lieu of the maximum of 3 permitted 2. To allow primary signage with a total area of 327 square feet in lieu of the maximum total area of 132 square feet permitted 3. To allow incidental signage with a total area of 184 square feet in lieu of the maximum total area of 13.2 square feet permitted 4. To allow incidental signage with a height of 19 feet 2 inches in lieu of the maximum 10 feet permitted
8	Haggerty Chevrolet	300 Roosevelt Road	Freestanding Wall	4	1. Number 2. Area (2) 3. Height	6/11/2012	6035	1. To allow 4 primary signs in lieu of the maximum 2 primary signs permitted 2. To allow incidental signage with a total area of 92 square feet in lieu of the maximum total area of 12 square feet permitted 3. To allow 2 traffic directional signs with areas of 6.1 square feet each in lieu of the maximum area of 4 square feet permitted 4. To allow incidental signage with a height of 17 feet in lieu of the maximum height of 10 feet permitted
9	McDonalds	445 Roosevelt Road	Freestanding Projecting	2	1. Number 2. Area	5/14/2012	6031	1. To allow a total of 6 incidental sign in lieu of the maximum 4 permitted 2. To allow incidental signage with a total area of 99.48 square feet in lieu of the total area of 80.71 square feet permitted
10	Pickwick Place	650 Roosevelt Road	Freestanding Wall	3	1. Number 2. Area (2)	3/26/2012	6014	1. To allow 2 primary signs in lieu of the maximum 1 permitted 2. To allow primary signage with a total area of 50 square feet in lieu of the maximum total area of 23 square feet permitted 3. To allow 2 address signs with areas of 8 square feet each in lieu of the maximum area of 2 square feet permitted
11	Giordano's	455 Roosevelt Road	Freestanding	3	1. Number 2. Area 3. Setback	9/12/2011	5957	1. To allow 4 primary signs in lieu of the maximum 1 permitted 2. To allow primary signage with a total area of 147 square feet in lieu of the maximum total area of 110 square feet permitted 3. To allow a freestanding sign to be located 48 feet from the center line of the public right-of-way in lieu of the minimum 55 foot setback required

Total Projects Involving Sign Variations 11 Average Number of Variations per Project 2.81

Total Sign Variations Approved 31

Downtown Awning Signage Research
April 3, 2018

Community	Maximum Area Permitted	Maximum Number Permitted	Signage on Valance included in Number/Area
<i>Glen Ellyn</i>	0.5 square feet of signage per 1 lineal foot of establishment frontage	1	Yes
<i>Wheaton</i>	1.5 square feet of signage per 1 lineal foot of establishment frontage	1	Yes
<i>Naperville</i>	1.5 square feet of signage per 1 lineal foot of establishment frontage	No Limit provided all signage for establishment is less than maximum area permitted	Yes
<i>Downers Grove</i>	1 square foot of signage per 1 lineal foot of establishment frontage	No Limit provided all signage for establishment is less than maximum area permitted	Yes
<i>Lisle</i>	1 square foot of signage per 1 lineal foot of establishment frontage	1	Yes
<i>Lombard</i>	Signage permitted on awning valance only and only 10" in height	No Limit	No
<i>Park Ridge</i>	Height is limited to 50% of awning height. Width is limited to 25% of awning height.	1	No, provided that only the business name, logo, and/or address appears on the valance, the valance is no more than 8" in height, and the lettering or logo is no more than 6" in height
<i>Elmhurst</i>	1 square foot of signage per 1 lineal foot of establishment frontage with a 50 square foot maximum	No limit provided all signage for establishment is less than maximum area	Yes
<i>Hinsdale</i>	Awning Signage is Prohibited	Awning Signage is Prohibited	Awning Signage is Prohibited

Attachment: Downtown Awning Sign Research Chart (3653 : Sign Code TA)

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Awning Signage Photo



Attachment: Edie Boutique Awning Signage Photo (3653 : Sign Code TA)

Projecting Signage Photos



Monument Sign Setback – Roosevelt Road



Attachment: Monument Sign Setback Photo (3653 : Sign Code TA)

Painted Signs and Public Art/Murals
Community Research

Community	Allows Painted Walls/Murals with no advertising	Separate Regulations for Murals	Reviewer of Painted Walls/Murals	Allows Painted Walls/Murals with Advertising (Defined as a "sign")
<i>Glen Ellyn</i>	Yes	No	None	No
<i>Bartlett</i>	No	No	None	No
<i>Batavia</i>	Yes	Yes	Historic Preservation Commission (Public Hearing Required)	Yes but <u>only</u> in the downtown district (Sign Permit Required - Review by Historic Preservation Commission only with no Council approval needed)
<i>Carol Stream</i>	No	No	None	No
<i>Crystal Lake</i>	Yes	No	None	Yes (Sign Permit Required - No other review)
<i>Darien</i>	No	No	None	No
<i>Deerfield</i>	Yes	No	None	No
<i>Hanover Park</i>	Yes	No	None	No
<i>Libertyville</i>	Yes	No	None	Yes (Sign Permit Required - <u>All</u> signs, painted or otherwise, require review by Appearance Review Commission followed by Board approval)
<i>Lisle</i>	Yes	No	None	Yes (Sign Permit Required - No other review)
<i>Lombard</i>	Yes	No	None	No
<i>Mundelein</i>	Yes	No	None	No
<i>Naperville</i>	Yes	No	None	Yes (Sign Permit Required - No other review)
<i>Oak Park</i>	Yes	No	Village Art Commission (No Public Hearing Required)	No
<i>Roselle</i>	Yes	No	None	Yes (Sign Permit Required - No other review)
<i>St. Charles</i>	Yes	No	None	Yes (Sign Permit Required - Review by Historic Preservation Commission followed by Council approval <u>only</u> if located in downtown historic district)
<i>Warrenville</i>	Yes	No	None	No
<i>West Chicago</i>	Yes	No	None	No
<i>Wheaton</i>	Yes	No	None	No

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