



Agenda
Village of Glen Ellyn
Plan Commission
Special Meeting
Thursday, April 18, 2019
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 the March 28, 2019 Draft Plan Commission Meeting Minutes**
 - 1. March 28, 2019 Draft Plan Commission Meeting Minutes
- D. Public Hearing - 530 - 536 Crescent Boulevard & 427 N. Main Street - Downtown off-premise real estate signs - Sign Variations**
 - 1. Public Hearing to consider Sign Variations for the properties located at 530 Crescent Blvd., 532-534 Crescent Blvd., 536 Crescent Blvd. and 427 N. Main St. to allow existing off-premise real estate signs to remain on the properties
- E. Public Hearing - 69 Newton Avenue - Public Service Use and Accessory Structure Variations - Special Use Permit & Zoning Variations**
 - 1. Public Hearing - 69 Newton Avenue – Public service use Special Use and Zoning Variations for a detached storage garage
- F. Pre-application Meeting - 414 Pennsylvania Avenue - Dr. Saylor Orthodontic Office - Planned Unit Development**
 - 1. A pre-application meeting to discuss the Planned Unit Development of a proposed orthodontic office at 414 Pennsylvania Avenue
- G. Trustee's Report**
- H. Chairman's Report**
- I. Staff Report**
- J. Other Business**
- K. Adjournment**
- L. Agenda Items**

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.

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



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 04/18/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3921)

DOC ID: 3921

March 28, 2019 Draft Plan Commission Meeting Minutes

ATTACHMENTS:

- 3.28.19 Draft Minutes Plan Commission (DOCX)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
MARCH 28, 2019

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, Phillip Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann and Mohammed Saeed were present. Plan Commissioners Angela Fanella and Jamie Vondruska were excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis, Attorney Julie Tappendorf, Assistant Village Manager Bill Holmer, Police Chief Phil Norton, Planning Intern Evan Clements, Planning Intern Laura Kenney, Trustee Liaison Craig Pryde and Recording Secretary Debbie Solomon.

Public Comment

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

Approval of Draft Minutes

Commissioner Heming-Littwin moved, seconded by Commissioner Mulherin, to approve the minutes of the March 14, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairperson Loch stated the public hearing for the Walgreen's sign variation that was on tonight's agenda will be rescheduled to another date.

Public Meeting – 400 & 418-424 N. Main Street

On the agenda was a public hearing regarding to consider the approval of the Final Planned Unit Development (PUD) for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Chairperson Loch explained the Plan Commission's role and the process for tonight's public meeting. Chairperson Loch stated the Plan Commission is to access the conformity of the Apex 400 project to what the Village Board approved in January.

Attorney Tappendorf explained the difference of a public meeting versus public hearing and the role of the Plan Commission in a Final PUD process. Attorney Tappendorf stated a public

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hearing was held regarding this project in January 2019, and tonight, the Plan Commission will review the final plans that were prepared based on the conditions the Village Board put in the ordinance to ensure the plans are consistent with what was approved by the Village Board in January. Attorney Tappendorf stated per the Open Meetings Act, there will be a Public Comment portion during this public meeting.

PUBLIC MEETING – 400 & 418-424 N. MAIN STREET – APEX 400 – FINAL PLANNED UNIT DEVELOPMENT

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF A FINAL PLANNED UNIT DEVELOPMENT FOR THE APEX 400 PROJECT TO BE LOCATED AT 400 & 418-424 N. MAIN STREET.

Staff Introduction

Village Planner Purvis stated the petitioners are Larry Debb and John Kosich of GSP Development and 400 Main LLC, owners of the former Giesche Shoe property at 400 N. Main Street. Village Planner Purvis stated GSP Development is requesting Final Planned Unit Development approval for the Village-owned Main Street parking lot (418 - 424 N. Main Street) and the former Giesche Shoe property (400 N. Main Street) with a new mixed use building featuring 107 luxury apartment units, 8,844 square feet of first floor commercial space and two floors of parking. Village Planner Purvis stated in order to proceed with the project as proposed, the petitioners will need approval of a Final Planned Unit Development plan in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.

Village Planner Purvis showed an overview map of the subject properties and stated a review of a Final PUD plan typically include consideration of the following:

1. Any aspects of the project that have changed since preliminary approval was granted;
2. Whether the Final PUD plan substantially conforms to the preliminary PUD approval;
3. Compliance with the conditions set forth in the Ordinance granting Preliminary PUD approval.

Village Planner Purvis stated there have been 4 previous meetings regarding this proposed development including the May 10, 2018, pre-application meeting at the Plan Commission, the January 7, 2019, public hearing at the Plan Commission, the January 22, 2019, Village Board

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Workshop where the conditions of approval, financial incentives and the Redevelopment Agreement were discussed and the January 28, 2019, Village Board Meeting where the Village Board considered the Preliminary PUD plans, Exterior Appearance and the Redevelopment Agreement for the proposed development. Village Planner Purvis stated at the January 28th meeting, the Village Board adopted Ordinance No. 6671 to approve the Redevelopment Agreement between the Village and GSP Development by a vote of 5 “yes” and 2 “no” votes. Village Planner Purvis stated the Village Board also approved Ordinance No. 6672 granting approval of the zoning entitlements for the project, including the Preliminary Planned Unit Development with Zoning Deviations and the Exterior Appearance by a vote of 4 “yes” to 2 “no” with 1 “abstention.”

Village Planner Purvis stated that the Preliminary PUD Plans have been revised to reflect the changes requested by both the Plan Commission and the Village Board. Village Planner stated that the Plan Commissioners received the Final PUD Plans as part of the Plan Commission packet prior to the meeting. Village Planner Purvis showed a rendering of the proposed building and reviewed the changes to the plans since the public hearing at the January 7, 2019, Plan Commission Meeting. Village Planner Purvis stated the northeast and southeast corners on the top of the building were removed to change the perceived height of the structure. Village Planner Purvis stated with the removal of these corners, the northeast corner is 54 feet from the pavement, and the southeast corner is 47 feet from the pavement. Village Planner Purvis stated that the tallest part of the building was reduced to 61 feet from the previously requested height of 65 feet with the majority of the building still at 58 feet. Planner Purvis stated that while the unit mix has changed and the total leasable square footage has been reduced, the number of units proposed is still 107.

Village Planner Purvis stated the Village Board’s approval of the zoning entitlements for the project was made subject to various conditions and that all conditions that could be satisfied at this point have been.

Village Planner Purvis put up a rendering of the revised landscape plan submitted as part of the Final PUD Plans and stated that the landscape plan has been revised to show all trees with a minimum diameter of four inches.

Village Planner Purvis displayed the development site plan and stated that the bike racks between the two garage entrances on Hillside Avenue have been removed from the site plan. She stated, the location and style of bike rack will be selected along with other streetscape elements for the project to match the Village’s plans for the downtown streetscape project.

Village Planner Purvis showed the second floor plan and stated that the second floor plan has been revised to show all parking spaces numbered and assigned by unit.

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Village Planner Purvis showed the west elevation of the building and stated that the elevations for the west side of the building have been revised to show precast concrete panels with integrated thin brick.

Village Planner Purvis stated that all elevations, renderings and floor plans for the project have been revised to reflect the changes discussed at the Village Board meeting on January 28, 2019. She showed images of the elevations, renderings and floor plans and stated that the following changes have been made: removal of one apartment unit on both the northeast and southeast corners of the building, the awning at the corner of Hillside Avenue and Main Street has been further extended north, the limestone treatment on the front of the building has been carried from the first to the second floor, face brick color 1 has been added around the residence parking garage entrance on Hillside Avenue, and thin brick has been added to the precast on the west elevation.

Planner Purvis stated that any remaining conditions of the Preliminary PUD approval that have not yet been satisfied will be incorporated into the Final PUD Ordinance.

Village Planner Purvis stated that the Final PUD Plans have been modified in accordance with the conditions of approval and as requested by the Plan Commission and Village Board. She stated that the only additional change to the plans was a note on the Site Plan indicating that the driveway apron from the Glenwood portion of the parking garage would be widened to allow adequate space for trucks to complete turning movements from the garage.

Village Planner Purvis stated the Plan Commission should review the plans and application submitted for the Final Planned Unit Development of the site and determine whether the plans are in substantial conformance with those that were approved by the Village Board as part of the Preliminary PUD application. Village Planner Purvis stated if the plans are in substantial conformance, it would be appropriate for the Plan Commission to recommend that the Village Board approve the Final PUD.

Questions from the Plan Commission

None

Petitioner's Presentation

Mr. Debb stated Village Planner Purvis did a great job presenting the final plans, and they have nothing more to add to this.

Persons in Favor of or in Opposition to the Request

Mary Beth Nelms, who resides at 1N144 Stacy Court, thanked the Plan Commission for the recommended denial of a gas station at Five Corners. Ms. Nelms stated she has a lot of concerns about the project, including the Village being allowed to grant a variance as the Village owns the parking lot. Ms. Nelms stated the parking stalls will not be wide enough. Ms. Nelms stated this project is way too big on Main Start at the beginning of a historic village. Ms. Nelms asked how the grade differential for the egress onto Glenwood Avenue would be remediated. Ms. Nelms stated she thinks all this construction at once will be convoluted. Ms. Nelms stated there will be no parking due to the staging for construction. Ms. Nelms stated the Streetscape Project sounds great, but she is concerned this could be in the way too. Ms. Nelms stated the Plan Commission should postpone this vote to think on this.

Claudia Schaefer, who resides at 410 Melrose Avenue, #302, stated she has been at all four meetings regarding this project, and at least 100 citizens with cogent reasons for not building this have been at these meetings. Ms. Schaefer stated the majority seem against this project, and even two Trustees have spoken on behalf of the people. Ms. Schaefer stated you can tweak a sow's ear into a silk purse, but no tweaking is going to fix this. Ms. Schaefer stated a Trustee even spoke against this housing being needed. Ms. Schaefer stated there was no referendum on this, and a clear majority of residents are against this project. Ms. Schaefer stated the residents want the Zoning Code enforced. Ms. Schaefer asked when the voice of the people who live in the town will matter more than the developer who will build and move on and when the Village will stand with the people.

Ken Kloss, who resides at 350 Ridgewood Avenue, stated the retail space and parking do influence the height of the building. Mr. Kloss stated he suggests doing a land transfer with St. Petronille's as there would then be 65 feet available. Mr. Kloss stated the design of the parking should be separate from the design of the apartments. Mr. Kloss stated 4-foot wide corridors and one elevator is not considered luxury.

Ray Campbell, who resides at 460 Raintree Court, #3K, thanked the Village Board and Plan Commission for their service to the community. Mr. Campbell stated people are speaking out, and the people do not want Glen Ellyn to be like downtown Naperville. Mr. Campbell stated a tall building will dwarf everything in the downtown, and the other tall buildings are north of the railroad tracks. Mr. Campbell stated this building is not appropriate, and he suggests the Plan Commission table the vote so the newly-seated Village Board can work on this. Mr. Campbell stated this is not right for downtown Glen Ellyn. Mr. Campbell stated he is all for responsible development, but they need to stop this now.

Karyn Campbell, who resides at 460 Raintree Court, #3K, stated she respects those who make the decisions for Glen Ellyn, but this project is not right for this property. Ms. Campbell stated this building will be over 10 feet higher than the tallest building now, and this is not a good thing. Ms. Campbell stated young people will not be able to afford these apartments. Ms. Campbell stated this vote should be tabled, and the new Village Board should make the decision on this as the new Board is the one who will have to implement it.

Karyn Phillipson, who resides at 717 Hill Avenue, stated she likes Glen Ellyn for its historic character and the look of the town. Ms. Phillipson stated this building is too tall and too modern-looking for Glen Ellyn. Ms. Phillipson stated this building on the edge of town might be appropriate, but people are unhappy about this. Ms. Phillipson stated this building will change the way Glen Ellyn looks and feels.

Julie Spiller, who owns Gather and Collect at 473 N. Main Street, stated her main concern is around parking. Ms. Spiller stated the parking in St. Petronille's lot will be lost along with additional parking spots lost due to the streetscape plan. Ms. Spiller stated nobody seems to be talking about the parking that will be lost or the potential parking garage behind the Civic Center. Ms. Spiller stated new businesses are coming, but she does not know where they will park. Ms. Spiller stated they need to listen to the shop owners as many are afraid to speak.

Eleanor Saliamonas, who resides at 626 Newton, showed an overview rendering of what Apex 400 might look like in the downtown and stated the picture says it all.

Billy Joe Mills, who resides at 611 Maiden Lane, stated they moved here a few months ago because it is a beautiful town. Mr. Mills stated he thinks Glen Ellyn can do better than this and can come up ideas better than this. Mr. Mills stated he proposed a park being built there instead which can be used as a gathering place or to have events at. Mr. Mills asked why the chorus of voices does not mean something. Mr. Mills stated the tallest building in a town represents the town, but he does not think this is what Glen Ellyn treasures. Mr. Mills stated Save Main could be organized enough to do a lawsuit.

John Wolaver, who resides at 716 Forest Avenue, stated he grew up in a nice home town, but that home town has totally changed with many tall buildings that are not right. Mr. Wolaver asked the Village to not do this.

Kathy Cornell, who resides at 678 Forest Avenue, thanked the Plan Commission for their service. Ms. Cornell stated approximately 150 people will reside in this building, but she does not see that much additional traffic for the restaurants and retail shops. Ms. Cornell stated she does not like the size of the building, but she might like it if it was not in this particular spot. Ms. Cornell stated she is not sure what can be done at this point, but she would like the Plan

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Commission to reconsider the footprint and height of the building. Ms. Cornell stated she appreciates that the developer has made concessions, but the Plan Commission should hold.

Andrea Nierhoff, who resides at 568 Crescent, stated she has owned Sheer Pandemonium Salon in Glen Ellyn for 18 years. Ms. Nierhoff stated she is with building a bigger and better Glen Ellyn, but the parking is a huge problem. Ms. Nierhoff stated she is super concerned about how they will do all this development. Ms. Nierhoff stated she is north of the railroad tracks so she is not directly affected by this, but she is nervous for her business friends. Ms. Nierhoff asked where they would put temporary parking. Ms. Nierhoff asked what the businesses will be in the retail spaces.

Declan McCarthy, who resides in Glen Ellyn, stated he is a resident, business owner and property owner in Glen Ellyn. Mr. McCarthy stated he has no personal issues, but he has seen inconsistencies with this. Mr. McCarthy stated Glen Ellyn has a convenience parking problem, but not a number of spaces problem. Mr. McCarthy stated there is no requirements for parking in C5A, but feels this should be looked at as C5B has minimum requirements for parking. Mr. McCarthy asked about the Special Use Permit.

Kelli Christiansen, who resides at 445 Turner Avenue, read a page from the Plan Commission brochure found on the Plan Commission page on the Village's website. Ms. Christiansen stated nowhere in the Code does it say that the Plan Commission can recommend based on economic decisions and referenced the January 7, 2019, Plan Commission meeting minutes where a Plan Commissioner referenced something financial which should be out of their purview.

Comments from the Plan Commission

Commissioner Rodemann stated he understands the role of the Plan Commission tonight is to access what has been presented. Commissioner Rodemann stated the developer has taken positive movement on the exterior of the building, and the building has less impact due to the reduced corners and other subtle changes. Commissioner Rodemann stated he is not seeing anything going in the opposite direction, and the project has been improved. Commissioner Rodemann stated he wants to see a quality building for the Village, and he does support this.

Commissioner Mulherin stated the plans as reviewed do comply with the conditions set forth in the ordinance, and he does support this.

Commissioner Heming-Littwin stated she does agree with the other Plan Commissioners and does support this.

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Commissioner Hartweg stated he agrees with the other Plan Commissioners' comments. Commissioner Hartweg stated he appreciates the public speaking tonight as they Plan Commission and the developer heard things. Commissioner Hartweg stated the Village needs to plan to get used to the building. Commissioner Hartweg stated he does support this.

Commissioner Saeed stated the Plan Commission did make suggestions the first time they saw this plan, and the developer listened to this. Commissioner Saeed stated this is a good fit in Glen Ellyn and will be a good addition. Commissioner Saeed stated he does support this.

Chairperson Loch thanked the public who spoke about this project as the comments are heard. Chairperson Loch stated the staff will continue to communicate with the public regarding what the constructions plans are, how the parking will work and the Civic Center parking garage construction. Chairperson Loch stated the Plan Commission's job this evening is to assess the plans to ensure they conform to the preliminary plans. Chairperson Loch stated there are improvements in the plans to the northeast and southeast towers and the cornices as well as brick added to the west and south sides of the building. Chairperson Loch stated she does support this.

Motion

Commissioner Heming-Littwin moved, seconded by Commissioner Hartweg to recommend approval of a Final Planned Unit Development for the Apex 400 Project to be located at 400 & 418-424 N. Main Street.

Having considered the application of GSP Development for approval of a Final Planned Unit Development for the Apex 400 project proposed on the property located at 400 & 418-424 N. Main Street, the Plan Commission hereby finds that:

1. The findings of fact for granting the approval of the Preliminary Planned Unit Development adopted by Ordinance 6672 have not changed; and
2. The proposed plans are in substantial conformance with the plans approved by Ordinance 6672; and
3. The conditions in Ordinance 6672, which were to be resolved prior to action on the final plans, have been addressed;

The Plan Commission therefore makes a recommendation to the Village Board that the Final Planned Unit Development plans for the Apex 400 project be approved.

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The motion carried with seven (7) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Berry, Mulherin, Rodemann and Saeed and Chairperson Loch voted “yes.”

Chairperson Loch stated the Plan Commission is a recommending body so this will go before the Village Board for approval at the April 8th Village Board Meeting.

Trustee’s Report

Trustee Pryde stated the Village Board has been doing meetings and workshops on the Civic Center parking garage, looking at the planned development and elevations so the Village Board can establish a Guaranteed Maximum Price (GMP). Chairperson Loch asked about the timeframe on the parking garage. Trustee Pryde stated they will coordinate the timing of the construction projects as the Village Board is cognizant of the Apex 400 construction and the Streetscape Project. Trustee Pryde stated the Village will not do all the projects at once, and the Village Board and staff will come up with a timeline to ensure the parking situation is figured out as well.

Commissioner Berry asked about the construction timing for the parking garage. Trustee Pryde stated it should be approximately 8 to 10 months. Trustee Pryde stated the Village is still in negotiations with the Methodist Church as well which can be planned in. Commissioner Mulherin stated his office is in Wheaton, and Wheaton’s streetscape project was not good. Commissioner Mulherin stated his concern is over good communication as it was very unfair to the merchants in Wheaton. Trustee Pryde stated the Village Board and staff and cognizant of this and will do all the projects in phases.

Chairperson’s Report

Chairperson Loch thanked Assistant Village Manager Holmer, Police Chief North and Attorney Tappendorf for being at tonight’s meeting.

Staff Report

Village Planner Purvis thanked the Plan Commission for being flexible and agreeing to a meeting on Thursday, April 18th. Village Planner Purvis stated there are three projects possibly on this agenda. Village Planner Purvis stated the sign variation request for Walgreen’s will be moved to a meeting in May. Village Planner Purvis welcomed Planning Intern Laura Kenney. Village Planner Purvis stated Planning Intern Clements will be leaving at the end of April once he finishes his degree to move back out east, where he is from.

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Commissioner Mulherin asked about the possible jurisdiction issues which were brought up during public comment. Attorney Tappendorf stated this is based on the LaSalle Factors. Attorney Tappendorf stated it is not inappropriate for a Plan Commission to look at the financial aspect of a development to consider zoning as a Plan Commission needs to ensure a benefit to the Village with a proposed development.

Other Business

None

Adjournment

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 8:17 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by Planner Purvis

Attachment: 3.28.19 Draft Minutes Plan Commission (3921 : March 28, 2019 Draft Plan Commission Meeting Minutes)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 04/18/19 07:00 PM
Department: Plan Commission
Department Head: Laura Kenney
Category: Public Hearing
Prepared By: Laura Kenney

SCHEDULED

AGENDA ITEM (ID # 3927)

DOC ID: 3927

Public Hearing to consider Sign Variations for the properties located at 530 Crescent Blvd., 532-534 Crescent Blvd., 536 Crescent Blvd. and 427 N. Main St. to allow existing off-premise real estate signs to remain on the properties

PETITIONERS: The petitioners are Marv Ritter, owner of two (2) off-premise signs located at 530 Crescent Boulevard; Tom and Margaret Smith, owner of the property where there are four (4) off-premise signs located at 532-534 Crescent Boulevard; Irene Atchison, owner of one (1) off-premise sign located at 536 Crescent Boulevard; and Chris Kouros, owner of one (1) off-premise sign located at 427 North Main Street.

REQUEST: The petitioners are requesting variations from the Glen Ellyn Sign Code to allow existing off-premise real estate signs to remain on the abovementioned Downtown buildings. In order for the signs to remain, the Plan Commission must hold a public hearing and review the sign variation requests. Each of the petitioners will need to receive approval of a variation from **Section 4-5-5(I)** to allow the existing off-premise signs to remain on the property, which is prohibited by the Sign Code. In addition, each petitioner will need to receive approval of a variation from **Section 4-5-11(B)** to allow additional signs on the properties, in lieu of the one (1) sign permitted per establishment as follows:

- 530 Crescent Boulevard - requesting two (2) real estate signs in addition to the one (1) wall sign permitted on the building for the business;
- 532-534 Crescent Boulevard - requesting four (4) real estate signs in addition to the two (2) awning signs on the building for the business;
- 536 Crescent Boulevard - requesting one (1) real estate sign in addition to the one (1) wall sign permitted on the building for the business; and
- 427 North Main Street - requesting one (1) real estate sign in addition to the one (1) awning sign permitted on the building for the business.

ZONING: All of the properties are located in the C5A, Central Business District Retail Core. Properties located at 530 Crescent Boulevard, 532-534 Crescent

Boulevard, & 536 Crescent Boulevard are bordered by zoning district CR, Conservation Recreation to the south. The property located at 427 North Main Street is bordered by zoning district C5B, Central Business District Service Subdistrict to the east.

**PUBLIC
HEARING:**

Notice of the public hearing was published in the April 2, 2019 edition of the Daily Herald. Property owners within 250 feet of the four properties were notified by mail of the public hearing and a placard was placed on the sites.

**BACKGROUND
INFO:**

At the May 7, 2018 Village Board Workshop meeting, staff requested direction from the Board on how to proceed with the enforcement of existing illegal signage in the downtown, including neon signs, video board signs, and off-premise real estate signs. The direction from the Board was that these types of signs are illegal and should be removed no later than the end of June 2018 (please see staff report and Village Board minutes attached). Staff issued a 45-day notice on May 18, 2018 to all property and business owners with these illegal signs instructing their removal no later than July 2, 2018 or a citation would be issued. Upon receipt of the notices, numerous recipients contacted the Community Development Department to inquire about the Village's authority to have these signs removed.

Several individuals attended the June 25, 2018 Village Board meeting in opposition to the removal of these signs, specifically the off-premise real estate signs. Some of the property owners believed the signs to be "grandfathered-in" due to predating the Village's original Sign Code in 1969 and felt that they should be allowed to remain. If that were the case, the signs would be considered legal nonconforming, subjecting them to the nonconforming provisions of the Sign Code. For the signs to maintain status as legal nonconforming, they may not be altered in any way or otherwise would be required to be brought into compliance with the Sign Code Section 4-5-17(I)3(b). The content of off-premise real estate signs change regularly with updated real estate advertising information, and therefore cannot be considered legal nonconforming (see attached Village Board minutes).

The Board granted a two month reprieve on the enforcement of the existing signs to allow for further Village Board discussion on the matter. After discussing the legality of the off-premise signage at the September 17, 2018 Village Board Workshop meeting, the Village Board seemed inclined to allow the signs to remain, therefore, the Board directed Village Staff to identify an appropriate process to consider allowing these off-premise signs to remain. Staff has determined that the appropriate process is to require each sign owner presently displaying off-premise signs to file a request for the

appropriate variations from the Glen Ellyn Sign Code.

As reflected in the abovementioned variation requests there are a varying number of signs on the properties, which also vary in size. The property owners are charging rent for the signage, many of which have been collecting rent for these advertisements for years. Village staff have confirmed that that the signs at 530 Crescent Blvd. were not on the building prior to 2004. The signs at 536 Blvd. were not on the building prior to 2013. The sign at 427 N Main Street was not on that building prior to 2016. Over time, the number of signs continues to grow. Staff would also like to note that we sent photographs of the off-premise real estate signs to 15 communities, and asked if this signage would be permitted in their communities. We heard from all 15 communities that these signs would also be considered illegal in their communities. The communities surveyed are as follows: Addison, Bloomingdale, Carol Stream, Clarendon Hills, Downers Grove, Elmhurst, Glendale Heights, Lisle, Lombard, Naperville, Warrenville, Western Springs, Westmont, Wheaton, and Winfield.

Staff feels that the addition of similar off-premise signs would alter the appearance and character of the Village. For this reason, we ask that if the Plan Commission recommends approval of the requested sign variations, that the Commission provide some unique circumstance or hardship for the basis of the recommendation in accordance with section 4-5-17(G)3(a) so that similar future requests for variations can be evaluated. Of course, the Plan Commission can make a recommendation with conditions and may wish to consider the following:

- The maximum size or number of signs per building;
- What type of print can be displayed in the signage boxes; should it be limited to the existing use as real estate signage, or can it be used for other kinds of advertisements?
- How often the print can be changed.

**COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing to consider the requested variations to allow the existing off-premise real estate signs to remain on the abovementioned Downtown buildings. The Plan Commission should consider the petitioners' requests for approval of the Sign Variations listed above and make a recommendation to the Village Board for approval, approval with conditions, or denial.

ATTACHMENTS:

Petitioners' Application Packets
Location & Zoning Maps

Aerial Views of Sites
 Staff Memo to the Village Board, dated May 7, 2018
 Staff Memo to the Village Board, dated July 27, 2018
 Minutes - May 7, 2018 Village Board Workshop Meeting
 Minutes - June 25, 2018 Village Board Meeting
 Minutes - September 17, 2018 Village Board Workshop Meeting
 Applicable Sections from the Sign Code
 Public Hearing Notice
 Map of Properties Notified of the Public Hearing
 List of Properties Notified of the Public Hearing
 Certificate of Publication

cc: Staci Springer, Community Development Director
 Marv Ritter, Petitioner
 Tom & Margaret Smith, Petitioners
 Irene Atchison, Petitioner
 Chris Kouros, Petitioner

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ATTACHMENTS:

- Petitioners' Application Packets (PDF)
- Location & Zoning Map 530 - 536 Crescent (PDF)
- Location & Zoning Map 427 N Main (PDF)
- Aerial Photo 530 - 536 Crescent (PDF)
- Aerial Photo 427 N Main (PDF)
- Staff Memo to the Village Board, dated May 7, 2018 (PDF)
- Staff Memo to the Village Board, dated July 27, 2018 (PDF)
- Minutes - May 7, 2018 VB Workshop Meeting (PDF)
- Minutes - June 25, 2018 VB Meeting (PDF)
- Minutes - September 17, 2018 Village Board Workshop Meeting (PDF)
- Applicable Sections from the Sign Code (PDF)
- Public Hearing Notice (PDF)
- Map of Properties Notified (Crescent) (PDF)
- Map of Properties Notified (Main) (PDF)
- List of Properties Notified of Public Hearing (PDF)
- Publication in Daily Herald (PDF)

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250



APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

CLEAR PAGE

I. APPLICANT INFORMATION

Name: **Marv Ritter / Rite-Way Custom Homes, LLC**

Address: **540 Duane Street, 2nd Floor, Glen Ellyn, IL 60137**

Phone No.: **630-790-8144** Fax No.: **630790-8148**

E-mail: **Marv@RiteWayCustomHomes.com**

Ownership Interest in the Property in Question: **None**

Name and address of the legal owner of the property (if other than the applicant):

**240 Properties, LLC
1350 West Thorndale, APT 1
Chicago, IL 60660**

(Handwritten signature/initials)

II. PROPERTY INFORMATION

Common address: **530 Crescent Blvd, Glen Ellyn, IL 60137**

Permanent tax index number: **05-11-311-007** Zoning classification: **C5A**

Present use: **Dunkin Donuts and Tipi Thai Restaurants**

(Handwritten signature/initials)

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

We are requesting a variation based on the Village Board Workshop held on September 17, 2018. See page 6, paragraph 3 of the minutes which state:

"There was a discussion by the Village Board regarding "grandfathering," and the Village Board decided the 9 signs can remain, there can be no change in size to these signs and the content of these signs can be changed."

Based on a discussion on 01/03/19 with Attorney Greg Mathews, he indicated the timeframe to apply for a variation for this purpose is through the end of January 2019.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

- I. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

This application is based on the Village Board workshop held on September 17, 2018 in which the Village Board indicated the 9 signs could remain. The Dunkin Donuts building has 2 of those 9 signs.

CLEAR PAGE

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

On September 17, 2018 the Village Board determined the 9 existing signs could remain. The two signs which are part of this application were among those 9.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

The signs have been in place for many years. To our knowledge, there have not been complaints of adverse impact on the property values in the surrounding area or that they are injurious to other property or improvements in the neighborhood in which the property is located.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

See response to #3 above.

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5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

See response to #3 above.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

These signs and the other 7 on Crescent provide valuable information to the public regarding real estate and real estate services available in the Glen Ellyn area.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

The signs in question have been in place since before the current owner purchased the property.

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3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The Village Board specified in the September 17, 2018 workshop that there could be no change in the size of the signs.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

It would not be possible to generate any income from the sign rental without the signs in place.

Please add any additional comments which you believe may assist the PC in reviewing this application:

None noted.

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VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

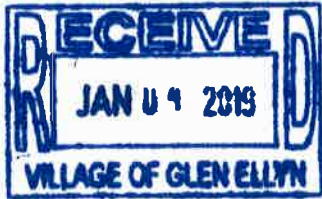
I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>01/03/19</u>	<u>Marvin K. Ritter</u>	<u>Marvin K. Ritter</u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant



OWNERSHIP BY A CORPORATION

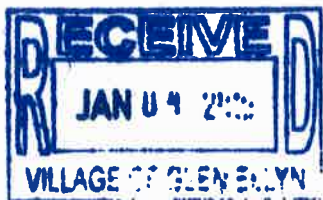
CLEAR PAGE

Date: **01/03/18** **19**Address: **530 Crescent Blvd., Glen Ellyn, IL**Legal Description: **Dunkin Donuts Building, Crescent Avenue, Glen Ellyn, IL**

Legal description to follow if required.

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

Name: Mohamed Quadeer	Address: 1350 W Thorndale Ave, Apt 1	% 100
Name: _____	Address: Chicago, IL 60660-3321	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____



AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Mohamed Quadeer by agent owner of the property described as

530 Crescent Blvd, Glen Ellyn, IL 60137
 Agent is Josh Bundy **BOONY** **MR**
 Network Real Estate Group, Ltd.
 7820 Graphics Drive
 Tinley Park, IL 60477
 (708) 873-0157
 JBundy@NetworkREGroup.com
JBUNDY

verify that Marvin K. Ritter / Rite-Way Custom Homes, LLC

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

Joshua Bundy
 Owner Signature

PROPERTY MANAGER
As Agent for OWI

Subscribed and sworn to before me this

3rd day of January, 2019
Terr Smith-Pfeiffer
 Notary Public





SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility

CLEAR PAGE

FACILITY TYPES:

- ☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment in one building on one property)
☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment if more than one establishment is in the building or on the property)
☐ MULTI-TENANT DEVELOPMENT (For a development with more than two establishments on one property)
☐ OFFICE COMPLEX (For a development with more than one business office on one property)
☐ RESIDENTIAL DEVELOPMENT (For a development with more than twenty dwelling units on one property)
☐ MULTI-FAMILY DWELLING (For a development with more than three dwelling units on one property)
☐ PARK OR PUBLIC RECREATION FACILITY
☐ OTHER FACILITY - DESCRIBE: _____

THE PI THAT
DUNKIN DON
RITE-WAY
CUSTOM Ho

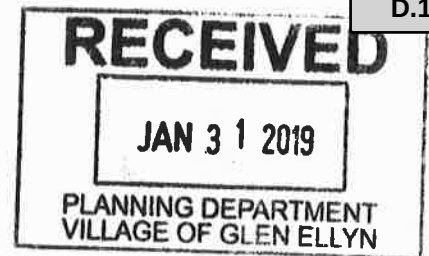
SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☒	Real Estate sign	36" x 24" x 2+"	6 square feet	36"
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	☐	☒	Real Estate sign	36" x 24" x 2+"	6 square feet	36"
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8	☐	☐				
Words/Symbols:						

Attachment: Petitioners' Application Packets (3927 : Sign Variations for Off-Premise Real Estate Signage Downtown)

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250



APPLICATION FOR SIGN VARIATION

JAN 31 2019
CC # 500 App Fee
CC # 500 Escrow

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: TOM & MARGRET SMITH
Address: 600 MIDWAY PARK
Phone No.: 630-253-8223 ~~630-253-8223~~ 630 253-8248
E-mail: tjsmith@mev.com MARGRET.H.SMITH@GMAIL.COM
Ownership Interest in the Property in Question: CURRENT OWNERS
Name and address of the legal owner of the property (if other than the applicant):

II. PROPERTY INFORMATION

Common address: 532-534 CRESCENT BLVD. GLEN ELLYN, IL 60137
Permanent tax index number: 05-11-317-008 Zoning classification: BUSINESS DISTRICT
Present use: COMMERCIAL HIGH-USE RETAIL/RESIDENTIAL

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

THE SIGN CODE SECTIONS ARE SECTIONS
H-5-6(BB) AND H-5-5(1) OF THE
SIGN CODE.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

The signs attached to our building advertise real estate available in Glen Ellyn. We believe that it is of great benefit to those who are looking for homes for themselves or friends and relatives. It is of great benefit to our advertisers, some of whom, like the Keller Williams, do not maintain an office presence in the downtown area, for reasons that are self-evident. The structure of the box signs attached to the building do not obstruct vision or impede those walking by the building. As such, we think our signs fall squarely within Section 4-5-2.

Further, in accordance with Section 4-5-2 B-10, our signs promote economic development by encouraging an attractive view of the Village. As one consequence of increased home sales, the Village will prosper from the transfer taxes paid to the Village.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

THESE CASES HAVE BEEN LOCATED ON THE BUILDING FOR OVER FIFTY (50) YEARS. AS SUCH THEY ARE GRANDFATHERED IN AS PROVIDED FOR IN THE VILLAGE CODE.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

THE BUSINESSES LOCATED ON CRESCENT BLVD ARE "FOOT TRAFFIC" AREAS. ALL OF THESE RETAIL BUSINESSES BENEFIT FROM THE FOOT TRAFFIC ALONG CRESCENT BLVD. THE CASES ALSO PROMOTE THE GLEN ELLYN HOUSING MARKET

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The signs are consistent with the nature of the buildings along Crescent Blvd. The building is consistent with the character of the buildings on the street (all of which have been constructed some long time ago). Again, this has been in existence for over fifty years.

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5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

THE CASES ARE UNOBTRUSIVE AGAINST THE BLDG. THEY DO NOT PROVIDE ANY DRIVING HAZARD OR OTHER SAFETY CONCERN TO THE GENERAL PUBLIC.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The purpose of the signs is to inform the public of homes for sale in Glen Ellyn. For example, the Turley's submitted a statement at the Village Board meeting stating that they considered these advertisements of great benefit to their business. The signs have been viewed as valuable for providing information to the general public for fifty years. They promote economic growth to the Village and are in keeping with the character of the building and Crescent Blvd.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

AS BUILDING OWNERS WE HAVE NEVER RECEIVED ANY COMPLAINTS ABOUT THE SIGNS. WE HAVE ALWAYS HAD AND OVER HEARD POSITIVE COMMENTS ABOUT THE HOMES ADVERTISED IN THE CASES.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The signs are permanently mounted enclosed cases which are not, and will not, be required to be expanded or modified in any way. They will continue to exist in their current form for the future.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

^{SIGNS}
The value of the property is raised by the existence of the signs and the additional income they raise through rent. That raised the value of the building, which indirectly benefits the entire Village. And again, these signs are grandfathered into the Sign Code.

Please add any additional comments which you believe may assist the PC in reviewing this application:

VILLAGE BOARD MINUTES - SEPTEMBER 17, 2018

There was a discussion by the Village Board regarding "grandfathering," and the Village Board decided the 9 signs can remain, there can be no change in size to these signs and the content of these signs can be changed.

ALSO - PLEASE SEE ATTACHED LETTER FROM GREGORY P. MONAGHAN (OUR ATTORNEY) FORWARDED TO GLEN ELLYN VILLAGE ATTORNEY, GREGORY S. MATI

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VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>1/30/2019</u>	<u>Tom Smith</u>	<u>[Signature]</u>
Date	Print Name	Signature of Applicant
<u>1/30/2019</u>	<u>MARGARET H. SMITH</u>	<u>[Signature]</u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Attachment: Petitioners' Application Packets (3927 : Sign Variations for Off-Premise Real Estate Signage Downtown)

AFFIDAVIT OF AUTHORIZATION

I, _____ owner of the property described as

N/A

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

Owner Signature

Subscribed and sworn to before me this
_____ day of _____, 20____

Notary Public

SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility

CLEAR PAGE

FACILITY TYPES:

- ☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment in one building on one property)
☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment if more than one establishment is in the building or on the property)
☐ MULTI-TENANT DEVELOPMENT (For a development with more than two establishments on one property)
☐ OFFICE COMPLEX (For a development with more than one business office on one property)
☐ RESIDENTIAL DEVELOPMENT (For a development with more than twenty dwelling units on one property)
☐ MULTI-FAMILY DWELLING (For a development with more than three dwelling units on one property)
☐ PARK OR PUBLIC RECREATION FACILITY
☒ OTHER FACILITY - DESCRIBE: COMMERCIAL MIX-USE RETAIL/RESIDENTIAL

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☒	ADVERTISING CASE	24" X 30"	4 1/2 #	30'
Words/Symbols:						
2	☐	☒	ADVERTISING CASE	24" X 30"	4 1/2 #	30'
Words/Symbols:						
3	☐	☒	ADVERTISING CASE	24" X 30"	4 1/2 #	30'
Words/Symbols:						
4	☐	☒	ADVERTISING CASE	5' X 3'	15 #	36'
Words/Symbols:						
5	☐	☐				
Words/Symbols:						
6	☐	☐				
Words/Symbols:						
7	☐	☐				
Words/Symbols:						
8	☐	☐				
Words/Symbols:						

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

CLEAR PAGE

I. APPLICANT INFORMATION

Name: Renie Atchison
 Address: ~~60240~~ 45 S Park Blvd Suite 300 Glen Ellyn, IL 60137
 Phone No.: 630 707 7507 Fax No.: _____
 E-mail: Renieatchison@kw.com
 Ownership Interest in the Property in Question: No

Name and address of the legal owner of the property (if other than the applicant):

Chicago Title Land Trust, u/t USB 3495
536 Crescent Building, LLC, beneficiary
329 Pennsylvania Ave, Suite 200
Glen Ellyn, IL 60137

II. PROPERTY INFORMATION

Common address: 536 Crescent Blvd Glen Ellyn, IL 60137
 Permanent tax index number: 0511317027 Zoning classification: C5A
 Present use: Commercial

5. Vote: An affirmative vote of a majority of PC members present at the meeting is necessary to recommend the granting of a requested sign variation to the Village Board.

The Commission may recommend to the Village Board a lesser variation than the requested sign variation. In addition, the PC may recommend to the Village Board such conditions and restrictions upon the property in question as may, in the opinion of the Commission, be necessary (1) to comply with the standards for a variation or to reduce or minimize the injurious effect of the variation upon other property in the neighborhood.

IV. VILLAGE BOARD ACTION

After a record of the public hearing containing the Commission's findings and recommendations has been delivered to the Village Board, the Village Board considers the requested sign variation(s) against the findings/standards required for a variation. The Village Board may choose to consider the requested sign variation(s) at a workshop meeting before the request is considered at the regular meeting of the Village Board. The Village Board has final authority to act on the requested sign variation(s).

The Village Board holds its meetings on the second (2nd) and fourth (4th) Mondays of every month at 7:00 PM. On the third (3rd) Monday of the month, the Village Board holds a workshop, where it discusses various requests but does not act on any applications.

Without further public hearing, the Village Board may grant, deny or amend the recommendation for variation or refer the requested sign variation back to the PC for further consideration.

A sign variation may only be granted by an ordinance which is duly passed and approved by the Village Board and President. After final action by the Village Board, the Village Clerk will notify the applicant and the Planning and Development Department of the decision of the Village Board.

Applicants should note that unless a sign permit is applied for within 24 months after the approval of an ordinance granting a sign variation, the ordinance granting the sign variation becomes null and void (unless the 24-month time limit is expressly extended by the Village Board by ordinance).

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

We're requesting a variation based on the Village Board meeting on 9/17/18. See page 6, paragraph 3 of minutes which states:

"There was a discussion by the Board regarding grandfathering and the Board decided the 9 signs can remain, there can be no change in sign size and the content of these signs can be changed"

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

This application is based on the Village Board meeting held on 9/17/18 in which the Village Board indicated the 9 signs could remain. Mine is on the Starbucks building to west of the door.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

On 9/17/18 the Village Board determined the 9 signs could stay. Mine is one of them.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

my picturebox sign has been on this building for several years. I've never had a complaint. I use my box for sharing local information & real estate

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

since my picturebox has been installed, I've never had any complaints. I have had many positive calls on my sign.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

I've had calls from my signs and helped out many residence.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

my sign provides valuable information regarding real estate and local events for our community.

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

If anything my sign draws people to the property.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The Village Board said there could be no change in size on 9/17/18.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

It would not be possible to generate income from the sign rental without my sign

Please add any additional comments which you believe may assist the PC in reviewing this application:

I believe my picture box truly helps people with real estate in our community. I often post local events in my box as well. i.e.: Dates & times of French Market, 4th of July Festivities, Chamber Events

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

3/2/19 Renie Atchison Renie Atchison
 Date Print Name Signature of Applicant

 Date Print Name Signature of Applicant

 Date Print Name Signature of Applicant

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: 3/5/2019Address: 536 Crescent BoulevardLegal Description: see attachedTRUSTEE: Chicago Title Land Trust Co. TRUST NO: USB 3495

Address: _____

LIST ALL BENEFICIARIES:

Name: 536 Crescent Building, LLC Address: _____Name: 529 Penny/Maria Ave Address: _____Name: Suite 200 Address: _____Name: Glen Ellyn, IL 60137 Address: _____

Name: _____ Address: _____

Name: Owners of Address: 536 Crescent Building50% Name: William E. Jegan Address: 1937 Nottingham Wheaton50% Name: Linda L. Jegan Address: " " "

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

I, William E. Tegen owner of the property described as
Manager of 536 Crescent Building, LLC
536 Crescent, Glen Ellyn, IL 60137
See attached legal description

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

William E. Tegen
 Owner Signature

Subscribed and sworn to before me this

7th day of March, 2019

[Signature]
 Notary Public

CHARLES G WENTWORTH
 Official Seal
 Notary Public - State of Illinois
 My Commission Expires May 20, 2022

SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility

CLEAR PAGE

FACILITY TYPES:

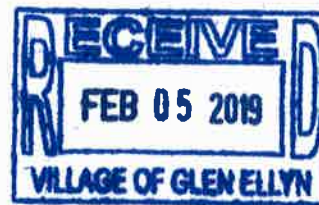
- ☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment in one building on one property)
☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment if more than one establishment is in the building or on the property)
☒ MULTI-TENANT DEVELOPMENT (For a development with more than two establishments on one property)
☐ OFFICE COMPLEX (For a development with more than one business office on one property)
☐ RESIDENTIAL DEVELOPMENT (For a development with more than twenty dwelling units on one property)
☐ MULTI-FAMILY DWELLING (For a development with more than three dwelling units on one property)
☐ PARK OR PUBLIC RECREATION FACILITY
☐ OTHER FACILITY - DESCRIBE: _____

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☒	Information Box	30" x 36"		36"
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8	☐	☐				
Words/Symbols:						

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250



APPLICATION FOR SIGN VARIATION

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

CLEAR PAGE

I. APPLICANT INFORMATION

Name: **Chris Kouros**

Address: **465 Hillside Ave Glen Ellyn 60137**

Phone No.: **630-205-1775**

Fax No.: _____

E-mail: **kouros62@gmail.com**

Ownership Interest in the Property in Question: **0%**

Name and address of the legal owner of the property (if other than the applicant):

**Katy Balabinis & Vivien Kouros
124 Danada Dr.
Wheaton, IL
60189**

II. PROPERTY INFORMATION

Common address: **427 N Main St., Glen Ellyn 60137**

Permanent tax index number: **05-11-328-002**

Zoning classification: **C**

Present use: **Vacant**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

Single backlit sign on building. The sign is of minimal size and is low profile.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

The following items are intended to elicit information to support conclusions by the Plan Commission and the Village Board that the required findings/standards for a variation have been established and met. Therefore, please complete these items carefully.

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

The sign is within code 4-5-2:

CLEAR PAGE

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

The sign is mounted on the building. This type of sign would not be possible without a variation.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

The sign is of minimal size and is low profile. As a Real Estate broker, it is my opinion the size increases property values.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

The sign design is in keeping with the architecture of the building and has not impacted the character of the surrounding area. The sign is of minimal size and is low profile.

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5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

Sign is low profile with building and would not endanger safety, health or welfare.

- B. For the purpose of supplementing the above standards, the PC, in making its recommendation that there are practical difficulties or particular hardships, may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The sign can be used for Public Service announcements or a menu board.

Currently, the sign is a service to Realtors in the area and advertises the positive aspects of living in Glen Ellyn by listing available properties

2. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant:

There has been no structural changes or other changes to the building aside from the sign.

CLEAR PAGE

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

The sign is the only variation requested. There is a lack of other plans for additional variations.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

This is not applicable as the sign return is minimal, but is of service to the community.

Please add any additional comments which you believe may assist the PC in reviewing this application:

CLEAR PAGE

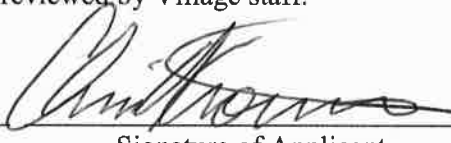
VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>2/4/19</u> Date	<u>Chris Kouros</u> Print Name	<u></u> Signature of Applicant
 Date	 Print Name	 Signature of Applicant
 Date	 Print Name	 Signature of Applicant

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: 2/4/19Address: 427 N Main St., Glen Ellyn, IL 60137

Legal Description:

TRUSTEE: Chicago Title & Trust Co. TRUST NO. USB3376Address: 10 South LaSalle Street, Suite 2750 Chicago, IL 60603

LIST ALL BENEFICIARIES:

Name: Katy Balabinis Address: 124 Danada Dr., Wheaton, IL 60189Name: Vivien Kouros Address: 124 Danada Dr., Wheaton, IL 60189

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Katy Balabinis owner of the property described as

427 N Main St.
Glen Ellyn, IL
60137

verify that Chris Kouros

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


Owner Signature

Subscribed and sworn to before me this

4th day of February, 2019


Notary Public



SIGNAGE WORKSHEET

List all proposed new, and existing signs to remain, on the establishment,
building and property for the specific type of facility

CLEAR PAGE

FACILITY TYPES:

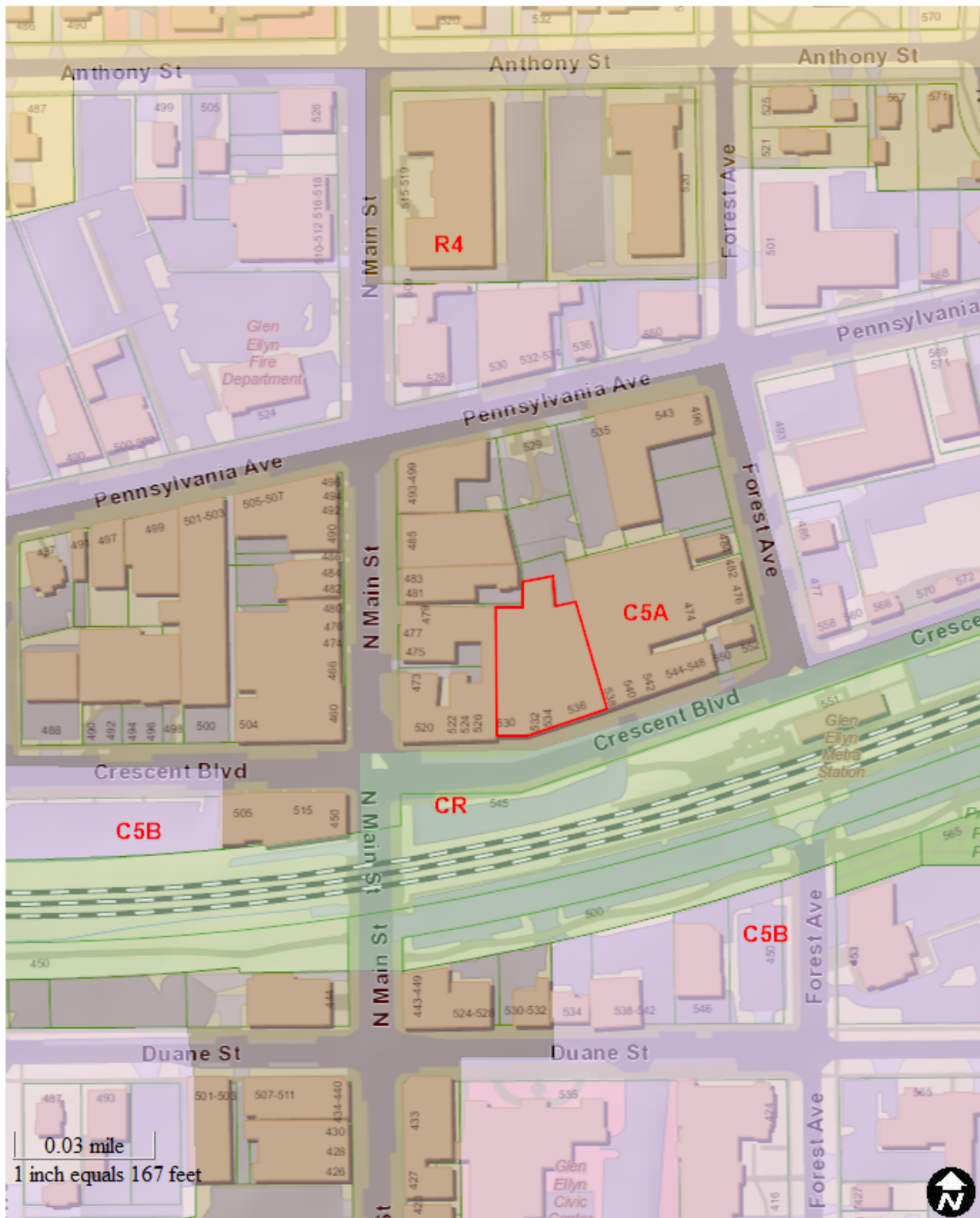
- ☒ NONRESIDENTIAL ESTABLISHMENT (For one establishment in one building on one property)
☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment if more than one establishment is in the building or on the property)
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☐ RESIDENTIAL DEVELOPMENT (For a development with more than twenty dwelling units on one property)
☐ MULTI-FAMILY DWELLING (For a development with more than three dwelling units on one property)
☐ PARK OR PUBLIC RECREATION FACILITY
☒ OTHER FACILITY - DESCRIBE: Commercial building

SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3)

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☒	Wall	40' x 28"	35' x 23'	5'6"
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
2	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
3	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
4	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
5	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
6	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
7	☐	☐				
Words/Symbols:						
Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
8	☐	☐				
Words/Symbols:						

Attachment: Petitioners' Application Packets (3927 : Sign Variations for Off-Premise Real Estate Signage Downtown)



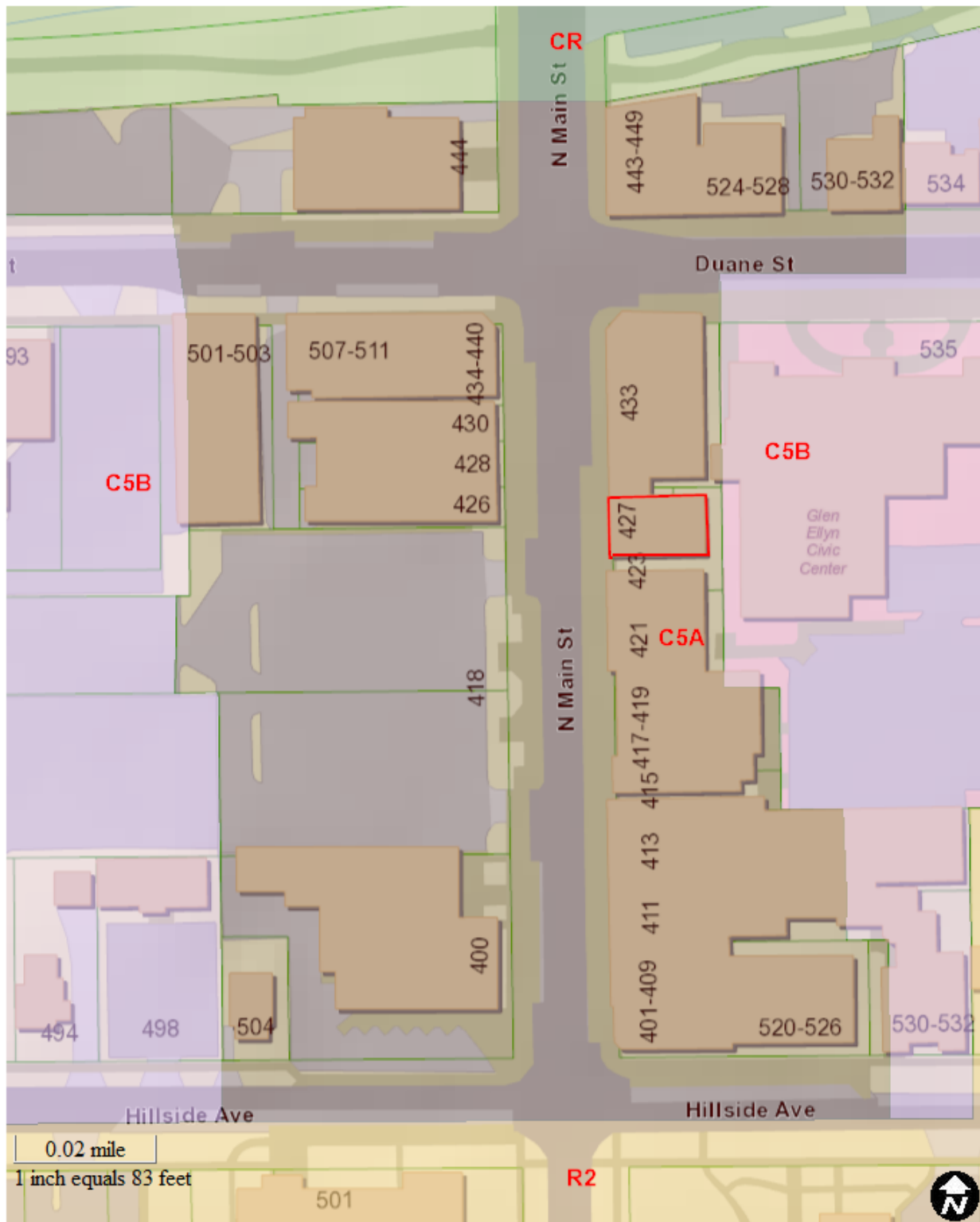
Map created on April 9, 2019.

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Zoning Map 427 North Main



Map created on April 9, 2019.

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Map created on April 9, 2019.

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Map created on April 9, 2019.

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MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
John H. Sterrett, Village Planner

DATE: May 7, 2018

RE: 2014 Sign Code – Review and Potential Amendments



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 nearly completely 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 business district separately. Additionally, signs considered to be pole or pylon signs became prohibited in any district. 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 since 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 further evaluated and amended to address various circumstances that were not anticipated as part of the 2014 adoption. Staff is recommending the following revisions be reviewed and considered for amendment:

1. Incorporate provisions related to gas station signage.
2. Clarify that changes made to non-conforming signs also requires landscaping at the base of the sign to be brought into compliance.
3. Allow balloon displays in the C2 and C3 district as special event signage rather than prohibiting them.
4. Increase the allowable square footage for wall, awning, and marquee signage in the downtown.
5. Exclude wording and logos placed on the valance of an awning sign from the maximum number and square footage of awning signs.
6. Increase the allowable square footage of projecting signs in the downtown.
7. Revise a provision in the 2014 Sign Code that allows a sign on a building wall adjacent to either the Illinois Prairie Path or the Union Pacific railroad.
8. Increase setback distances for monument signs located along Roosevelt Road to reduce obstructed sight distance for vehicles.
9. Add a maximum timeframe that political campaign signs may remain up after an election has passed.
10. Add language preventing certain variation requests from the Sign Code.
11. Change language for sign variation review from the Architectural Review Commission to the Plan Commission.

Staff is also seeking Village Board discussion and direction on the following items:

- A. Evaluate enforcement of neon and open LED signs in the downtown to determine if the current regulations that prohibit new signs and allow existing signs to continue to be used is sufficient.
- B. Evaluate the expanding number of illegal real estate advertisement signs on building walls in the downtown.

- C. Clarify if video screens inside store windows should be permitted.

Further background on each of the above-listed suggested Sign Code changes is provided below.

1. Gas Station Signage

The Sign Code does not currently address gas stations which are unique uses that require 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 or 3 additional 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 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. Consideration should be given to exempting certain types of signage associated with gas stations to address canopy signage and gas pump signage.

2. Landscaping for Non-Conforming Signs

The Sign Code requires 2 square feet of landscaping at the base of a free-standing sign for each 1 square foot of sign area. This landscaping is installed with new free-standing signs and whenever an existing non-conforming sign is modified or altered. The Sign Code is unclear regarding whether the required landscaping at the base of a free standing sign should be met when a non-conforming 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. Balloon Displays outside the Downtown

The current Sign Code allows business in the C5 Central Business district 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 exempt 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 recommends that the C3 and C2 Commercial districts be allowed to have balloon displays in the same manner as the C5 district.

4. Maximum Allowable Square Footage for Building Signage in the Downtown

The current Sign Code 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 foot of business signage for every 1 lineal foot of establishment frontage. Recently, new businesses have requested variations for larger signs in the downtown for added visibility for 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 lineal foot of establishment frontage. Wheaton allows up to 1.5 square feet for every 1 lineal 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 lineal foot of establishment frontage.

5. Awning Signage

The current Sign Code allows each business in the downtown with street frontage to have 1 sign on the exterior elevation of the building, whether it be a wall sign, an awning sign, a projecting sign, or a marquee sign. The maximum area for a wall, awning, or marquee in the downtown is 0.5 square feet of signage for each lineal foot of establishment frontage of the business (recommended to be doubled in #4 above). The current Sign Code considers any lettering or logos placed on any part of the awning, 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 permitted, commercial establishments that contain multiple awnings may only place lettering and logos on 1 of the awnings. This prohibits businesses with multiple awnings from containing lettering and logos on the valance without a variation, even if no other signage is placed on the main surface area of the awning. This issue arose with Edie Boutique's signage which required a variation in Glen Ellyn but the same of signage 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 letter or logos exceed 6 inches in height. This is similar to the regulations in Park Ridge and would have allowed Edie Boutique to install their existing signage without a variation. Please see the attached photo of the constructed Edie's awning sign.

6. Exempt Projecting Signs in the Downtown from Regulation

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 6 square feet. The previous Sign Code allowed up to only a maximum of 4 square feet. These signs are focused on pedestrian traffic rather than vehicular and staff believes that this type of signage is important to increase the foot traffic in the downtown. To encourage the use of projecting signs, staff is recommending they be exempt from the size regulation provided they do not exceed the maximum square footage for the business. Please note that this may encourage all businesses in the downtown to install a projecting sign. Please see the attached photos for examples of projecting signs in the downtown.

7. Signage along Illinois Prairie Path and Union Pacific Railroad

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 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. Clarification should be provided for this provision.

8. Roosevelt Road Freestanding Sign Setbacks

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 only requires a 5 foot setback from the property line which has been problematic. Recently, some signage that was installed 5 feet from the property line has posed visibility issues for motorists. The attached photo illustrates a monument sign that meets the minimum setback requirement but obstructs vehicle sight distance. We recommend the setback be increased from 5 feet to 10 feet to allow an improved line of sight for drivers.

9. Political Campaign Signs

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). It is recommended that time limits be placed on political campaign signs located in non-residential districts as well, such as 1 week following the date of the election.

10. Permitted Variations

Some Plan Commissioners have questioned why the Glen Ellyn Sign Code allows variation requests for signs prohibited by the Sign Code such as free-standing signs in the C5A district and electronic signs in the Downtown Districts. Many other communities do not permit variations for prohibited signs. Staff suggests the Plan Commission consider a proposed Sign Code amendment to eliminate variations for prohibited signs.

11. Dissolution of Architectural Review Commission

With the dissolution of the Architectural Review Commission in July 2017, the Sign Code needs to be updated to reflect that the review and recommendation for variations from the Sign Code has been transferred to the Plan Commission.

Village Board Action: We welcome Village Board comments on any of the above listed proposed Sign Code amendments prior to review by the Plan Commission. Staff is also seeking Village Board feedback on 3 downtown signage code enforcement issues. We are seeking direction because enforcement involving a significant number of downtown businesses/property owners is likely to generate some negative commentary. Prior to proceeding, we would like to confirm Village Board support of these actions.

A. Neon and Open LED Signs

The use of neon or LED window signs, such as “Open” signs, of any type is prohibited in the C5 District in order to preserve the downtown’s historic character. There are approximately 17 such signs that exist in the C5 Downtown District which predate the adoption of the new Sign Code. Planning & Development staff have allowed these signs that predated the adoption of the 2014 Sign Code to remain in place as legal non-conforming signs. Any new or replacement neon signs in the C5 district are considered prohibited. Since there are more than 17 existing neon signs in the downtown, businesses believe they are permitted and therefore continue to purchase and install them. Code enforcement staff are experiencing great difficulty in having newly installed signs removed. Staff is seeking direction regarding whether or not the Village Board believes neon signs

should be permitted in the downtown. If not, would the Village Board support the removal of all such signs by a date certain, for example, December 31, 2018?

B. Real Estate Listing Signs

Prior to 2004, Village staff was aware of only 1 or 2 real estate listing signs that had been installed illegally in the downtown. These signs were in the northeast quadrant of the downtown and advertised homes for sale. This type of signage has never been permitted by the Village's Sign Code and staff is unaware of any community that allows this type of signage. At the time, because the amount of these illegal signs was so few, it did not become a code enforcement priority. Thus, the signs were not required to be removed. Similar to the issue with neon signs in the downtown, property owners believe they are permitted and continue to install new ones.

Over the last few years, the number of these signs has increased dramatically. Staff has noticed that within the last 2 years, these signs are beginning to appear throughout the downtown. Staff counts at least 8 of these signs in the downtown at this time. Building owners are installing these illegal signs and then leasing the space to real estate agents to advertise their listings. The signs are mainly located in the northeast quadrant of the downtown. In October 2017 an illuminated real estate listing sign was installed in front of the former Katy's space on the south end of Main Street next to Fire and Wine. Please see the attached photos of these illegal signs.

Because of the continued increase in these signs over the last few years it is necessary to move forward with enforcing the Sign Code to remove these illegal signs. Staff would like to confirm that the Village Board supports the enforcement of this provision. If the Village Board is not in support of enforcement, should staff prepare some limitations regarding the number of such signs that would be permitted (e.g.; one sign per block in the downtown)?

C. Video Displays in Storefront Windows

Staff has recently been made aware of video displays that have been placed in downtown storefront windows for the purpose of advertising. Please see attached photos. These types of signs are specifically prohibited in the Sign Code. Before these signs become prevalent throughout the downtown, such as neon signs and the real estate listing signs, staff recommends that enforcement be taken to require the removal of these video displays. Staff is seeking direction on the enforcement of these signs.

Attachments: Sign Variations Chart 2011 – 2016
 Downtown Awning Sign Research Chart
 Edie Boutique Awning Signage Photo
 Projecting Signage Photos
 Illegal Real Estate Signage Photos
 Illegal Video Display Photos
 Monument Sign Setback Photo

X:\Plandev\PLANNING\CODES\SIGN CODE\Update 2018\Sign Code Review Memo-5.7.18.doc

MEMORANDUM

TO: Mark Franz, Village Manager

FROM: Staci Hulseberg, Planning and Development Director
John H. Sterrett, Planner

DATE: July 27, 2018

RE: Illegal Downtown Signage – Staff Response to Public Comments and Continued Discussion

CC: Greg Mathews, Village Attorney



Background: At the May 7, 2018 Village Board Workshop meeting, staff requested direction from the Board on how to proceed with the enforcement of existing illegal signage in the downtown including neon signs, video board signs, and off-premise real estate signs. Staff informed the Board at the time that enforcement involving a significant number of downtown businesses/property owners would likely generate negative commentary. For this reason, staff sought confirmation of support from the Village Board prior to proceeding. The direction from the Board was clear that these types of signs are illegal and they should be removed no later than the end of June (please see attached meeting minutes). Regarding neon signs, the Village Board stated that all neon signs, with the exception of those that only say “Open”, are illegal and must be removed from the downtown. Accordingly, staff issued a 45-day notice on May 18, 2018 to all property and business owners containing these illegal signs instructing their removal no later than July 2, 2018 or a citation would be issued (please see attached letters).

Upon receipt of these notices, the Planning and Development Department was contacted by a number of the recipients questioning the Village’s authority to have these signs removed. Some recipients of the Village’s letter also alleged that these signs are “grandfathered-in” and are therefore permitted to remain in place. Staff explained that the Sign Code prohibits these signs regardless of when they were installed and that the signs must be removed by the date indicated.

Several individuals attended the June 25, 2018 Village Board meeting in opposition to the removal of these signs, specifically the off-premise real estate signs. Three individuals, including an attorney representing one of the building owners containing 4 off-premise signs, spoke during public comment asking the Board to reconsider their directive to have the signs removed. After a brief discussion following public comment, the Board granted a two-month reprieve on the enforcement of these signs to allow further Village Board discussion on the matter. Although no comments were made during the June 25, 2018 Village Board meeting in regards to the illegal neon signs or video board signs, staff has delayed further enforcement against these signs until such time that the Board has discussed the overall issue.

The individuals who spoke during public comment offered statements and arguments as justification to allow the signs to remain. Staff has provided responses to these to assist the Board with their discussion on the issue and can be found below. It should be noted that comments from the public

questioning the constitutionality of the Village's Sign Code will be addressed under a separate memo prepared by the Village Attorney and are not included below.

Property values are being adversely impacted by requiring the removal of these signs

Response: The Village's codes and ordinances, including the Sign Code, are adopted to preserve, protect, and promote the health, safety, and welfare of the Village and preserve property values. The Statement of Purpose within the Sign Code, Section 4-5-2, states "*There should not be a proliferation of off premises signs as it can obscure the legitimate efforts of local business establishments to reasonably identify the location and nature of their business*" (please see attached). Properties and businesses in the immediate area of off-premise signage can suffer from sign clutter which decreases visibility of nearby businesses. If the property values of the buildings containing the illegal off-premise signs are decreased as a result of the removal of the signs, it is because of the elimination of a revenue generator for the property owner that is considered illegal and should not exist.

The real estate industry is specifically being singled out and therefore the Code is arbitrary

Response: The signs in question are illegal because they are off-premise signs. The code violation does not relate to the fact that the signs are rented by realtors. They are considered off-premise signs because they are advertising a business, product, and service that is not associated with the property where they are located. This information was clearly conveyed in the notice sent to the property owners. Other industries would still be prohibited from advertising a business, product, or service on a property that does not contain that business, product, or service. For example, a restaurant owner would not be able to promote the restaurant with information, such as menus, on a building that does not contain the restaurant. This would also be considered illegal off-premise signage.

Too much uncertainty exists about what part of the sign is illegal: The signs boxes containing the advertisements or the advertisements themselves

Response: The sign box and the information contained inside are all considered part of the sign. The sign is advertising an off premise business, product, and service. As mentioned, off premise signs are illegal, thus the sign box and the advertisements are considered illegal. If information related to the business in the building were put in the sign boxes, it would be considered a wall sign and would be subject to the maximum size requirements of the Sign Code and would also require a building permit.

The Village's authority to have the signs removed is a violation of due process

Response: Due process is not being violated. The property owners in violation of the Sign Code have the ability to request a sign variation to allow their signs to remain, subject to a public hearing held by the Plan Commission. It should be noted that in order to meet the standards for a sign variation it must be demonstrated that a physical hardship exists preventing compliance with the Sign Code, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographical feature or other condition that is peculiar to the subject property. If this condition cannot be met then the Plan

Commission shall not recommend approval of the request, as is stipulated in Section 4-5-17(G)3(a) of the Sign Code (please see attached).

If a property owner chooses to ignore the notice and leave the signs up, a citation will be issued requiring an appearance before the Village's Administrative Adjudicator for a hearing. Decisions made by the Adjudicator may be appealed and filed with the DuPage County Judicial Circuit Court. This process ensures that a property owner's due process rights are not violated.

The signs along Crescent Boulevard have been in place for several years and should be "grandfathered-in"

Response: Some property owners believe the signs predate the Village's Sign Code and therefore establish nonconformity. The term "nonconforming" means that a sign fails to conform to all applicable regulations and restrictions of the Sign Code. Non-conforming signs are either legal nonconforming (they were lawfully established in conformance with all codes and ordinances at the time of installation) or illegal non-conforming (they were not permitted when they were installed). A sign considered to be legal nonconforming is still required to adhere to the nonconforming provisions of the Sign Code. This includes requiring a legal nonconforming sign to be brought into conformance with the Sign Code if the sign is altered in any way. Legal nonconforming signs and structures are afforded the ability to remain only until they are altered.

If the signs were installed prior to the adoption of the original Sign Code in 1969, then the signs would be considered legal nonconforming. For the signs to maintain status as legal nonconforming, they may not be altered in any way and may not be discontinued for more than 30 consecutive days. The signs consistently change on a regular basis and updated real estate advertising information is constantly replacing outdated information. The Sign Code clearly states that once the signs are altered in copy they are required to be brought into compliance with the Code, per Section 4-5-17(I)3(b) of the Sign Code (please see attached). The off-premise real estate signs, therefore, cannot be considered legal nonconforming and are instead illegal nonconforming.

Nonetheless, staff disputes the claims that the signs have been in existence for the last several decades. Staff has evidence that 5 of the 9 illegal off-premise signs do not predate the Village's original 1969 Sign Code and are therefore illegal non-conforming. The attached photos from 2004 and 2013, courtesy of Milton Township Assessor, and Google Street View images from 2012 and 2016, show that the 2 signs at 530 Crescent Boulevard, the 2 signs at 536 Crescent Boulevard, and the 1 sign at 427 North Main Street did not exist at the time the images were captured. This means that the amount of off-premise real estate signage in the Village has more than doubled in the last decade.

Staff could not locate any evidence that the 4 signs located at 532-534 Crescent Boulevard were in existence prior to the adoption of the original 1969 Village Sign Code. Regardless, even if these 4 signs did exist prior to the adoption of the original 1969 Sign Code they would have lost status as *legal* non-conforming signs once the real estate information in the sign box was changed, based on the previously mentioned Section 4-5-17(I)3(b) of the Sign Code.

The signs help promote foot traffic in the Downtown and eliminating this local advertising is counterproductive to a thriving downtown economy

Response: Staff is of the opinion that the existing vibrancy of the downtown is not dependent on these illegal signs. Staff has conducted a community survey of 15 nearby municipalities to gauge how they view this type of off premise signage. Staff forwarded photos of these signs to all 15 municipalities to see if they would be permitted in their downtowns. Staff from all 15 communities stated that these signs would be considered illegal off-premise signs in their community based on their own Sign Code. Please see attached list of communities contacted. The conclusion can be made that these signs are not common nor necessary for a community's downtown to be successful, especially considering that the majority of the signs are proven to have been added in the last decade.

Staff Recommendation: Based on the reasons within staff's responses above, staff maintains that the off-premise real estate signs, as well as the neon and video board signs, are illegal nonconforming signs. Furthermore, the Village has clear authority to require their removal. Staff therefore recommends moving forward with the Village Board's original direction of enforcement of the Sign Code against these signs in the downtown. As previously mentioned, property owners can request a variation if they believe they have a unique circumstance or particular hardship which prevents compliance with the Sign Code.

If the Village Board decides to allow the illegal signs to remain in the downtown, the Board should be aware that similar new signs must be allowed in the downtown as well. If the Village allows only some properties to have these types of illegal signs but not all, this would be considered a discriminatory application of the Sign Code. Similar signs throughout the downtown and the Village would certainly alter the appearance of the Village. Property owners would be able to charge rent to post any information within the sign box thus creating small billboards throughout the community.

Requested Action: The Village Board is being asked to discuss this matter and should direct staff on how to proceed with the enforcement of the Sign Code. Staff has notified all property/business owners who received the original violation letter about the Village Board Workshop meeting. All those in attendance at the June 25, 2018 Village Board meeting who provided their contact information have also been made aware of the Workshop meeting.

Attachments: Village Board Workshop Meeting Minutes – May 7, 2018
 Notice of Illegal Signs Letters
 Section 4-5-2 of the Sign Code
 Section 4-5-17(G)3(a) of the Sign Code
 Section 4-5-17(I)3(b) of the Sign Code
 2016 Google Street View Image of 427 North Main Street
 2004 Milton Township Photo of 530 Crescent Boulevard
 2012 Google Street View Image of 530 Crescent Boulevard
 2013 Milton Township Photo of 536 Crescent Boulevard
 Community Contact List

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Minutes
Village of Glen Ellyn
Special Workshop Meeting
Monday, May 7, 2018
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order

Attendee Name	Title	Status
Diane McGinley	Village President	Present
Bill Enright	Village Trustee	Present
Gary Fasules	Village Trustee	Present
John Kenwood	Village Trustee	Excused
Pete Ladesic	Village Trustee	Present
Craig R. Pryde	Village Trustee	Present
Mark Senak	Village Trustee	Present
John Chereskin	Village Clerk	Present
Mark Franz	Village Manager	Present
Greg Mathews	Village Attorney	Present
William Holmer	Assistant Village Manager	Present
Staci Hulseberg	Director	Present
Phil Norton	Chief of Police	Present
Jeff Vesevick	General Manager Village Links	Present
Meredith Hannah	Economic Development Coordinator	Present
Lori Thomas	Assistant Finance Director	Present
Brad Chapple	Food & Beverage Director	Present
Aimee Detterbeck	Event Planning and Sales Coordinator	Present

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

D. Audience Participation

None.

E. Fire Award Program Expansion (Economic Development Coordinator Hannah) (Discussion Only) (15 Minutes)

1. Economic Development Coordinator Hannah will lead a discussion on the possible expansion of the Fire Award Program to the Roosevelt Road TIF District.

Economic Development Coordinator Hannah presented background on this possible expansion and stated several business owners on Roosevelt Road have expressed interest in this. Economic Development Coordinator Hannah stated staff is proposing the Fire Award Program Expansion be funded by the Roosevelt Road TIF and referred to the map of the properties included. Trustee Fasules asked for clarification on the properties included. There was a discussion of the map and what properties are in the Roosevelt Road TIF.

Economic Development Coordinator Hannah stated this expansion program would be for existing properties and not for new construction. Trustee Ladesic asked about the language in the ordinance for this. Economic Development Coordinator Hannah stated she included the language in the current ordinance for the Downtown TIF district as the staff wanted feedback on this possible expansion before drafting a proposed ordinance.

Trustee Senak asked what the purpose is for making the distinction between fire sprinklers and fire alarms. Economic Development Coordinator Hannah stated there is a bigger cost associated with sprinklers than there are with alarms, and the businesses in the Roosevelt Road corridor are typically larger. Trustee Pryde stated there is a much lower threshold to cause something to need a fire alarm rather than a fire sprinkler system. Trustee Senak stated if this is about safety, they should consider all devices that would promote this.

Trustee Senak asked about the sliding scale to which Economic Development Coordinator Hannah stated this scale would be like the one used for the Downtown Fire Award Program.

There was a discussion about possible funding for this program from the Roosevelt Road TIF.

Trustee Fasules stated it does not seem fair that other businesses in the Village cannot have access to these Fire Awards as the businesses are not in the TIFs. Village Manager Franz stated the Roosevelt Road TIF lines were drawn based on the areas in need and whether the areas met the criteria for a TIF District. Trustee Pryde stated there might be a small number of exceptions outside the TIF.

President McGinley asked if the Village Board was open to expanding the Fire Prevention Award to the Roosevelt Road TIF as well. Trustee Pryde stated he is open to this, and he wants to ensure there is a balance between the downtown and other parts of the Village. President McGinley stated Trustee Fasules had an idea to go to a tax incentive promotion to reimburse for fire prevention for businesses not in the TIF Districts. There was a discussion regarding the criteria for this, and the Village Board agreed to this.

President McGinley asked if there are any pending requests currently for any non-sales tax generating business. Economic Development Coordinator Hannah stated she has not heard of any, but that does not mean that these requests are not out there. Economic Development Coordinator Hannah stated the Village then will establish the Fire Award Program for the Roosevelt Road TIF, and then any requests outside of the TIF will come to the Village Board on a case by case basis.

RESULT:	DISCUSSION ONLY
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F. Sign Code Updates (Planning and Development Director Hulseberg) (Discussion Only) (30 Minutes)

1. Planning and Development Director Hulseberg will lead a discussion on potential amendments to the Sign Code.

Planning and Development Director Hulseberg presented background on the proposed Sign Code updates and stated the original Sign Code was written in 1993, with a comprehensive revision done in 2014. Planning and Development Director Hulseberg stated staff is proposing 11 changes to the

Sign Code, and she wanted the Village Board to discuss three of these changes.

Planning and Development Director Hulseberg stated staff is recommending amendments to the Sign Code for:

- *Double the current allowable square footage of building signage in the downtown from 0.5 square feet per lineal foot to 1 square foot per lineal foot of establishment frontage.*
- *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 letter or logos exceed 6 inches in height.*
- *Projecting signs (also known as blade signs) be exempt from the size regulation provided they do not exceed the maximum square footage of the building signage allowable for the business, with a maximum size of 8 square feet.*

Planning and Development Director Hulseberg stated the blade signs would count toward the allowable 20 square feet of total signage. Trustee Pryde stated he likes the concept of a blade sign, but store owners might have different thoughts on these blade signs. Trustee Fasules asked about the current allowable size of the blade signs. Planning and Development Director Hulseberg stated it was 4 square feet with the 1993 Sign Code, revised to 6 square feet with the 2014 revision to the Sign Code and staff is now proposing a maximum of 8 square feet. Trustee Pryde stated he feels the blade signs should stay at a maximum of 6 square feet. President McGinley asked if a business could do a blade sign and have its name on the awning. Planning and Development Director Hulseberg stated this is fine as the awning would be exempt now. Village Manager Franz stated a business cannot have a wall sign and an awning sign.

Trustee Enright asked if these proposed changes will go to the Plan Commission. Planning and Development Director Hulseberg stated these changes will go to the Plan Commission, but Planning and Development Director Hulseberg wanted the Village Board's opinion first.

Trustee Senak stated he is against all three proposed changes as he does not think there is a need for anymore signage in the downtown as there is a reasonable amount now. Trustee Senak stated a business is always able to request a Sign Code variation on a case-by-case basis. Trustee Senak stated with the two Downtown Historical Districts, there is not a need for any additional signage. President McGinley stated the lack of signage downtown is the number one complaint from prospective businesses. Trustee Senak stated he thinks the current blades signage and restrictions are reasonable.

Trustee Ladesic stated there are not enough blade signs in the downtown, and Historic Preservation Chairman Lee Marks and the Historic Preservation Commission have asked about blade signs for many years as they bring character to the downtown. Trustee Ladesic stated the signage size is now restrictive.

President McGinley asked about the Landscaping for Non-Conforming Signs change. Planning and Development Director Hulseberg stated the Sign Code requires 2 square feet of landscaping at the base of a free-standing sign for each 1 square foot of sign area, but this is not clear in the Sign Code so staff will add this as a requirement. Planning and Development Director Hulseberg stated it does not matter what is planted.

Planning and Development Director Hulseberg stated staff is also looking for direction on Code Enforcement issues as some issues have arisen, but the staff is reluctant to deal with these without direction. Planning and Development Director Hulseberg stated the use of neon or LED window signs, such as "Open" signs, of any type are prohibited in the C5 District in order to preserve the downtown's historic character; however, there are approximately 17 such signs that exist in the C5 Downtown District which pre-date the adoption of the new Sign Code. Planning and Development Director Hulseberg stated neon and "Open" signs are allowed on Roosevelt Road.

Trustee Senak stated these neon signs should be eliminated in the downtown. Trustee Ladesic stated he thought the Village Board exempted the "Open" signs to which Planning and Development Director Hulseberg stated they did not. President McGinley stated they should consider keeping the "Open" signs as these signs are important. Trustee Ladesic stated retailers have said it is hard to find "Open" signs that are not neon. Trustees Enright and Pryde stated there are fine with the "Open" signs staying in the downtown. President McGinley suggested having the Chamber of Commerce ask the businesses with the "Open" signs if these signs are vital to their business. Trustee Fasules stated the Village Board needs to regulate these signs.

Planning and Development Director Hulseberg stated Real Estate Listing signs have increased dramatically throughout the downtown. Trustee Ladesic stated these signs are acceptable in real estate offices, but nowhere else. Planning and Development Director Hulseberg stated this was not a code enforcement priority until recently when many more of these real estate listing signs appeared. Planning and Development Director Hulseberg stated building owners are leasing these spaces to real estate office and agents for these signs. Planning and Development Director Hulseberg stated these signs are prohibited, but the Village has not been enforcing it. Trustee Pryde stated this seems to be an illegal leasing of property, and the businesses should be not leasing sign space on a building to anything that is not pertaining to that particular business.

Planning and Development Director Hulseberg stated two other communities have called her to ask where these signs are listed in Glen Ellyn's Sign Code because the other two communities do not allow these signs, but they have people asking about them. Planning and Development Director Hulseberg stated the staff wants to enforce that these signs are not permitted, but will need to give the business some time to deal with this. President McGinley stated the business owners have until the end of June to remove these real estate listing signs.

Trustee Fasules asked what would happen if the real estate listing signs were kept up. Planning and Development Director Hulseberg stated the business would get a ticket for Administrative Adjudication. Attorney Mathews asked what provision would be used for this. Planning and Development Director Hulseberg stated the real estate listing signs are not permitted in the Sign Code so therefore these signs are prohibited as they are illegal signs.

Planning and Development Director Hulseberg stated video displays are being placed in downtown storefront windows, but these signs are specifically prohibited in the Sign Code. There was a discussion regarding video displays. Planning and Development Director Hulseberg stated the Village will do no video displays, and variation requests for these would be considered on a case-by-case basis. Attorney Mathews stated it might be hard to show a hardship for this type of variation. Planning and Development Director Hulseberg stated all variation requests would be considered.

Planning and Development Director Hulseberg stated they are trying to increase the amount of murals in the Village, and proposed murals would follow a similar track as exterior appearance. Planning and Development Director Hulseberg stated the Village would like to encourage murals,

but does not want advertising on these murals. Trustee Ladesic stated designs that are inside windows may need to be revisited.

Planning and Development Director Hulseberg stated these potential Sign Code amendments will go to the Plan Commission for discussion and then the proposed text amendments would come back to the Village Board for approval. Trustee Senak stated it would be good for the Historic Preservation Commission to look at these proposed changes.

RESULT:	DISCUSSION ONLY
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G. Civic Center Renovation Project (Assistant Village Manager Holmer) (Discussion Only) (30 Minutes)

1. Assistant Village Manager Bill Holmer will update the Board on the status of the Civic Center Renovation Project.

Assistant Village Manager Holmer presented background on the Civic Center Renovation Project and stated design development has been completed. Assistant Village Manager Holmer stated they are expecting the asbestos removal to be completed by the end of May. Assistant Village Manager Holmer stated a guaranteed maximum price (GMP) for the entire project is being developed while, at the same time, costs are being broken out to account for the fact that the project is being funded, both by the Village and College of DuPage (COD). Assistant Village Manager Holmer stated the entire \$3.35 million for the project will come back to the Village Board for approval, even though this cost is split between the Village and COD.

Assistant Village Manager Holmer stated there have been some building maintenance issues found as they have been working on this project. Assistant Village Manager Holmer stated there are concerns with the HVAC system, and staff asked Dewberry and LCI to evaluate the system and provide some options for improvements. Assistant Village Manager Holmer stated the boiler will need to be replaced in the next few years, but a new HVAC system with boiler and piping could be an approximate \$1 million expenditure. Assistant Village Manager Holmer stated also with this the electrical system would need to be upgraded as well as installing additional baseboard heating which would be another \$150,000 expenditure. Assistant Village Manager Holmer stated he feels they are past the part where they can no longer do nothing about this issues; however, the staff does need some direction on this.

Trustee Senak asked if the cost would be split with COD if they decide to do the entire fix. Village Manager Franz stated this might not be right as COD has already committed \$2 million to this project. Trustee Ladesic stated it is COD's investment into the Civic Center which is causing the Village to spend money in the first place. Trustee Ladesic stated the building's infrastructure should have been looked at before this project was started.

President McGinley stated the HVAC issues should have been addressed years ago. Trustee Fasules stated they need to find the money for the proposed HVAC fix because they should not renovate the building twice. Assistant Village Manager Holmer stated they can add the piping later; however, walls and ceilings that were just redone would need to be removed again.

President McGinley asked the Village Board if money should be invested now to put in a new HVAC system, boiler and piping. Trustee Enright stated COD should be paying their fair share of this.

Trustee Fasules asked if there are any other issues that need to be looked at as well as a list should be made. Trustee Fasules stated they then should truly look at the cost of anything on this list. Assistant Village Manager Holmer stated the Civic Center needs windows, but this is not a priority.

Trustee Pryde stated the electrical system does need an upgrade not because they are bringing a new entity into the building, but because there is increased usage in the building. Trustee Pryde stated he sees this as a maintenance upgrade issue.

Trustee Senak stated COD should cost-share in this as they will benefit from a new HVAC system as well.

President McGinley stated Finance Director Coyle will work on this and come up with financing options.

Trustee Senak asked how long COD's lease is to which Village Manager Franz stated it is 20 years. Trustee Senak asked about the life expectancy of a new HVAC system to which Assistant Village Manager Holmer stated this is 25 years.

President McGinley stated they will look deeper into this and bring options to another Workshop.

RESULT:	DISCUSSION ONLY
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H. Village Links/Reserve 22 Quarterly Report and Village Links Restaurant Remodel Plans (General Manager Vesevick) (Discussion Only) (45 Minutes)

1. General Manager Vesevick will present the Village Links/Reserve 22 Quarterly Financial Report.

Village Links/Reserve 22 General Manager Vesevick presented a review of Quarter 1 2018 and stated golf rounds are down this spring due to the cold weather. Village Links/Reserve 22 General Manager Vesevick stated both greens fees and revenues are down. Village Links/Reserve 22 General Manager Vesevick stated Reserve 22 did well, and revenues were up 14%. Village Links/Reserve 22 General Manager Vesevick stated banquet revenues were up 26%, and the restaurant/bar revenues were up 11%. Village Links/Reserve 22 General Manager Vesevick stated expenses and payroll were up as well.

Village Links/Reserve 22 General Manager Vesevick stated net profit was down 5% with overall revenues up 4%, and overall expenditures up 3%. Village Links/Reserve 22 General Manager Vesevick stated the cash reserves are below \$1,000,000 for the first time since 2006 due to the poor spring. Village Links/Reserve 22 General Manager Vesevick stated the debt service is \$650,000 a year, and the last payment on the golf-course debt will be in 2023.

Village Links/Reserve 22 General Manager Vesevick stated he is very excited about the experienced staff that is now on-board, and they have revamped the restaurant menu. Village Links/Reserve 22 General Manager Vesevick stated they are be doing with a professional marketing company to write a solid plan for them.

Trustee Fasules asked about the golf rounds from this spring. Village Links/Reserve 22 General

Manager Vesevick stated there were approximately 1,200 rounds of golf this spring compared to approximately 2,500 rounds of golf last spring.

Trustee Ladesic asked if insurance coverage for the greens has been researched. Village Links/Reserve 22 General Manager Vesevick stated most insurance companies say it is the whole facility or nothing. Village Links/Reserve 22 General Manager Vesevick stated he met with Hub International today who thinks they may be able to do this. Village Links/Reserve 22 General Manager Vesevick stated the current insurance policy on the greens covers \$1 million per occurrence if a natural disaster would happen; however, if disease comes in or the wrong chemical is put on the greens and the greens are wiped out, these are not covered. Trustee Ladesic suggested asking around at other golf courses about this too.

There was a discussion regarding the cash reserves and a possible increase in revenues with the restaurant remodel.

President McGinley stated the Village Board had asked to see a Capital Projects list and the Recreation Commission's meeting minutes and agenda. Village Links/Reserve 22 General Manager Vesevick stated the Capital Projects list is not completed yet, but he does have a five-year plan completed; however, these are bigger projects for which funds will need to be saved. Village Links/Reserve 22 General Manager Vesevick stated he hopes to have the Capital Projects list done by the end of May.

Village Manager Franz stated all the meeting agendas and minutes are now online with Minute Track. Village Links/Reserve 22 General Manager Vesevick stated he can ensure these are emailed to the Village Board.

2. General Manager Vesevick will present plans to possibly update the dining room at Reserve 22.

Village Links/Reserve 22 General Manager Vesevick stated they interviewed and saw presentations from two companies for this possible remodel and selected Kreska Design in Franklin Park, Illinois.

Joanna Kolakowski, with Kreska Design, stated her background is in restaurant interior design. Ms. Kolakowski stated she is proposing an interior design remodel for Reserve 22 which will speak to the golfers and other dining patrons. Ms. Kolakowski stated the dining room has a great view and the patio, but it does not necessarily speak to women. Ms. Kolakowski stated the dining room also has acoustical issues which is a primary concern.

Ms. Kolakowski showed an overview of the dining room layout and reviewed the proposed updates of changing out the furniture, having a feature wall, taking away the television, putting in built-in's with décor pieces, putting drapes on the windows, adding acoustical product to the ceiling to cut down on noise, remove the floating ceilings, replacing all light fixtures and changing the host area seating and host stand. Ms. Kolakowski showed a 3-dimensional walk through of the proposed changes. Food & Beverage Director Chapple stated this remodel will also allow them to accommodate much larger parties as the tables will be moveable.

President McGinley stated this proposed remodel is impressive and looks inviting and warm. President McGinley stated Reserve 22 will be a place people will want to visit. President McGinley asked what the figures are for return on investment (ROI). Ms. Kolakowski stated it usually takes

five years for ROI.

President McGinley asked about the timing of this project if they move forward. Ms. Kolakowski stated they have two options: a two-week plan and a four-week plan. Ms. Kolakowski stated she prefers the two-week plan where everything is pre-ordered and ready to go so it could be done in two-week's time. Food & Beverage Director Chapple stated they would do this remodel in September so the restaurant would not have to close, and it is still warm enough for patrons to eat on the patio, or they can use the Blue Heron Room for diners if need be.

There was a discussion regarding the proposed costs of this project. Trustee Senak asked how much revenue might be lost during the construction phase. Ms. Kolakowski stated the goal is to do the two-week plan which would minimize the any revenue loss, but she could not give exact figures as she does not know what Reserve 22 brings in daily. Food & Beverage Director Chapple stated 30% of Reserve 22's business is banquets so this would not be affected. Food & Beverage Director Chapple stated if this do this remodel during warmer weather, 90% would be seated outside, but if the weather was not nice then they would lose more revenues, possibly a couple thousand dollars. Food & Beverage Director Chapple stated the banquet room could be set-up for diners if needed.

Trustee Pryde asked about Reserve 22's revenues since opening. Village Links/Reserve 22 General Manager Vesevick stated \$1.7 million in year 1, \$2.1 million in year 2, \$2.2 million in year 3 and \$2.3 million in year 4. Trustee Pryde stated the money needs to be spent on this remodel.

Trustee Enright asked about expanding the kitchen. Village Links/Reserve 22 General Manager Vesevick stated they will expand the kitchen if they expand the seating capacity on the patio which is still a future possibility.

Recreation Commissioner O'Shea stated in the winter, the restaurant is empty so the Recreation Commission wanted to tackle the biggest problem with the smallest capital which would be needed.

Trustee Ladesic stated this is a good investment, and he hears many complaints about the lighting and the sound in the dining room.

There was a discussion regarding inventory control. President McGinley asked about the loss percentage which Village Links/Reserve 22 General Manager Vesevick stated it is approximately 1%.

President McGinley asked if any golf cart replacement could be pushed back. Village Links/Reserve 22 General Manager Vesevick stated they could do this, and he will do analysis on this again; however, there is a loss in value each year on any cart trade-ins.

Trustee Fasules stated they need to see what Village Links/Reserve 22 General Manager Vesevick will forego in the capital budget to do this and would like to see where the extra \$100,000 for the proposed project will come from.

President McGinley asked for the Village Board's consensus on this. The consensus was to move forward with the 2-week remodel plan. President McGinley stated this will be on the next Village Board Meeting agenda.

President McGinley stated Recreation Commission Chairman Browder has resigned due to a possible family employment issue so Commissioner O'Shea will step up to take over the Chairman role.

President McGinley thanked the Recreation Commission and the sub-committee who worked on this proposed remodel project.

RESULT:	DISCUSSION ONLY
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I. Other Items

None

J. Motion to Adjourn

RESULT:	APPROVED [5 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Fasules, Ladesic, Pryde, Senak
EXCUSED:	Kenwood
PRESENT:	McGinley



Minutes
Village of Glen Ellyn
Regular Meeting
Monday, June 25, 2018
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

Attendee Name	Title	Status
Diane McGinley	Village President	Present
Bill Enright	Village Trustee	Present
Gary Fasules	Village Trustee	Absent
John Kenwood	Village Trustee	Present
Pete Ladesic	Village Trustee	Present
Craig R. Pryde	Village Trustee	Present
Mark Senak	Village Trustee	Present
John Chereskin	Village Clerk	Present
Mark Franz	Village Manager	Present
Greg Mathews	Village Attorney	Present
William Holmer	Assistant Village Manager	Present
Christina Coyle	Finance Director	Present
Julius Hansen	Public Works Director	Present
Staci Hulseberg	Director	Present
Phil Norton	Chief of Police	Present
Rich Daubert	Professional Engineer	Present

D. Village Recognition: (Village Clerk)

- Public Works employees Max Brown, Greg Garcia and Jeff Blecha received a compliment from a resident for their assistance and quick response time in regards to a tree pruning.
- Public Works employees Max Brown and Kathryn Horn received a compliment for their effective communication and assistance.

E. Audience Participation

- Village Manager Franz stated the staff received a letter from William Jagen regarding a Sign Code issue. Village Manager Franz stated the Village Board received a hard copy of this letter this evening. Village Manager Franz stated the staff will look at this and respond to Mr. Jagen.*

- *Steve Patterson, an attorney whose professional address is 6680 Joliet Road in Indian Head Park, Illinois, stated he is at the meeting on behalf of the owners of some businesses on Crescent Boulevard. Mr. Patterson stated there are issues related to the Sign Code, and he sent a letter to the Village Board last week that touched upon some of the concepts that his clients and other businesses in the downtown are concerned about. Mr. Patterson stated the concern is that while the Sign Code may strictly say some types of flyers may be non-conforming uses, the reality is that these are a practical application in the business community and are a benefit to the community itself. Mr. Patterson stated eliminating some types of advertising seems counter-productive. President McGinley asked Mr. Patterson to see the Village Clerk and write down a list of the businesses that are concerned, and the Village Board and staff will follow-up with this.*
 - *Margaret Smith, owner of 532 and 534 Crescent Boulevard with her husband, stated she is at the meeting representing herself and husband as well as a few other business owners who could not be at this meeting. Ms. Smith read a letter from the business owners and real estate owners. Ms. Smith stated many of them received the notice that real-estate advertisements are considered wall signs, and these signs need to be removed by July 2, 2018, under threat of code violation. Ms. Smith stated there is uncertainty around the way the code is written, and it seems arbitrary. Ms. Smith asked what the reason is that real estate ads are being called wall signs and is seeking to change this as these code violations have nothing to do with health or safety. Ms. Smith stated real estate listing signs were discussed at a Village Board Workshop on May 7, 2018, and it was said that prior to 2004, the staff was only aware of one to two real estate listing signs in the Village. Ms. Smith stated this is not true as six of these signs have been up for years. Ms. Smith asked the Village Board to reconsider this as the northeast quadrant of the downtown is all rented and thriving and has a lot of foot traffic. Ms. Smith stated she and her husband have rented these real estate listing signs as a part of the building's income for years, and the realtors who do these listing signs have long-term leases.*
 - *Marv Ritter, a resident since 1979, stated he is a business owner in Glen Ellyn. Mr. Ritter stated he owns a number of real-estate related businesses, and he is here this evening representing two of the realtors that are represented on these real estate listing signs. Mr. Ritter stated people want to live in Glen Ellyn, and they like to walk through the downtown and see these signs showing the potential of new or existing homes for sale.*
 - *President McGinley stated the next appropriate steps would be to read more information on this and bring this back to the Village Board for further discussion. President McGinley stated there is a reprieve for now of two months on the business owners that were served with the code violations. President McGinley asked the staff to look into this and to bring this discussion back to a Village Board Workshop where everyone will be invited to speak about this.*
 - *Trustee Senak asked if the business owners believe the signs comply with the Village's current Sign Code or if the Sign Code suffers from the lack of something. Mr. Patterson stated this is a more complex answer. Mr. Patterson stated if this activity was going on before then it now cannot be an illegal non-conforming issue. Mr. Patterson stated the content of the Sign Code seems to be the issue.*
- F. Consent Agenda - The following items are considered routine business by the Village Board and will be approved in a single vote in the form listed below:

RESULT:	APPROVED [5 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Pete Ladesic, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
ABSENT:	Fasules
PRESENT:	McGinley

Motion to approve the following items including Payroll and Vouchers totaling \$3,273,513.40: (Trustee Enright)

1. Total Expenditures (Payroll and Vouchers) - \$3,273,513.40. The vouchers have been reviewed by Trustee Enright and Manager Franz prior to this meeting, and are consistent with the Village's purchasing policy.
2. May 29, 2018 Regular Board Meeting Minutes
3. May 29, 2018 Special Workshop Meeting Minutes
4. June 4, 2018 Special Board Meeting Minutes
5. June 18, 2018 Regular Workshop Meeting Minutes
6. Approve the Recommendation of the Village President Diane McGinley that the Following Appointments be made for Various Commissions: Capital Improvements Commissioner Stephen Szymanski, for a Term Ending May 31, 2021; Board of Fire and Police Commissioners Chairman James Meyers, for a Term Ending May 31, 2019; Recreation Commissioner Tim Casper for a Term Ending may 31, 2021
7. Accept the Bond Recordkeeping Report for 2016 and 2017 (Finance Director Coyle)
8. Motion to Authorize the Village Manager to Execute Agreements with Comcast Cable Communications, Inc. and WOW! for the Undergrounding of Overhead Utility Wires on Lake Road North of Crescent Boulevard in the Respective Amounts of \$19,000 and \$6,000, to be Expensed to the Capital Projects Fund (Public Works Director Hansen)
9. Ordinance No. 6608 - VC, An Ordinance Amending Chapter 1 (Building Code) of Title 4 (Building Regulations) and Chapter 6 (Construction of Utility Facilities in Rights of Way) of Title 8 (Public Ways and Property) of the Village Code of the Village of Glen Ellyn, Illinois to Regulate the Installation of Wireless Communications Sites Constructed Within the Public Right of Way (Planning and Development Director Hulseberg)
11. Ordinance No. 6610, An Ordinance Approving a Final Planned Unit Development, Special Use Permit for a Drive-thru, Variations from the Sign Code, and Exterior Appearance Review to construct a Buona Beef restaurant with a drive-thru on Lot 3 of the 375-395 Roosevelt Road development (Planning and Development Director Hulseberg)

President McGinley welcomed Buona Beef to the Village. Tim Hague, President of Keystone Ventures, LLC, in River Forest, Illinois, stated they are a partner with Buona Beef Restaurants. Mr. Hague thanked the Village Board and stated they hope to be open by the end of 2018 or early 2019.

12. Motion to Waive Competitive Bidding Pursuant to Glen Ellyn Village Code Section 1-10-2 and Approve the Purchase of one (1) Used 2015 Ford Flex-SEL AWD from Packey Webb Ford of Downers Grove, Illinois, in the Amount of \$25,367 to be Expensed to the Equipment Services Fund (Public Works Director Hansen)
13. Ordinance No. 6611, An Amendment to Ordinance No. 6546, the Preliminary Planned Unit Development for 375-395 Roosevelt Road and 681 Taft Avenue, Variations from the Subdivision Code, and Variations from the Zoning Code, To allow existing overhead ComEd utility lines to remain above ground on the subject Property and in the adjacent Taft Avenue right-of-way for the development located at 375-395 Roosevelt Road and 681 Taft Avenue (Planning and Development Director Hulseberg)
14. Ordinance No. 6612, An Ordinance to Approve Variations from the Front Yard and Side Yard Setback Requirements of the Zoning Code to Allow Additions to the Nonconforming Structure at 864 Bemis Road (Planning and Development Director Hulseberg)
15. Approve a License Agreement for Outdoor Seating for The Joy Bar Located at 548 Crescent Boulevard

President McGinley stated Joy Bar was approved for outdoor seating.

16. Ordinance No. 6616, An Ordinance of the Village of Glen Ellyn, DuPage County, Illinois, Ascertain the Prevailing Rate of Wages for Laborers, Workers, and Mechanics Employed by Contractors Performing Public Works for the Village (Village Attorney Mathews)

Regarding Consent Agenda Item #16, Trustee Senak asked about the term "prevailing wage rate" and where the numbers were gotten from. Attorney Mathew clarified the term "prevailing wage rate" and stated the numbers come from the DuPage County guidelines. Trustee Senak stated he wants to ensure the prevailing wage is based on local wages from the county which it seems it is so he is fine with this. Trustee Kenwood asked if the Village is required to support a prevailing wage. Attorney Mathews stated the Village is required by statute to do this.

Items Removed from the Consent Agenda and Voted on Independently

10. Resolution No. 18 - 16, A Community Resolution to Adopt the DuPage County Natural Hazards Mitigation Plan (Public Works Director Hansen)

President McGinley stated questions were received from the Village Board on Item #10 regarding the DuPage County Natural Hazards Mitigation Plan. President McGinley stated DuPage County has put in over 1,000 man hours creating this. President McGinley stated the Village Board has passed this resolution in the past because it lines up the Village for FEMA monies and does affect the insurance rates of the Village's residents. President McGinley stated the deadline for this is coming up soon.

Professional Engineer Daubert stated this was last adopted by the Village in July 2013, and this version will expire in July 2018; however, there is a three-month grace period after the expiration date. Professional Engineer Daubert stated DuPage County adopted this on June 12, 2018.

Trustee Ladesic stated most of the plan has merit, and a number of other communities have adopted this. Trustee Ladesic stated there may have been public meetings on this, but residents in Glen Ellyn may not have been aware of this. Trustee Ladesic stated there are bits and pieces of this plan that could force the residents to do things that the Village might not be aware of. Trustee Ladesic stated he wants to ensure the Village goes into this with eyes wide open. Trustee Ladesic stated if the Village Board could carve out of the plan the other pieces that have nothing to do with Natural Hazard Mitigation, he could support this.

Professional Engineer Daubert stated these are great points, and this plan is just a concept. Professional Engineer Daubert stated DuPage County is trying to identify potential natural hazards that could impact DuPage County and its communities as well as find ways to prevent, mitigate and respond to Natural Hazard Events. Professional Engineer Daubert stated in order for Glen Ellyn to qualify for Natural Hazard Mitigation grant funding and reimbursement if there is an event in the Village, the Village does need to have a plan in place, but this does not need to be DuPage County's plan. Professional Engineer Daubert stated the advantage to adopting DuPage County's plan is that the county put a lot of time and effort into this plan.

Professional Engineer Daubert stated the Village can go through the process of creating its own plan, but this could take a significant amount of time, and in his opinion, this plan would not be ready by the time the current plan expires. Professional Engineer Daubert stated the proposed DuPage County plan does meet the 10-item check-off list that is required to in order to meet the Community Rating System that is required. Professional Engineer Daubert stated the Village has a Community Rating of 7, and this does provide residents a 15% discount on their flood insurance.

Professional Engineer Daubert stated the Village does not necessarily needs to follow DuPage County's plan to a T, and this would be the right plan to adopt per the timeframe with whatever conditions the Village Board would feel comfortable with.

Trustee Pryde stated many of the plan's chapters came across as recommendations for implementing the plan and not mandated requirements in the event of an occurrence. Professional Engineer Daubert stated this is correct, and a lot of the language in the plan is "should" versus "shall" or "must."

Trustee Enright asked if the proposed plan could be adopted now and then the Village Board could make amendments to this plan. Professional Engineer Daubert stated the Village Board could adopt this and then amend the adoption with whatever conditions the Village Board feels would be in the best interest of the Village. Trustee Enright agreed with this.

Trustee Kenwood asked what adoption of this proposed plan means to the Village. Professional Engineer Daubert stated it would mean the Village is generally in support of this, and this is a good toolbox for the Village to tap into. Professional Engineer Daubert reminded the Village Board that a plan like this has been adopted twice previously.

Trustee Senak stated he wants to ensure what the Village Board adopts does not disqualify the Village from qualifying for aid while being mindful of aspects that may need to be discussed in more detail.

President McGinley stated FEMA puts out a guideline, and this plan has to meet this guideline in order for FEMA to approve a plan. President McGinley stated FEMA has approved this plan already.

Trustee Ladesic stated he would like the option to pull this proposed plan and have a workshop on this to get input from the Village Attorney on what legal requirements the Village has on some on these items.

President McGinley stated the Village does not need to follow all parts in the proposed plan; however, the Village will have to follow the pieces in the plan that FEMA is recommending. President McGinley stated the Village Board will need to weigh the staff time to do a new plan and review this plan versus moving on with some of the Village's projects.

Village Manager Franz stated the residents are basically already paying for this as DuPage County has an Emergency Preparedness division that handles all this, and the Village's residents do pay DuPage County taxes. Village Manager Franz stated this proposed plan is an example of inter-governmental cooperation.

Trustee Ladesic asked what obligations the Village has to follow this plan if the Village Board does adopt this. Attorney Mathews stated if the Village Board is passing a Resolution to adopt a plan that was created by the county, it is a resolution that does not reach the status of law. Attorney Mathews stated this is a matter of process, and there should be no fear if the Village Board wants to proceed with adopting this.

Trustee Pryde asked if there is anything in the plan that seems concerning from an engineering standpoint or a Village standpoint. Professional Engineer Daubert stated the idea behind this plan is that communities understand certain things, i.e. why underground wires are better and the latest and greatest building codes are better. Professional Engineer Daubert stated this plan is a modern standard that can help with less loss overall. Professional Engineer Daubert stated this plan is to show communities and residents what the best practices are to protect the communities in the future.

Trustee Kenwood asked about pre-disaster and post-disaster funding. Professional Engineer Daubert stated DuPage County gets funding to have consultants put together plans and do some infrastructure projects. Village Manager Franz stated the Lake Ellyn Stormwater improvements project received a grant from this. Village Manager Franz stated the Village would declare an emergency and then the Village would get federal grant dollars to help. Village Manager Franz read a paragraph from the proposed plan.

President McGinley stated there are pieces in the plan that are suggestions and are not mandated. President McGinley stated the Village Board can pass the adoption of this plan this evening and then have conversations on the plan later, or the Village Board can postpone this for a few weeks while Professional Engineer Daubert and staff go through this and come up with another plan.

Trustee Pryde stated he is fine with adopting this, but then the Village Board can drill down on certain items the Board may wish to amend.

Trustee Ladesic asked if the Village is a storm-ready community as laid out by the National Weather Service. Professional Engineer Daubert stated he is not sure on this, but the big piece is the Community Rating Survey.

Attorney Mathews stated this item does need to be pulled from the Consent Agenda to be voted on separately.

RESULT:	APPROVED [5 TO 0]
MOVER:	Bill Enright, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
ABSENT:	Fasules
PRESENT:	McGinley

G. Comprehensive Plan (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Ordinance No. 6613, An Ordinance Approving An Agreement for Professional Services Between Houseal Lavigne Associates, LLC and the Village of Glen Ellyn to Update the Village's Comprehensive Plan.

Planning and Development Director Hulseberg presented background on the Village's Comprehensive Plan and stated the Village's Comprehensive Plan has been discussed in a few Village Board Meetings and Workshops, and the Village Board directed the staff to update the Comprehensive Plan. Planning and Development Director Hulseberg stated the Village Board asked to have the Comprehensive Plan updated in a streamlined process so it would be completed in 9 months instead of the typical 18 to 24 months for a Comprehensive Plan update. Planning and Development Director Hulseberg stated due to this, the staff focused the Request for Proposal (RFP) to primarily focus the update on three commercial areas in the Village, and the staff selected three experienced professional consulting firms known for the preparation of comprehensive plans in the Chicago area.

Planning and Development Director Hulseberg stated the Village's original Comprehensive Plan was started in 1999 and completed in 2001. Planning and Development Director Hulseberg stated a normal comprehensive plan is expected to have a life of 10 to 15 years so the Village is currently beyond the timeframe for which a typical update would take place.

Planning and Development Director Hulseberg stated all three chosen firms did submit proposals, and separate interviews were done with each firm on June 11, 2018. Planning and Development Director Hulseberg stated the interview team recommends Houseal Lavigne Associates which stood out as the best, and this firm is already familiar with Glen Ellyn's downtown.

Planning and Development Director Hulseberg stated there is a draft contract in the Village Board's packets, and this contract will include the following: will complete the downtown sub-area in 6 months, will complete the project in 9 months, will not exceed a cost of \$122,000 and any final tweaks to the contract will be subject to Village Attorney approval.

Trustee Enright asked where the background collection will come from for this. Planning and Development Director Hulseberg stated in order to condense the background-collection stage of this project, the staff will provide a lot of the background as well as the recent survey that was done in the Village. Planning and Development Director Hulseberg stated the staff will have Houseal Lavigne to ask for feedback online and possibly do some initial public meetings as well.

Dan Gardner, Principal at Houseal Lavigne Associates, stated they have created an interactive mapping tool that allows people to create their own maps of the Village, and this is another way to augment the background research.

Trustee Enright asked what groups will be met with on this. Mr. Gardner stated they will meet with the Glen Ellyn Chamber of Commerce and other groups as well as the staff and the workgroup for this project to identify any groups they should be working with. Mr. Gardner stated they will create a project website, and there will be a link on the Village's website to the project website. Mr. Gardner stated they will reach out to anyone needed to ensure that they have all the information they need on this.

RESULT:	APPROVED [5 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
ABSENT:	Fasules
PRESENT:	McGinley

H. Annexation of Churchill Woods Forest Preserve District Properties (Presented by Planning and Development Director Hulseberg) (Trustee Pryde)

1. Ordinance No. 6614, An Ordinance Annexing and Zoning a Portion of the Forest Preserve District of DuPage County's Churchill Woods Property Located South of St. Charles Road and West of I-355 into the Village of Glen Ellyn, Illinois.

Planning and Development Director Hulseberg presented background on this proposed annexation agreement and stated in 2017, the Village entered into an Intergovernmental Agreement (IGA) with the DuPage County Forest Preserve District. Planning and Development Director Hulseberg stated part of this IGA allowed the Village to lease two buildings within Churchill Woods, and one building will be used for salt storage and the other building is the McKee House. Planning and Development Director Hulseberg showed an overview map of the site and stated the Forest Preserve District also agreed to annex another piece of property to Glen Ellyn which would then provide contiguity. Planning and Development Director Hulseberg stated both properties to be annexed are generally located west of I-355 and between St. Charles Road and Crescent Boulevard.

Planning and Development Director Hulseberg stated both of the structures will require alteration so to avoid going through the Village of Lombard for building permits, it made sense for the property to be annexed to Glen Ellyn. Planning and Development Director Hulseberg stated the Village amended its boundary line agreement with the Village of Lombard in April, and the Village of Lombard disconnected the property from its corporate limits on May 17, 2018. Planning and Development Director Hulseberg stated if the property is annexed, it will be automatically zoned RE - Residential Estate District, but the staff feels it should be zoned CR - Conservation Recreation since it is Forest Preserve District property so there would be a public hearing at the Plan Commission for this.

Trustee Pryde asked if this proposed annexation would create a better opportunity for annexation to the Village across the railroad right-of-way into a portion of Glen Ellyn. Planning and Development Director Hulseberg stated there is a lot that has a pre-annexation agreement with the Village and now would be contiguous with the Village if the annexation of Churchill Woods is approved. Planning and Development Director Hulseberg stated there are also four properties that

may be annexed as well as the railroad right-of-way and the Prairie Path can be excluded per state statute.

Trustee Senak asked if the Forest Preserve District would still have jurisdiction over this property. Planning and Development Director Hulseberg stated the Forest Preserve District would still own the underlying property, but the property will be in Glen Ellyn's corporate limits so any building permit issues would come to the Village. Trustee Senak asked if the Forest Preserve District is still responsible for maintaining this property to which Planning and Development Director Hulseberg stated they are. Trustee Senak asked if there is an increased cost to the Village for this maintenance to which Planning and Development Director Hulseberg stated there is not.

RESULT:	APPROVED [5 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
ABSENT:	Fasules
PRESENT:	McGinley

I. Parking Rate Changes (Presented by Finance Director Coyle) (Trustee Fasules)

1. Ordinance No. 6615 -VC, An Ordinance to Amend Chapter Two (Stopping, Standing, Parking) of Title Nine (Traffic) of the Village Code to Modify Fees for Municipal Permit Only Parking Lots.

Finance Director Coyle presented information on the suggested changes to the permit parking rates in the Village and stated these parking rate changes are for the parking lots. Finance Director Coyle stated these fees were last reviewed and changed in 2002, and the staff has been talking with the Village Board about this for the past six months. Finance Director Coyle stated these parking rate updates will help prepare the Parking Fund to be more sustainable and to help with the proposed parking garage.

Finance Director Coyle stated the staff compared the Village's parking permit rates to comparable communities, and they found the Village was largely behind. Finance Director Coyle stated staff is recommending an increase to the parking rates as of July 1, 2018 and then again in 2020 to keep the Village in line with its financial projections. Finance Director Coyle stated the rates for a resident permit in a commuter lot would be \$350 a year in 2018 and \$400 per year in 2020. Finance Director Coyle stated the resident rates for the train lot would be \$400 in 2018 and \$500 in 2020. Finance Director Coyle stated the merchant rates are proposed to be discounted 50% from the commuter rates. Finance Director Coyle stated these adjusted rates will bring an additional \$38,000 a year in extra revenue. Finance Director Coyle stated they will also use a CPI inflator each year after 2020 to help the rates keep pace with inflation. Finance Director Coyle stated the Finance Commission did review the rates at their December 2017 meeting, and they were supportive of the recommendations.

Trustee Senak stated there is a statement in the report that even with the increased rates in 2018 and 2020 and the CPI increase, the Parking Fund will still not have enough of a cash level for scheduled rehabilitating to which Finance Director Coyle stated this is correct. Trustee Senak stated he is not completely comfortable approving an increase that does not serve the purpose to provide enough funds to do improvements. Finance Director Coyle stated there are other factors which may

provide rehabilitation of the parking lots without using the Village's sources which could come to fruition in the next 10 years. Finance Director Coyle stated they need to address this now to be comparable to other communities. There was a discussion regarding the parking lots in the CBD.

RESULT:	APPROVED [5 TO 0]
MOVER:	Craig R. Pryde, Village Trustee
SECONDER:	John Kenwood, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
ABSENT:	Fasules
PRESENT:	McGinley

J. Taylor Avenue Pedestrian Tunnel (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to approve payments to the Illinois Department of Transportation and Union Pacific Railroad for the Village's share of expenses for the Taylor Avenue Pedestrian Tunnel Project in the amount of \$831,157, including a 5% contingency, to be expensed to the Capital Projects Fund.
2. Motion to authorize the Village Manager to execute an agreement with Alfred Benesch & Company of Chicago, Illinois for Construction Engineering services for the Taylor Avenue Pedestrian Tunnel Project in the not-to-exceed amount of \$330,651, including a 5% contingency, to be expenses to the Capital Projects Fund.

Professional Engineer Daubert presented background on the Taylor Avenue Pedestrian Tunnel and stated this project did clear the Phase II engineering hurdle as the Illinois Department of Transportation (IDOT) did award the project to low bidder D. Construction in the amount of \$2,745,521. Professional Engineer Daubert stated the project does qualify for approximately \$2,160,000 in federal funding. Professional Engineer Daubert stated IDOT will only invoice the Village for the Village's share of the project costs in payments not to exceed \$831,157 which is the Village's share of the construction contract, the railroad flagging and a 5% contingency.

Professional Engineer Daubert stated staff is recommending the construction engineering services be awarded to Alfred Benesch & Company in the amount of \$330,651, including a 5% contingency. Professional Engineer Daubert stated while Benesch & Company was not the lowest bidder, but was competitive with the other bidders as all the submittal review services were taken into consideration.

Professional Engineer Daubert stated it will take two months for the contractor to obtain all approvals and secure materials that have longer lead times. Professional Engineer Daubert stated based on this, construction should then begin in late August or early September with an aggressive push to be completed by December 31, 2018.

Trustee Ladesic asked if there was a comparable project to this. Dan Gross, Construction Group Manager with Alfred Benesch & Company in Chicago, Illinois, stated they have done one prior project with D. Construction in Crete which was a bridge over a creek job. Trustee Ladesic asked if there was any concern with D. Construction doing jack and bore with this project. Mr. Gross stated they have no concerns with D. Construction doing this.

Trustee Enright asked if the Taylor Avenue Underpass would be closed during construction. Professional Engineer Daubert stated it will be closed for four months, but the Park Boulevard project should be completed by early August so this will help.

Trustee Senak asked when the boring will be done. Professional Engineer Daubert stated they will reach out again to the community on this as the schedule is still evolving, and they do want to ensure they have definitive dates so they can let the neighborhood know.

Trustee Enright thanked Professional Engineer Daubert and the staff for working on this.

RESULT:	APPROVED [5 TO 0]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Mark Senak, Village Trustee
AYES:	Enright, Kenwood, Ladesic, Pryde, Senak
ABSENT:	Fasules
PRESENT:	McGinley

K. Central Business District (CBD) Utility Study (Presented by Professional Engineer Daubert) (Trustee Kenwood)

1. Motion to authorize the Village Manager to execute Change Order No. 2 to the Central Business District Utility Study Project with RJN Group for completion of additional study items in the amount of \$75,000 resulting in a revised total not-to-exceed agreement amount of \$625,500.

Professional Engineer Daubert presented background regarding the Central Business District (CBD) Utility Study and stated the staff is requesting authorization to amend an existing agreement with RJN Group of Wheaton for the CBD Underground Utility Study Project in the amount of \$75,000 which would be utilized to perform additional quantities of key sanitary and storm sewer related study items. Professional Engineer Daubert stated overall, the study is approximately 80% completed, with the finalization of sewer metering and modeling to be completed, private sewer testing to be done and finalization of the report to be completed. Professional Engineer Daubert stated the \$75,000 has not been expenses yet, but this should be completed in the next month.

Trustee Enright stated the current contract for this was approximately \$550,000 and now an additional \$75,000 is needed for the modeling. Professional Engineer Daubert stated there is still additional infrastructure to be reviewed beyond the initial estimation, and this is just televising and reporting. Professional Engineer Daubert stated the CBD Utility information that the Village had was outdated in terms of the configuration of the storm sewers, and there are additional storm sewer mains and sewer connections on Pennsylvania Avenue that need to be reviewed.

Trustee Senak asked if this additional work was identified by the Village staff that the Village wanted done or the contractor. Professional Engineer Daubert stated the staff is trying to identify all deficiencies in advance of the CBD Streetscape Project.

Trustee Pryde asked if the staff knows how valuable this information is at this point. Professional Engineer Daubert stated the sanitary sewers seem to be in good condition, and they did discover

many redundant connections which are not necessary. Professional Engineer Daubert stated in this case, they will not need to reinstate all the connections when the sewers are relined.

Professional Engineer Daubert stated the area to be completed is generally bound by Prospect to the west, Pennsylvania to the north, Park to the East and Hillside to the south, and they did go up to Anthony on Main Street. Professional Engineer Daubert stated the requested \$75,000 will help to finish the investigation of all the CBD.

RESULT:	APPROVED [4 TO 1]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Craig R. Pryde, Village Trustee
AYES:	Kenwood, Ladesic, Pryde, Senak
NAYS:	Enright
ABSENT:	Fasules
PRESENT:	McGinley

L. Reminders

1. A Special Village Board Workshop is scheduled for Monday, July 16, 2018 at 7:00 PM in Community Room of the Glen Ellyn Police Department
2. A Village Board Meeting is scheduled for Monday, July 23, 2018 at 7:00 PM in the Galligan Board Room of the Glen Ellyn Civic Center.

M. Other Business

Trustee Kenwood asked if there is an agenda for the Special Village Board Workshop on July 16, 2018. Village Manager Franz stated there is a tentative agenda which he will forward to Trustee Kenwood

N. Adjournment

Respectfully submitted Debbie Solomon, Recording Secretary

Reviewed and approved John A. Chereskin, Village Clerk



Minutes
Village of Glen Ellyn
Regular Workshop Meeting
Monday, September 17, 2018
7:00 PM
Glen Ellyn Civic Center, Room 301

A. Call to Order

President McGinley called the meeting to order at 7:00 p.m.

Attendee Name	Title	Status	Arrived
Diane McGinley	Village President	Present	
Bill Enright	Village Trustee	Present	
Gary Fasules	Village Trustee	Present	
John Kenwood	Village Trustee	Present	
Pete Ladesic	Village Trustee	Present	
Craig R. Pryde	Village Trustee	Present	
Mark Senak	Village Trustee	Present	
John Chereskin	Village Clerk	Present	
Mark Franz	Village Manager	Present	
Greg Mathews	Village Attorney	Present	
William Holmer	Assistant Village Manager	Present	
Christina Coyle	Finance Director	Present	
Julius Hansen	Public Works Director	Present	
Staci Springer	Director	Present	
Phil Norton	Chief of Police	Present	

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

D. Audience Participation

None.

E. Sign Code Discussion (Presented by Planning and Development Director Springer) (Discussion Only)

1. Planning and Development Director Springer will lead a continued discussion on illegal downtown signage.

Planning and Development Director Springer presented background and continued the discussion of illegal Downtown signage. Planning and Development Director Springer stated anyone who was sent a citation letter regarding the illegal signage or who was at the June 25, 2018 Village Board Meeting where these illegal signs were discussed, was invited to this Workshop. Planning and Development Director Springer stated at the May 7, 2018 Village Board Workshop, staff requested direction from the Village Board on how to proceed with the enforcement of existing illegal signage in the Downtown including neon signs, video board signs and off-premise real estate signs. Planning and Development Director Springer stated the Village Board directed the staff to issue a 45-day notice to the owners/businesses in the Downtown that contain off-premise signs, neon signs and video display board signs.

Planning and Development Director Springer stated there are 9 of these off-premise signs in the Downtown which received the 45-day notice to remove this illegal signage. Planning and Development Director Springer stated there are approximately 22 lit or LED OPEN signs in the Downtown which the Village Board stated the OPEN signs can remain, but all other neon signs must be removed. Planning and Development Director Springer stated there is a video display board sign on Pennsylvania Avenue.

Planning and Development Director Springer stated at the June 25, 2018 Village Board Meeting, several individuals asked the Village Board to reconsider this enforcement, and the Village Board granted a delay in the enforcement of the removal of these three types of signs. Planning and Development Director Springer stated individuals who spoke during public comment at the June 25, 2018 Meeting offered statements and arguments as justification to allow the signs to remain. Planning and Development Director Springer stated staff provided responses to these statements regarding property values being adversely impacted by requiring the removal of these signs, the real estate industry being specifically singled out, too much uncertainty about what part of the sign is illegal, the Village's authority to have the signs removed being a violation of due process, certain signs on Crescent Boulevard being "grandfathered-in," and the signs help to promote foot traffic in the downtown. Planning and Development Director Springer stated the code violation does not relate to the fact that the signs are rented by realtors, but because these signs are considered off-premise signs advertising a business, product and service that is not associated with the property where they are located. Planning and Development Director Springer stated as to the Village's authority to have the signs removed, the Village Attorney confirmed due process of these owners is not being violated as they are welcome to request a Sign Variation with a public hearing in front of the Plan Commission. Planning and Development Director Springer stated if a property owner chooses to ignore the notice and leave the signs up, a citation will be issued requiring an appearance before the Village's Administrative Adjudicator for a hearing, and decisions made by the Adjudicator may be appealed and filed with the DuPage County Judicial Circuit Court.

Planning and Development Director Springer stated some property owners believe the signs predate the Village's Sign Code and therefore establish non-conformity. Planning and Development Director Springer stated the term "nonconforming" means that a sign fails to conform to all applicable regulations and restrictions of the Sign Code. Planning and Development Director Springer stated signs are either legally nonconforming or illegal non-conforming, and a sign considered to be legal nonconforming is still required to adhere to the nonconforming provisions of the Sign Code. Planning and Development Director Springer stated these off-premise signs were not legal at any time when they were installed as these signs would have to have been installed before the Village's Sign Code went into effect in 1969. Planning and Development Director Springer stated staff has evidence that 5 of the 9 illegal signs do not predate the Village's original 1969 Sign Code and therefore are illegal non-conforming.

Planning and Development Director Springer stated the staff is concerned these off-premise signs will continue to proliferate, and the Village could continue to see more of these signs pop up. Planning and Development Director Springer stated the staff sent pictures of these signs to the Planning Directors in 15 nearby municipalities, and all 15 Planning Directors said these signs would be considered illegal in their downtown areas.

Planning and Development Director Springer stated the staff maintains that the off-premise real estate signs, as well as the neon and video board signs, are illegal nonconforming signs, and the Village has clear authority to require the removal of these signs. Planning and Development

Director Springer stated property owners can request a variation if they believe they have a unique circumstance or particular hardship which prevents compliance with the Sign Code. Planning and Development Director Springer stated if the Village Board decides to allow the illegal signs to remain in the Downtown, the Village Board should be aware that similar new signs must be allowed in the Downtown as well.

Trustee Senak asked if there were appraisals presented showing an adverse impact on the property values. Planning and Development Director Springer stated she is not aware of any data on this.

Trustee Kenwood asked if the approximately 22 lit/LED OPEN signs are in the Downtown. Planning and Development Director Springer stated they are as businesses on Roosevelt Road are allowed neon signs. Trustee Kenwood asked if there is evidence about the other 4 off-premise signs predating the Sign Code. Planning and Development Director Springer stated the staff could find no evidence on these 4, and the staff searched all the resources to see if these signs could possibly be legal nonconforming. Planning and Development Director Springer stated however, these signs are illegal now because the messages inside these signs continues to change. Trustee Kenwood asked if the proliferation of these signs has doubled in the past five years to which Planning and Development Director Springer stated this has at least doubled.

Trustee Fasules asked if a monitor on a desk near a window with revolving message would be illegal. Planning and Development Director Springer stated the staff does work with the owners on this and read the definition, "A sign installed on inside or near a window for purpose of viewing from outside the building."

Trustee Senak asked how much revenue is being generated from these signs. Planning and Development Director Springer stated she does not have this data, but there are business owners in the audience who can speak to this.

Nancy Bromann, who resides at 614 Midway Park, thanked the members of the Village Board who paid their respects after her husband passed suddenly last year. Ms. Bromann asked why the Village Board is dealing with this now. Ms. Bromann said 9 signs are taking up the Village Board's and Village Attorney's time, and these 9 signs have been up for at least 10 years. Ms. Bromann asked why these 9 signs are being enforced now if the Sign Code has been in place since 1969. Ms. Bromann asked why the residents' tax dollars are being wasted on 9 signs. Ms. Bromann stated if a sign is changed then it need to come down as it is illegal nonconforming, but a resident can change the siding on their home or paint their home without being illegal and wondered how this is not the same. Ms. Bromann stated she surveyed 25 people, and they love the signs. Ms. Bromann stated the Village could be spending their time on other issues.

Margaret Smith, co-owner with her husband Tom of 532-534 Crescent Boulevard, thanked the Village Board and staff for letting her know about this Workshop. Ms. Smith stated she and her husband purchased the Crescent Building 10 years ago, and these advertising cases were on the building when it was bought. Ms. Smith stated these advertising cases are a part of the income stream on the building. Ms. Smith stated these advertising cases are changed out regularly as good advertising should be, and this advertising is good for the community. Ms. Smith stated many windows have flyers in them, and these are advertisements too that have nothing to do with the business inside the building. Ms. Smith stated these advertising boxes support the housing market and do promote foot traffic. Ms. Smith stated the trash cans on Crescent Boulevard have advertising on them.

Trustee Senak asked how much revenue these boxes are bringing in. Ms. Smith stated they receive \$800 a month for these cases which is 12% of their monthly revenue. Ms. Smith stated the building is almost full, but they lost a sale when this sign enforcement issue came up.

Jen Massarelli, owner of Enchantments Boutique at 534 Crescent Boulevard, stated she has owned the boutique for 17 years, with the last 10 years being in the Crescent Building. Ms. Massarelli stated she sees daily how many people stop and look at these real-estate boxes, and she would hate to see these boxes go. Ms. Massarelli stated the boxes are in good repair, and everyone loves these boxes as they are a positive thing.

Bill Jegen, representing 536 Crescent Building, LLC, wished everyone a Happy Constitution Day, and the Constitution is a document which guarantees private property rights. Mr. Jegen stated the Village has a right to regulate private property when it comes to the public's health and safety, but the content of these signs is protected under the First Amendment. Mr. Jegen stated a May 2013 Assessor's photo was shown with no sign on the building; however, it was removed in order to repair this sign when School of Rock went in, and the sign was moved to the Starbucks side of the building due to the foot traffic. Mr. Jegen stated he was approached by a realtor to put up the box sign, and the rent is pocket change. Mr. Jegen stated the realtor is making commissions off the sale of these homes, but the residents are the one selling the homes. Mr. Jegen stated the Village Board needs to consider if they are controlling the content of these signs or not.

Renie Atchison, who resides at 66 Forest Avenue, stated she is a realtor with a box sign on Mr. Jegen's building. Ms. Atchison stated she is surprised this is coming up about these 9 signs after all this time. Ms. Atchison stated they boxes do bring foot traffic, and her box's content is real estate, community events and the Best Buddy Walk. Ms. Atchison stated her box is advertising for the community.

CJ McCann, who resides at 341 Cumnor Avenue, stated he is with Keller Williams Commercial in town. Mr. McCann stated he and his business partner were under contract to buy at 532-534 Crescent Boulevard, but this fell through once the sign enforcement issue came up. Mr. McCann stated they were under contract for \$725,000, but the appraisal came back at \$580,000 due to this sign enforcement issue, and the contract was dissolved. Mr. McCann stated these real-estate boxes do affect property value.

President McGinley asked if the appraisal would have come back at a lower value if the building does not have a tenant to which Mr. McCann stated yes. Mr. McCann stated they were looking at the property as an investment property, and the appraisal then excluded the \$800/month for the sign rental and \$600/month for the basement rental.

Colleen LaMantia, of 535 Pennsylvania Avenue, stated everyone looks at these boxes to see the homes for sale. Ms. LaMantia asked about digital signage which could be an added value so everyone knows what is going on, and this is the way of the future. Ms. LaMantia stated the Village needs to preserve the quaintness of the Village while weaving in technology.

Trustee Pryde stated he just took a "digital" drive on his laptop down Main Street in Lake Geneva, and there are none of these types of signs.

Trustee Ladesic asked where things would stop if the Village allowed off-premise signage. Trustee Ladesic stated he has benefitted from some of his homes being in these boxes; however, he is fine with these boxes being removed as they are becoming sign pollution. Trustee Ladesic stated the business

owners are complaining that property values are being impacted, but the Village Board does need to legislate for all 27,000 residents of the Village. Trustee Ladesic stated he is open to looking at sign variations for real-estate companies who have these signs. Trustee Ladesic stated Lake Geneva is redoing their Sign Code at this time.

Trustee Senak asked if a variation is needed for an advertising box on a real-estate company building. Planning and Development Director Springer stated this would be considered an additional wall sign and could possibly get a variation as long as it was not an off-premise sign.

Trustee Enright stated he discussed these signs with some residents, and the residents do look at these real-estate signs. Trustee Enright stated he would support the 9 signs being "grandfathered-in" or legal nonconforming, and any other signs like these would need to go through the variation process.

Trustee Senak stated these signs do violate the Sign Code, and the Village Board and staff are obligated to enforce the code. Trustee Senak stated if they do not enforce the code, the residents could lose respect for the law and the Village. Trustee Senak stated the remedy is to change the code and not ignore the ordinance. Trustee Senak stated if a business owner believes the law is unconstitutional then they are free to test the law in court. Trustee Senak stated he feels they should enforce the law as it stands.

Trustee Fasules stated this is not one of the top 5 issues that the Village Board should be dealing with. Trustee Fasules stated these signs are in high-traffic areas and are not eyesores.

Trustee Senak stated the issue is the Village Board has to enforce the laws in the community, and if they think the law is bad, then perhaps it should be changed.

Trustee Kenwood stated there is a data point that these signs have proliferated, and he would not change the code. Trustee Kenwood stated he does support "grandfathering-in" what exists today. Trustee Kenwood stated the Village Board does not to think through what digital signage means as retail and technology evolve. Trustee Kenwood stated he loves the boxes, but does not think the boxes drive foot traffic but is entertainment for the traffic already there. Trustee Kenwood asked if they need to pick a point to grandfather such as now or a decade ago. Trustee Kenwood stated he could support exploring "grandfathering-in" for the current 9 signs and then support the current code that exists.

Attorney Mathews stated the Village Board does not need to change the code if they are "grandfathering-in" signs. Attorney Mathews stated if they pick a certain date for the "grandfathering" then they would need to have substantial proof on this with this certain date. Attorney Mathews suggested using the date the letter was sent to the business owners. Attorney Mathews stated the Village Board will need to ensure that the change of these signs is addressed as well.

Trustee Pryde stated he has a problem with the proliferation of these signs and thinks these signs should be regulated. Trustee Pryde stated he has not found anyone in town who does not know that they can talk to the Village about doing a variation request. Trustee Pryde stated they should not grant "grandfathering" as some people are trying to get the same thing as someone else who was there first.

Trustee Fasules stated the Village Board is creating their own issues and animosity with the community.

President McGinley summed up the Village Board consensus and stated there are two Trustees who want to keep the signs and change the code, and four Trustees who want to keep the code and enforce the code.

Trustee Kenwood stated they need to ensure they address reviewing content changes, what digital is going to mean and what percentage of the window can be covered in signage.

There was a discussion by the Village Board regarding "grandfathering," and the Village Board decided the 9 signs can remain, there can be no change in size to these signs and the content of these signs can be changed.

President McGinley asked if these 9 signs will need to go through an official variation process. Attorney Mathews stated he and Planning and Development Director Springer will work on this as these signs are not legal at this time. Attorney Mathews stated he and Planning and Development Director Springer will figure out if a variation or waiver is needed for these. Attorney Mathews stated the code says that any sign put up in the Village needs a permit, and to his knowledge, none of these 9 signs were permitted.

President McGinley stated Planning and Development Director Springer will contact the business owners with these signs about this as the business owners may need to get permits for the signs or go through the variation process. President McGinley stated the Village Board worked with the owners and asks the business owners to continue to work with the Village Board and the staff.

Planning and Development Director Springer asked about neon signs and digital signs. President McGinley stated the consensus of the Village Board is to allow only the OPEN signs. Trustee Ladesic stated any other signs like this can go through the variation process.

RESULT:	DISCUSSION ONLY
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F. Parking Technology Update (Presented by Police Chief Norton) (Discussion Only)

1. Police Chief Norton will present proposed parking technology updates for the Duane Lorraine daily lot.

Police Chief Norton presented background on proposed technology updates and stated they are deciding whether one kiosk or tow kiosks are needed. Police Chief Norton stated the biggest challenge is to get electricity to where it is needed for this. Police Chief Norton stated a number of towns do this, and this will network Glen Ellyn on the streets or in a possible parking garage. Police Chief Norton stated this technology will give the parking enforcement officers a read out of what spots are paid for at any certain point in time.

Trustee Ladesic asked if this would be like Spot Hero. Police Chief Norton stated there might be a module or a component of this. Trustee Ladesic asked if Public Works can install the concrete pad for the kiosk in order to keep the costs down to which Public Works Director Hansen stated they can do this.

Trustee Kenwood stated he thinks this is great; however, they will need to think about people who want to pay in an alternative fashion. Police Chief Norton stated the kiosk will allow for other forms of payment. Trustee Kenwood stated he wants to ensure the Village is not getting stuck in a

technology that would need to be replaced in a few years. Police Chief Norton stated the Village can grow this program.

Trustee Senak asked for a cost/benefit breakdown when this comes back to the Village Board.

President McGinley stated the consensus of the Village Board is to move forward with this and do further analysis.

RESULT:	DISCUSSION ONLY
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G. Oxcart Truck Permitting Program (Presented by Police Chief Norton) (Discussion Only)

1. Police Chief Norton will lead a discussion about Oxcart Truck Permitting Program.

Police Chief Norton presented background on a possible Oxcart Truck Permitting Program and stated the staff was asked to implement a permitting program for over-weight and over-sized trucks. Police Chief Norton stated the purpose of truck permitting is to regulate and monitor the movement of over-weight and over-sized trucks which can then help to protect the Village's streets from damage and premature wear. Police Chief Norton stated IDOT says that municipalities have to give permission for over-weight and over-sized trucks to drive on certain routes.

Police Chief Norton stated the cost to the Village will be nominal, and this is a software program that allows municipalities to review, modify and approve permits electronically. Police Chief Norton stated Oxcart collects all the permit fees and direct deposits those fees to each municipality at the end of every month. Police Chief Norton stated if the Village Board wants to proceed with this, the fee structure would be defined by ordinance.

Trustee Pryde asked what Oxcart will allow the Village to do as he is trying to gauge the program's value. Police Chief Norton stated this would notify the Police Department that an over-weight or over-sized truck would be coming through the Village. Police Chief Norton stated the Village is looking for people for repeatedly violate the spirit of over-weight or over-sized trucks.

Police Chief Norton stated some of the Village's streets are constructed differently so these streets can handle over-weight or over-sized trucks. Police Chief Norton stated there could be a unique way for in-town permits when it comes to certain projects.

Trustee Senak asked what the cost is to the Village. Police Chief Norton stated there is no cost to the Village, and Oxcart collects the fees for the Village.

Trustee Ladesic asked if it is hard to figure out the possibly revenue from this as the Village has not done these permits before. Police Chief Norton stated it is, and there are two different classifications of weights. Trustee Ladesic asked how much work would be involved with this. Police Chief Norton stated they asked the Village of Downers Grove about this, and they said it is a notification on a smartphone and then a yes, no or use this route.

Attorney Mathews stated state statute says the Village can do what it wants on the fee structure and fines which will be set by ordinance. Attorney Mathews stated this would only affect local-jurisdiction roads.

Trustee Kenwood asked why they are doing this. Village Manager Franz stated this was initiated by former Village President Demos as he feels other trucking companies know about this process and could be taking advantage of Glen Ellyn. Trustee Kenwood asked if this is a problem in the Village to which Village Manager Franz stated the Village is not immune to this.

There was discussion about what kinds of trucks might need a permit. Public Works Director Hansen stated a moving truck would be under 8,000 pounds so this should be fine. Public Works Director Hansen stated these are professional movers who would not want to risk their licenses to have over-weight trucks.

Police Chief Norton stated the Police Department would possibly send three officers to truck enforcement school, and these officers would be focused on this. Police Chief Norton stated the Village having this could increase the compliance effort in town.

Public Works Director Hansen stated basically, a trucking company would tell the Police Department the route and then get a permit if a truck will be over-weight or over-sized. Police Chief Norton stated they cannot prohibit over-weight or over-sized trucks from coming into the Village, but they can cite these trucks for no permits.

Trustee Senak asked where the revenue will go from this Oxcart Program. Village Manager Franz stated this revenue will go into the General Fund where it can help the Police Department or the Public Works Department.

Bob Elliott stated he has been in business for 66 years in Glen Ellyn, and he thinks this is a good program.

President McGinley stated the consensus of the Village Board is to direct staff to move forward with this and come back to the Village Board for approval of the fee structure.

RESULT:	DISCUSSION ONLY
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H. Other Items

None.

I. Adjournment

RESULT:	APPROVED [6 TO 0]
MOVER:	John Kenwood, Village Trustee
SECONDER:	Pete Ladesic, Village Trustee
AYES:	Enright, Fasules, Kenwood, Ladesic, Pryde, Senak
PRESENT:	McGinley

Respectfully submitted Debbie Solomon, Recording Secretary

Reviewed and approved John A. Chereskin, Village Clerk

4-5-5. - Prohibited signs.

The following signs are specifically prohibited:

- (A) Abandoned sign in accordance with section 4-5-17 of this chapter.
- (B) Attention getting devices, except for balloon displays, special event signs, public regulation signs and municipal signs expressly authorized by sections 4-5-6 and 4-5-7 of this chapter.
- (C) Bare bulb illumination (except as permitted in subsection E of this section).
- (D) Electronic identification signs.
- (E) Festoon lighting (except in the C5A and C5B zoning districts in accordance with the following):
 - 1. All such lights shall be white in color, except as otherwise allowed in association with permitted holiday decorations.
 - 2. Such festoon lighting shall not blink, flash or otherwise change in illumination intensity.
 - 3. A minimum clearance of seven feet six inches shall be maintained between ground level and any festoon lighting.
 - 4. Such festoon lighting shall be maintained and operated in good working order.
 - 5. Such festoon lighting shall not be strung across vehicular access drives, between buildings or in any location where it is the opinion of the fire chief that such lights may interfere with emergency operations.
 - 6. Bare bulbs shall be kept a safe distance away from and shall not come in contact with any combustible material.
 - 7. All festoon lighting shall conform with the applicable provisions of the Building Code.
- (F) Indexing sign.
- (G) Neon tube lighting or light emitting diode (LED) lighting outlining or illuminating the features of a building or structure including, but not limited to, windows.
- (H) 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 square feet.
- (I) Off premises sign or billboard sign, except for municipal signs, and special event signs authorized pursuant to sections 4-5-6 and 4-5-7 of this chapter.
- (J) Pole or pylon sign with the exception of municipal signs and private traffic directional signs authorized by section 4-5-6 of this chapter.
- (K) Portable sign, except on private property in the C5A and C5B zoning districts, pursuant to subsection 4-5-6(W) of this chapter or when authorized by the Village Manager in conjunction with construction, public notification or enforcement activities.
- (L) Roof sign, including all types of inflatable balloons and other temporary signs.
- (M) Signs attached to a tree, utility pole, light pole or light standard whether on public or private property, except as approved by the Village on village owned light poles or standards.
- (N) Signs incorporating movement such as flashing signs, rotating signs, moving signs, animated signs, signs with moving lights, searchlights, or any other sign creating the illusion of movement with the exception of public regulation and municipal signs and electronic message boards expressly authorized herein.
- (O) Signs painted directly on a roof or fence.
- (P) Sign which contains words, statements or pictures of obscene, indecent or immoral characters and which offends public morals or decency of the Glen Ellyn community.
- (Q)

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	1 square foot 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}	Corner properties may have 2 signs, 1 each on the front and corner side building elevations	35 square feet	8 feet
3. Marquee sign	Establishments with building walls parallel or nearly parallel to the Illinois Prairie Path or Union Pacific railroad may have 1 building sign along said building wall in addition to the allowable number of building signs in Section 4-5-11(A) 1 through 4.	1 square foot per linear foot of establishment frontage per sign not to exceed 50% of marquee area	Permitted on first floor only, minimum 7'6" clearance
4. Wall sign		1 square foot 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
5. Projecting sign ⁶	1 sign per establishment	6 square feet ⁷	15 feet and below any second floor windows
(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	1 square foot 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
2. Marquee sign	Corner properties, may have 2 signs, one each on the front and corner side building elevations	1 square foot 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. Wall sign	Establishments with building walls parallel or nearly parallel to the Illinois Prairie Path or Union Pacific railroad may have 1 building sign along said building wall in addition to the allowable number of building signs in Section 4-5-11(A) 1 through 4.	1 square foot 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
4. Projecting sign ⁶	1 sign per establishment	6 square feet ⁷	15 feet and below any second floor windows
(C) Multi-tenant sign - freestanding ³	1 sign ⁴	35 square feet	8 feet
(D) Residential development identification sign ⁵			
1. Freestanding sign ⁴	1 sign is permitted for development with 20 or more dwelling units	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

Notes:

4-5-17. - Sign Code administration.

(G) *Sign variation request:*

3. *Evidence and findings:* The applicant or his or her representative is required to attend the hearing and present the case.
 - (a) The Plan Commission shall conduct an evidentiary hearing and shall not recommend approval of the request unless the commission makes positive findings based on the evidence presented that all of the following standards have been met:
 - (1) The request complies with the statement of purpose found in section 4-5-2 of this chapter; and
 - (2) The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district; and
 - (3) The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located; and
 - (4) The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area; and
 - (5) The variation, if granted, would not endanger the public health, safety or welfare.
 - (b) For the purpose of supplementing the above standards, the Plan Commission, in making its findings and recommendation may also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
 - (1) That the purpose of the variation is not based exclusively upon a desire to make more money out of the property.
 - (2) That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant.
 - (3) That the variation is the minimum variation necessary.
 - (4) That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located.
 - (c) A showing that the granting of the requested variation would be more profitable to the applicant or that the sign would be more valuable if the requested variation granted is not grounds for granting approval of a variation.
4. *Conditions and restrictions:* The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a sign variation as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize any injurious effects of such sign variation upon other property in the neighborhood, to implement the general purpose and intent of this chapter or to bring the existing or proposed signs on the property into compliance or closer into compliance with this chapter and the Village's appearance review guidelines.



NOTICE OF PUBLIC HEARING

Several petitioners are seeking variations from the Glen Ellyn Sign Code to allow existing off-premise real estate wall signs to remain on downtown buildings at the following locations: 530 Crescent Boulevard, 532-534 Crescent Boulevard, 536 Crescent Boulevard, and 427 N. Main Street. There are eight signs in total and each property requires a slightly different set of variations from the Sign Code to allow the signs to remain:

530-B Crescent Boulevard

In order to leave two (2) off-premise real estate wall signs on the property, the petitioner, Marv Ritter is requesting the following variations:

1. Section 4-5-5(I) - to allow two (2) existing off-premise wall signs to remain on the property, which is prohibited by the Sign Code; and
2. Section 4-5-11(B)3 - to allow for a total of three (3) wall signs in lieu of the one (1) wall sign permitted per establishment; and

532-534 Crescent Boulevard

In order to leave four (4) off-premise real estate wall signs on the property, the petitioners, Tom and Margaret Smith are requesting the following variations:

1. Section 4-5-5(I) - to allow four (4) existing off-premises wall signs to remain on the property, which is prohibited by the Sign Code; and
2. Section 4-5-11(B) - to allow for a total of six (6) signs (four (4) wall signs and two (2) awning signs), in lieu of the one (1) sign permitted per establishment; and

536-A Crescent Boulevard

In order to leave an off-premise real estate wall sign on the property, the petitioner, Irene Atchison is requesting the following variations:

1. Section 4-5-5(I) - to allow one (1) existing off-premise wall sign to remain on the property, which is prohibited by the Sign Code; and
2. Section 4-5-11(B)3 - to allow for a total of two (2) wall signs in lieu of the one (1) sign permitted per establishment; and

427 N. Main Street

In order to leave an off-premise real estate sign on the property, the petitioner, Chris Kouros is requesting the following variations:

1. Section 4-5-5(I) - to allow one (1) existing off-premise wall sign to remain on the property, which is prohibited by the Sign Code; and

2. Section 4-5-11(B) - to allow for a total of two (2) non-residential establishment signs in lieu of the one (1) sign permitted per establishment; and

The Glen Ellyn Plan Commission will conduct a public hearing to consider the Sign Code variations on **Thursday, April 18, 2019 at 7:00 p.m.** in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

All of the properties are located in the C5A, Central Business District Retail Core and legally described as follows:

530 Crescent Boulevard:

LOT 10 IN BLOCK 3 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION, IN THE VILLAGE OF GLEN ELLYN, (EXCEPT THAT PART OF LOT 10 DESCRIBED BY BEGINNING AT THE INTERSECTION OF THE EAST LINE OF MAIN STREET WITH THE NORTH LINE OF CRESCENT BOULEVARD; RUNNING THENCE EAST ALONG THE NORTH LINE OF CRESCENT BOULEVARD, 103.58 FEET TO THE EAST LINE OF MAIN STREET; THENCE SOUTH ALONG THE EAST LINE OF MAIN STREET TO THE POINT OF BEGINNING, AND EXCEPT ALSO THAT PART, IF ANY, OF SAID LOT 10 FALLING WITHIN THE FOLLOWING DESCRIBED REAL ESTATE: THAT PART OF LOT 8 IN BLOCK 3 IN THE VILLAGE OF PROSPECT PARK (FORMERLY DANBY, NOW GLEN ELLYN) COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 8 RUNNING THENCE EAST ALONG THE NORTH LINE OF SAID LOT, 163 LINKS, THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID LOT, 117 LINKS; THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT, 163 LINKS TO THE WEST LINE OF SAID LOT; THENCE NORTH 117 LINKS TO THE POINT OF BEGINNING) IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-317-007

532-534 Crescent Boulevard:

LOT 3 OF THE PLAT OF FARNSWORTH AND BROWN'S SUBDIVISION OF LOT 11 IN BLOCK 3 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1913 AS DOCUMENT 111921, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-317-008

536 Crescent Boulevard:

PARCEL 1: LOTS 2 OF THE PLAT OF FARNSWORTH AND BROWN'S SUBDIVISION OF LOT 11 IN BLOCK 3 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1913 AS DOCUMENT 111921, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOT 3 (EXCEPT THE EAST 11 FEET THEREOF AND EXCEPT THE NORTH 135 FEET THEREOF) IN BLOCK 3 OF THE COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 3: THAT PART OF LOT 1 OF THE PLAT OF FARNSWORTH AND BROWN'S SUBDIVISION OF LOT 11 IN BLOCK 3 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE VILLAGE OF GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 3, 1913 AS DOCUMENT 111921, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID LOT 1; THENCE EASTERLY ON THE NORTHERLY LINE OF SAID LOT 1, A DISTANCE OF 2.25 FEET TO A POINT; THENCE SOUTHERLY 51.88 FEET TO A POINT 1.65 FEET EASTERLY OF AND MEASURED AT RIGHT ANGLES TO THE WESTERLY LINE OF LOT 1; THENCE SOUTHERLY 82.6 FEET TO A POINT 9.6 FEET WESTERLY OF AND MEASURED AT RIGHT ANGLES TO THE EASTERLY LINE OF LOT 1; THENCE SOUTHERLY 57.8 FEET TO A POINT IN THE SOUTHERLY LINE OF LOT 1 WHICH IS 10.4 FEET WESTERLY FROM THE SOUTHEAST CORNER OF LOT 1; THENCE WESTERLY 0.7 FOOT TO THE SOUTHWESTERLY CORNER OF LOT 1; THENCE NORTHERLY ALONG THE WESTERLY LINE OF LOT 1 TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-317-027

427 N. Main Street:

PARCEL 1: THE NORTH 100 FEET OF LOT 5 IN BLOCK 12 IN COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE WEST 24.3 FEET OF THE NORTH 40 FEET OF THE SOUTH 62.83 FEET ALSO THE NORTH 11.1 FEET OF THE EAST 12.5 FEET OF THE WEST 36.8 FEET OF THE SOUTH 62.83 FEET OF LOT 5 IN BLOCK 12 OF COUNTY CLERK'S FIFTH ASSESSMENT DIVISION, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-11-328-002

Information related to the requests are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Community 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.

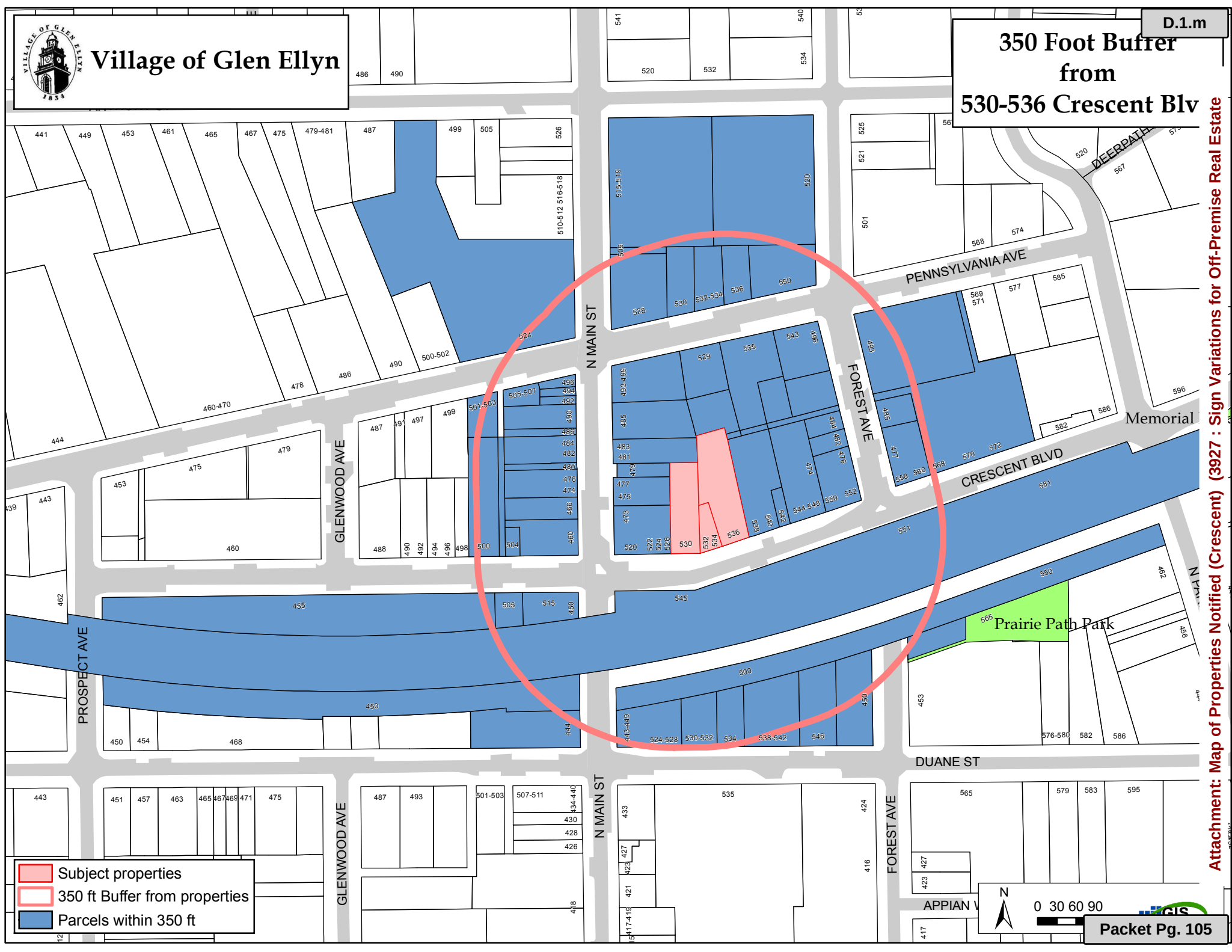
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Village of Glen Ellyn

D.1.m

350 Foot Buffer from 530-536 Crescent Blv



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



0 30 60 90



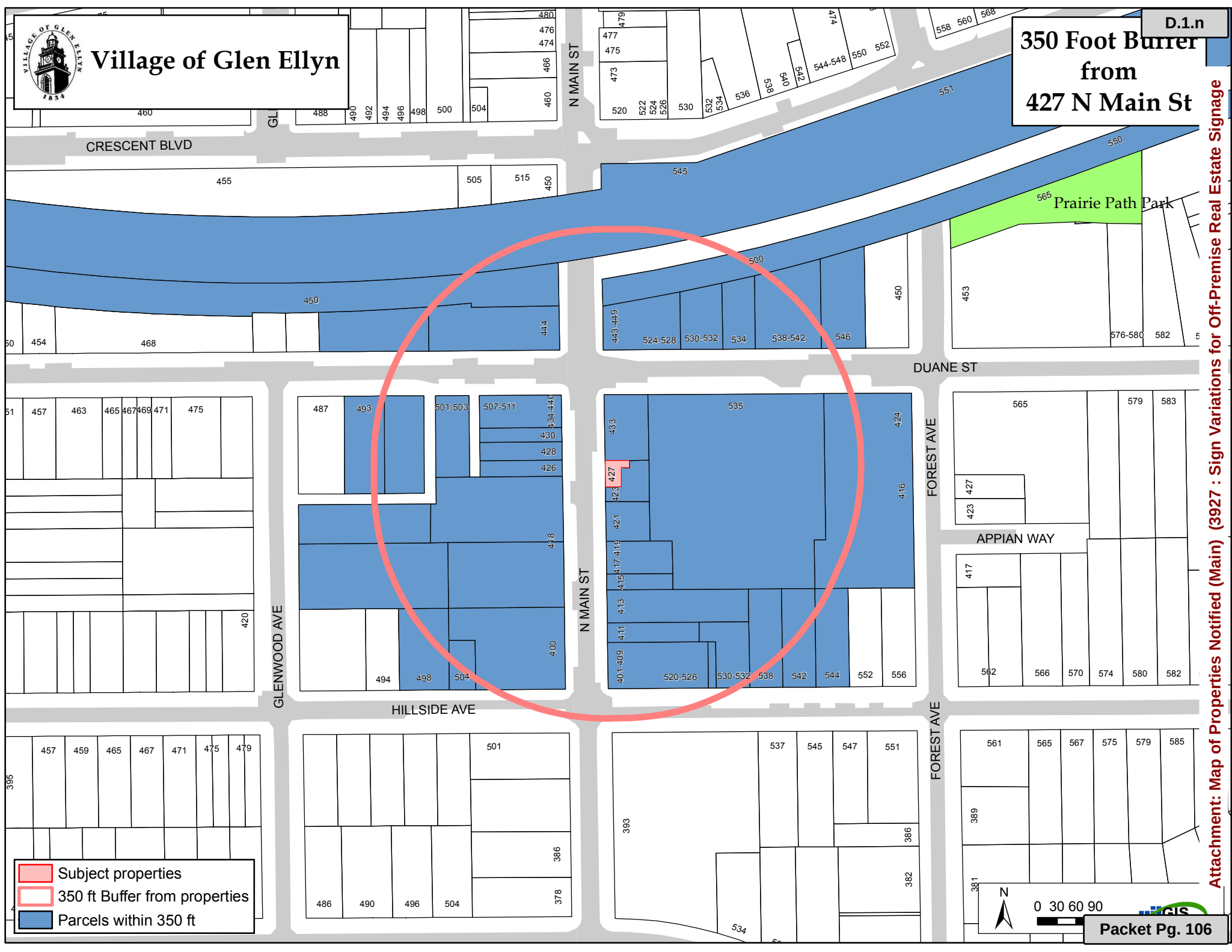
Attachment: Map of Properties Notified (Crescent) (3927 : Sign Variations for Off-Premise Real Estate



Village of Glen Ellyn

D.1.n

350 Foot Buffer
from
427 N Main St



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

413 MAIN ST LLC
OR CURRENT PROPERTY OWNER
1 W DUNDEE RD 200
BUFFALO GROVE, IL 60089

WHARTON, E DALE & HELEN M
OR CURRENT PROPERTY OWNER
23W469 SPYGLASS CT
NAPERVILLE, IL 60540

BEN ENTELA LLC
OR CURRENT PROPERTY OWNER
220 W CENTRAL AVE
LOMBARD, IL 60148

DUPAGE COUNTY HWY DEPT
OR CURRENT PROPERTY OWNER
130 N COUNTY FARM RD
WHEATON, IL 60187

SIMONEIT, DANIEL J
OR CURRENT PROPERTY OWNER
504 HILLSIDE
GLEN ELLYN, IL 60137

WHARTON, E DALE
OR CURRENT PROPERTY OWNER
23W469 SPYGLASS CT
NAPERVILLE, IL 60540

HENSHAW, MARGOT DAY
OR CURRENT PROPERTY OWNER
530 DUANE
GLEN ELLYN, IL 60137

CORHIRT GE LLC
OR CURRENT PROPERTY OWNER
26W271 DURFEE
WHEATON, IL 60187

KATYS BOUTIQUE
OR CURRENT PROPERTY OWNER
427 MAIN ST
GLEN ELLYN, IL 60137

LAGERLOEF, KIMBERLY S
OR CURRENT PROPERTY OWNER
544 HILLSIDE AVE
GLEN ELLYN, IL 60137

LAVI, SHARONE
OR CURRENT PROPERTY OWNER
5070 N KIMBERLY AVE C
CHICAGO, IL 60630

428 NORTH MAIN STREET LLC
OR CURRENT PROPERTY OWNER
428 N MAIN ST
GLEN ELLYN, IL 60137

CITIGROUP INC
OR CURRENT PROPERTY OWNER
PO BOX 30508
TAMPA, FL 33630

BRICKS ON MAIN LLC
OR CURRENT PROPERTY OWNER
411 N MAIN ST
GLEN ELLYN, IL 60137

CJI MAIN ST PROPERTY LLC
OR CURRENT PROPERTY OWNER
1800 PADDOCK CT
NAPERVILLE, IL 60565

CITIGROUP INC
OR CURRENT PROPERTY OWNER
PO BOX 30508
TAMPA, FL 33630

TERMOSJ LLC
OR CURRENT PROPERTY OWNER
1315 CINDY LN
SANDWICH, IL 60548

SWADE, PAUL
OR CURRENT PROPERTY OWNER
478 TEQUESTA DR 218
TEQUESTA, FL 33469

RHODES, GREGORY & DONNA
OR CURRENT PROPERTY OWNER
538 HILLSIDE AVE
GLEN ELLYN, IL 60137

493 DUANE ST LLC
OR CURRENT PROPERTY OWNER
1900 S HIGHLAND 107
LOMBARD, IL 60148

493 DUANE ST LLC
OR CURRENT PROPERTY OWNER
1900 S HIGHLAND 107
LOMBARD, IL 60148

SGE LLC
OR CURRENT PROPERTY OWNER
5248 N GLENWOOD
CHICAGO, IL 60640

400 MAIN LLC
OR CURRENT PROPERTY OWNER
1111 E TOUHY AVE 230
DES PLAINES, IL 60018

FIRST UNITED METHODIST
OR CURRENT PROPERTY OWNER
424 FOREST AVE
GLEN ELLYN, IL 60137

DVORAK, FRANCES
OR CURRENT PROPERTY OWNER
7433 SHELLRIDGE TERR
LAKE WORTH, FL 33467

LAVI, SHARONE
OR CURRENT PROPERTY OWNER
5070 N KIMBERLY AVE C
CHICAGO, IL 60630

KREISSLER, TODD & ANNA
OR CURRENT PROPERTY OWNER
542 HILLSIDE AVE
GLEN ELLYN, IL 60137

AIM DUANE LLC
OR CURRENT PROPERTY OWNER
600 ENTERPRISE DR 120
OAK BROOK, IL 60523

ROSCH, JOHN
OR CURRENT PROPERTY OWNER
497 MAIN ST
GLEN ELLYN, IL 60137

DIOCESE OF JOLIET
OR CURRENT PROPERTY OWNER
16555 WEBER RD
CREST HILL, IL 60403

VLAHOS, JOHN S
OR CURRENT PROPERTY OWNER
4N602 MOUNTAIN ASH DR
WAYNE, IL 60184

SCHWIND, GEORGE & DIANE
OR CURRENT PROPERTY OWNER
20 PEREGRINE XING
SAVANAH, GA 31411

ANDERSON, MARY ANNE
OR CURRENT PROPERTY OWNER
19725 COTTAGEWOOD RD
DEEPHAVEN, MN 55331

CHO, JINHO
OR CURRENT PROPERTY OWNER
4455 BRUMMEL ST
SKOKIE, IL 60076

488-490 N MAIN ST LLC
OR CURRENT PROPERTY OWNER
490 N MAIN ST
GLEN ELLYN, IL 60137

MARKUM, JAMES & JUDITH
OR CURRENT PROPERTY OWNER
269 VAN DAMIN AVE
GLEN ELLYN, IL 60137

MAIN STREET VENTURE PRTR
OR CURRENT PROPERTY OWNER
497 MAIN ST
GLEN ELLYN, IL 60137

GE480 N MAIN ST LLC
OR CURRENT PROPERTY OWNER
480 N MAIN ST
GLEN ELLYN, IL 60137

MURRAY, PATRICIA
OR CURRENT PROPERTY OWNER
550 PENNSYLVANIA AVE
GLEN ELLYN, IL 60137

ALCOCK, GARRETT & KATHRYN
OR CURRENT PROPERTY OWNER
492 N MAIN ST
GLEN ELLYN, IL 60137

SHOUB, SCOTT
OR CURRENT PROPERTY OWNER
711 DUANE ST
GLEN ELLYN, IL 60137

SWADE, PAUL
OR CURRENT PROPERTY OWNER
478 TEQUESTA DR 218
TEQUESTA, FL 33469

KLEIN, TOM
OR CURRENT PROPERTY OWNER
1105 MILWAUKEE AVE
RIVERWOODS, IL 60015

LUBOWICH, SHIRLEY
OR CURRENT PROPERTY OWNER
4545 W DAVIS ST
SKOKIE, IL 60076

WEST SUBURBAN BK 13888
OR CURRENT PROPERTY OWNER
PO BOX 486
GLEN ELLYN, IL 60137

BRIDGE COMMUNITIES INC
OR CURRENT PROPERTY OWNER
505 CRESCENT BLVD
GLEN ELLYN, IL 60137

GLEN ELLYN PARK DIST
OR CURRENT PROPERTY OWNER
185 SPRING AVE
GLEN ELLYN, IL 60137

NIERHOFF, ANDREA C
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 101
GLEN ELLYN, IL 60137

HENSHAW, MARGOT DAY
OR CURRENT PROPERTY OWNER
530 DUANE
GLEN ELLYN, IL 60137

HIRSCH, EDWARD
OR CURRENT PROPERTY OWNER
526 CRESCENT BLVD 227
GLEN ELLYN, IL 60137

PRATT, ANDREW & FRANCES
OR CURRENT PROPERTY OWNER
6513 FALCONBRIDGE RD
CHAPEL HILL, NC 27517

CITIGROUP INC
OR CURRENT PROPERTY OWNER
PO BOX 30508
TAMPA, FL 33630

YOUNG TR, THOMAS V
OR CURRENT PROPERTY OWNER
6 SEQUOIA RD
HAWTHORN WOODS, IL 60047

YA HOLDINGS LLC
OR CURRENT PROPERTY OWNER
1065 THORNDAL AVE
BENSENVILLE, IL 60106

SIGN OF THE WHALE LLC
OR CURRENT PROPERTY OWNER
558 CRESCENT BLVD
GLEN ELLYN, IL 60137

GLBRT 479 LLC
OR CURRENT PROPERTY OWNER
479 N MAIN ST 200
GLEN ELLYN, IL 60137

488-490 N MAIN ST
OR CURRENT PROPERTY OWNER
490 N MAIN ST
GLEN ELLYN, IL 60137

JEGEN, WILLIAM
OR CURRENT PROPERTY OWNER
529 PENNSYLVANIA AVE 200
GLEN ELLYN, IL 60137

535 PENN LLC
OR CURRENT PROPERTY OWNER
535 PENNSYLVANIA AVE
GLEN ELLYN, IL 60137

GRACE LUTHERAN CHURCH
OR CURRENT PROPERTY OWNER
493 FOREST AVE
GLEN ELLYN, IL 60137

HINSBROOK BANK TR 01-004
OR CURRENT PROPERTY OWNER
PO BOX 725
GLEN ELLYN, IL 60137

FRANCIK, SARAH
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 405
GLEN ELLYN, IL 60137

JONES, JANET C
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 301
GLEN ELLYN, IL 60137

BOHLIN, NANCY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 404
GLEN ELLYN, IL 60137

MATUSIAK, JOHN & BARBARA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 506
GLEN ELLYN, IL 60137

MATUSIAK, JOHN & BARBARA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 506
GLEN ELLYN, IL 60137

LAKHANI, ALNOOR & NOUREEN
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 309
GLEN ELLYN, IL 60137

HAGERMAN, PATRICIA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 303
GLEN ELLYN, IL 60137

WETTLAUER TR, SHARON
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 310
GLEN ELLYN, IL 60137

STOERMER, MARKUS & DENISE
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 206
GLEN ELLYN, IL 60137

535 PENN LLC
OR CURRENT PROPERTY OWNER
535 PENNSYLVANIA AVE
GLEN ELLYN, IL 60137

KLAUSER, JOHN & LENORE
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 204
GLEN ELLYN, IL 60137

BORLAND, PAT
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 402
GLEN ELLYN, IL 60137

ANDREASIK, NANCY G
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 207
GLEN ELLYN, IL 60137

GORZ, KAREN B
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 501
GLEN ELLYN, IL 60137

BACHMAN, FREDK & MARY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 505
GLEN ELLYN, IL 60137

WHITE, JESSE & DEBORAH
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 504
GLEN ELLYN, IL 60137

KLAUSNER, JOHN & LENORE
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 204
GLEN ELLYN, IL 60137

HOTH, DOROTHY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 408
GLEN ELLYN, IL 60137

CRESCENT PROP LLC
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 203
GLEN ELLYN, IL 60137

LANE, HELENE B
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 202
GLEN ELLYN, IL 60137

DEACY, MARIBETH A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 210
GLEN ELLYN, IL 60137

BALL, SUSANNAH
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 407
GLEN ELLYN, IL 60137

BROWN III, CHARLES & A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 503
GLEN ELLYN, IL 60137

HAGERMAN, PATRICIA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 303
GLEN ELLYN, IL 60137

SPIEZIO JR, JOHN F & M J
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 305
GLEN ELLYN, IL 60137

ANDREASIK, NANCY G
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 207
GLEN ELLYN, IL 60137

BALL, ANNA C
OR CURRENT PROPERTY OWNER
708 CRESCENT BLVD
GLEN ELLYN, IL 60137

TANSLEY, DAVID H
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 403
GLEN ELLYN, IL 60137

WHITE, JESSE & DEBORAH
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 504
GLEN ELLYN, IL 60137

JONES, JANET C
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 301
GLEN ELLYN, IL 60137

ANDREASIK, NANCY G
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 207
GLEN ELLYN, IL 60137

BROWN III, CHARLES & A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 503
GLEN ELLYN, IL 60137

NIERHOFF, ANDREA C
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 101
GLEN ELLYN, IL 60137

GALLO, CARLO & R NORDBY
OR CURRENT PROPERTY OWNER
22W770 RED OAK DR
GLEN ELLYN, IL 60137

WITKOWSKI, JOSEPH & C
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 406
GLEN ELLYN, IL 60137

GORZ, KAREN B
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 501
GLEN ELLYN, IL 60137

WHITE, JESSE & DEBORAH
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 504
GLEN ELLYN, IL 60137

LANE, HELENE B
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 202
GLEN ELLYN, IL 60137

MURPHY, KATHRYN L
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 401
GLEN ELLYN, IL 60137

SUSANNAH BALL TR
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 208
GLEN ELLYN, IL 60137

WETTLAUFER TR, SHARON
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 310
GLEN ELLYN, IL 60137

BOHLIN, NANCY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 404
GLEN ELLYN, IL 60137

STOERMER, MARKUS & DENISE
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 206
GLEN ELLYN, IL 60137

SCHMIDT, ELIAS
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 507
GLEN ELLYN, IL 60137

BACHMAN, FREDK & MARY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 505
GLEN ELLYN, IL 60137

HAGERMAN, PATRICIA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 303
GLEN ELLYN, IL 60137

STOERMER, MARKUS & DENISE
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 206
GLEN ELLYN, IL 60137

WEBER, RICHARD A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 304
GLEN ELLYN, IL 60137

BROWN III, CHARLES & A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 503
GLEN ELLYN, IL 60137

STOERMER, DENISE & MARKUS
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 308
GLEN ELLYN, IL 60137

GORZ, KAREN B
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 501
GLEN ELLYN, IL 60137

SPIEZIO JR, JOHN F & M J
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 305
GLEN ELLYN, IL 60137

WITKOWSKI, JOSEPH & C
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 406
GLEN ELLYN, IL 60137

KLEIN, TOM
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 306
GLEN ELLYN, IL 60137

ANDERSON, PETER
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 408
GLEN ELLYN, IL 60137

BORLAND, PAT
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 402
GLEN ELLYN, IL 60137

RUFFIE, ROBERT
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 407
GLEN ELLYN, IL 60137

STOERMER, DENISE & MARKUS
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 308
GLEN ELLYN, IL 60137

BACHMAN, FREDK & MARY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 505
GLEN ELLYN, IL 60137

CRESCENT PROP LLC
OR CURRENT PROPERTY OWNER
256 SAWYER AVE
GLEN ELLYN, IL 60137

BOHLIN, NANCY
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 404
GLEN ELLYN, IL 60137

LANE, HELENE B
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 202
GLEN ELLYN, IL 60137

WETTLAUER TR, SHARON
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 310
GLEN ELLYN, IL 60137

BORLAND, PAT
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 402
GLEN ELLYN, IL 60137

GALLO, CARLO & R NORDBY
OR CURRENT PROPERTY OWNER
22W770 RED OAK DR
GLEN ELLYN, IL 60137

MAION, E & C JUAREZ
OR CURRENT PROPERTY OWNER
519 N MAIN ST 4CN
GLEN ELLYN, IL 60137

PETERSON, KEITH E
OR CURRENT PROPERTY OWNER
519 N MAIN ST 5-A-N
GLEN ELLYN, IL 60137

MAURICE, RONALD G
OR CURRENT PROPERTY OWNER
515 MAIN ST 4-F-S
GLEN ELLYN, IL 60137

ROSS, PAUL M TR
OR CURRENT PROPERTY OWNER
519 N MAIN ST 2EN
GLEN ELLYN, IL 60137

BALL, ANNA C
OR CURRENT PROPERTY OWNER
708 CRESCENT BLVD
GLEN ELLYN, IL 60137

BLUM, BARBARA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 409
GLEN ELLYN, IL 60137

RUFFIE, ROBERT
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 407
GLEN ELLYN, IL 60137

LAKHANI, ALNOOR & NOUREEN
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 309
GLEN ELLYN, IL 60137

DEACY, MARIBETH A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 210
GLEN ELLYN, IL 60137

BLUM, BARBARA
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 409
GLEN ELLYN, IL 60137

GILMER TR, CONSTANCE
OR CURRENT PROPERTY OWNER
519 N MAIN ST 2CN
GLEN ELLYN, IL 60137

DEMOS, WILLIAM & CAROLINE
OR CURRENT PROPERTY OWNER
515 N MAIN ST 1-DS
GLEN ELLYN, IL 60137

LISCHER, LINDA SUE
OR CURRENT PROPERTY OWNER
519 N MAIN ST 4 E N
GLEN ELLYN, IL 60137

KEATING, MARK
OR CURRENT PROPERTY OWNER
515 N MAIN ST 1-C-S
GLEN ELLYN, IL 60137

KLAUSNER, JOHN & LENORE
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 204
GLEN ELLYN, IL 60137

FRANCIK, SARAH
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 405
GLEN ELLYN, IL 60137

TANSLEY, DAVID H
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 403
GLEN ELLYN, IL 60137

WEBER, RICHARD A
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 304
GLEN ELLYN, IL 60137

MURPHY, KATHRYN L
OR CURRENT PROPERTY OWNER
570 CRESCENT BLVD 401
GLEN ELLYN, IL 60137

HANSON, SALLY C
OR CURRENT PROPERTY OWNER
515 MAIN ST 1-F-S
GLEN ELLYN, IL 60137

COUGHLIN, JACLYN A
OR CURRENT PROPERTY OWNER
515 N MAIN ST 2DS
GLEN ELLYN, IL 60137

PAWLOWSKI, PAUL J
OR CURRENT PROPERTY OWNER
515 N MAIN ST 4-CS
GLEN ELLYN, IL 60137

GOLDRICK, VIRGINIA
OR CURRENT PROPERTY OWNER
515 N MAIN ST 3F-S
GLEN ELLYN, IL 60137

NETTELMANN, DAVID
OR CURRENT PROPERTY OWNER
515 N MAIN ST 4-B-S
GLEN ELLYN, IL 60137

JANNEY, RICHARD
OR CURRENT PROPERTY OWNER
515 N MAIN ST 2AS
GLEN ELLYN, IL 60137

MARTORANO, VINCENT & M
OR CURRENT PROPERTY OWNER
515 N MAIN ST 3CS
GLEN ELLYN, IL 60137

GINGER, JO ANN
OR CURRENT PROPERTY OWNER
515 N MAIN ST 1-A-S
GLEN ELLYN, IL 60137

PRO, MARCI E
OR CURRENT PROPERTY OWNER
519 N MAIN ST 4-A-N
GLEN ELLYN, IL 60137

SCHWARZ, ALLEN
OR CURRENT PROPERTY OWNER
519 N MAIN ST 1-B-N
GLEN ELLYN, IL 60137

PRICE, CHERYL
OR CURRENT PROPERTY OWNER
515 N MAIN ST 1ES
GLEN ELLYN, IL 60137

ELSNER, HANS & JANET
OR CURRENT PROPERTY OWNER
519 N MAIN ST 3DN
GLEN ELLYN, IL 60137

SEAR, GEORGE F
OR CURRENT PROPERTY OWNER
515 N MAIN ST 2C-S
GLEN ELLYN, IL 60137

HYDE, ROBERT J & L L
OR CURRENT PROPERTY OWNER
519 N MAIN ST 5-B-N
GLEN ELLYN, IL 60137

LEGUT, ROSEMARY
OR CURRENT PROPERTY OWNER
515 N MAIN ST 2-B-S
GLEN ELLYN, IL 60137

SPARACIO, DANIEL J
OR CURRENT PROPERTY OWNER
519 N MAIN ST 3-E-N
GLEN ELLYN, IL 60137

PORTER, ELIZABETH A
OR CURRENT PROPERTY OWNER
519 N MAIN ST 5-C-N
GLEN ELLYN, IL 60137

SCALETТА, TERRI G
OR CURRENT PROPERTY OWNER
515 N MAIN ST 4-E-S
GLEN ELLYN, IL 60137

KRUIZENGA, CHRISTI A TR
OR CURRENT PROPERTY OWNER
515 N MAIN ST 5-F-S
GLEN ELLYN, IL 60137

HOGAN, MICHELE C
OR CURRENT PROPERTY OWNER
711 REVERE RD
GLEN ELLYN, IL 60137

DUPREY, LAUREL J
OR CURRENT PROPERTY OWNER
519 N MAIN ST 4BN
GLEN ELLYN, IL 60137

GREEN, EUNICE
OR CURRENT PROPERTY OWNER
515 N MAIN ST 4AS
GLEN ELLYN, IL 60137

YOUNG, ROBERT G
OR CURRENT PROPERTY OWNER
515 N MAIN ST 5-E-S
GLEN ELLYN, IL 60137

SYNAKIEWITZ, FRANCES
OR CURRENT PROPERTY OWNER
519 N MAIN ST 2-B-N
GLEN ELLYN, IL 60137

DATEMA, SUSAN M
OR CURRENT PROPERTY OWNER
519 N MAIN ST 5DN
GLEN ELLYN, IL 60137

LA FORGE, LISA ANN
OR CURRENT PROPERTY OWNER
515 MAIN ST 5AS
GLEN ELLYN, IL 60137

POPE, LYLE L
OR CURRENT PROPERTY OWNER
515 N MAIN ST 3 E-S
GLEN ELLYN, IL 60137

STARSHAK, BARBARA
OR CURRENT PROPERTY OWNER
519 N MAIN ST 5EN
GLEN ELLYN, IL 60137

LISCHER, LINDA S
OR CURRENT PROPERTY OWNER
519 N MAIN ST 2-AN
GLEN ELLYN, IL 60137

MAISEL, GERALDINE M
OR CURRENT PROPERTY OWNER
519 N MAIN ST 5-F-N
GLEN ELLYN, IL 60137

MANCINI, ROBERT & SUSAN
OR CURRENT PROPERTY OWNER
515 N MAIN ST 5BS
GLEN ELLYN, IL 60137

GRYGIER, ARLENE
OR CURRENT PROPERTY OWNER
515 N MAIN ST
GLEN ELLYN, IL 60137

KOWALSKI, CHRISTOPHER L
OR CURRENT PROPERTY OWNER
639 FOREST AVE
GLEN ELLYN, IL 60137

FAXLANGER, TARTAKOFF, H
OR CURRENT PROPERTY OWNER
515 N MAIN ST 2ES
GLEN ELLYN, IL 60137

PAULY, ELEANOR E
OR CURRENT PROPERTY OWNER
519 N MAIN ST 4DN
GLEN ELLYN, IL 60137

KING, NANCY G
OR CURRENT PROPERTY OWNER
519 N MAIN ST 1CN
GLEN ELLYN, IL 60137

PERETTI, MARILYN
OR CURRENT PROPERTY OWNER
515 N MAIN ST 1-B-S
GLEN ELLYN, IL 60137

MOORE, RICHARD & RUTH
OR CURRENT PROPERTY OWNER
519 MAIN ST
GLEN ELLYN, IL 60137

MARCHESHI, JOHN
OR CURRENT PROPERTY OWNER
515 N MAIN ST 5BS
GLEN ELLYN, IL 60137

JOHNSON, BARBARA A
OR CURRENT PROPERTY OWNER
PO BOX 480
GLEN ELLYN, IL 60138

542 CRESCENT BLVD LLC
OR CURRENT PROPERTY OWNER
1375 WOODFIELD RD C50
SCHAUMBURG, IL 60173

V PROPERTIES LLC
OR CURRENT PROPERTY OWNER
4N602 MOUNTAIN ASH DR
WAYNE, IL 60184

RITZMAN, M & L PARRILLI
OR CURRENT PROPERTY OWNER
221 E PO BOX 564
WHEATON, IL 60187

GLENSTONE CONDO ASSOC
OR CURRENT PROPERTY OWNER
322 W BURLINGTON
LA GRANGE, IL 60525

TERMOSJ LLC
OR CURRENT PROPERTY OWNER
1315 CINDY LN
SANDWICH, IL 60548

JENNINGS, MARION M
OR CURRENT PROPERTY OWNER
519 N MAIN ST 2-DN
GLEN ELLYN, IL 60137

WOLFF, SHARON K
OR CURRENT PROPERTY OWNER
515 N MAIN ST 2FS
GLEN ELLYN, IL 60137

HARRISON, PATRICIA A
OR CURRENT PROPERTY OWNER
519 MAIN ST 1FN
GLEN ELLYN, IL 60137

GREEN, CATHERINE
OR CURRENT PROPERTY OWNER
519 N MAIN ST 1DN
GLEN ELLYN, IL 60137

BEN ENTELA LLC
OR CURRENT PROPERTY OWNER
220 W CENTRAL AVE
LOMBARD, IL 60148

240 PROPERTIES LLC
OR CURRENT PROPERTY OWNER
17W620 14TH ST 201
OAKBROOK TERR, IL 60181

DUPAGE COUNTY HWY DEPT
OR CURRENT PROPERTY OWNER
130 N COUNTY FARM RD
WHEATON, IL 60187

TRANS HOLDINGS CORP
OR CURRENT PROPERTY OWNER
811 BUTTERFIELD RD 115
WHEATON, IL 60189

TOLIOS, ANGELO & PATRICIA
OR CURRENT PROPERTY OWNER
1514 STONEGATE RD
LA GRANGE PARK, IL 60526

SOMOLIK SR, RICHARD D
OR CURRENT PROPERTY OWNER
165 GERALDINE CT
SOMONAUK, IL 60552

BURKE, LOIS R
OR CURRENT PROPERTY OWNER
515 N MAIN ST 5DS
GLEN ELLYN, IL 60137

DUNCAN, MARGARET A
OR CURRENT PROPERTY OWNER
519 N MAIN ST 1E-N
GLEN ELLYN, IL 60137

DUNLAP, MARK & GAIL
OR CURRENT PROPERTY OWNER
515 N MAIN ST 3BS
GLEN ELLYN, IL 60137

SMITH, THOMAS
OR CURRENT PROPERTY OWNER
PO BOX 234
GLEN ELLYN, IL 60138

KLICHE, SANDRA S
OR CURRENT PROPERTY OWNER
369 EUGENIA
LOMBARD, IL 60148

BENES TR, WILLIAM P
OR CURRENT PROPERTY OWNER
41 W ROOSEVELT RD
VILLA PARK, IL 60181

CORHIRT GE LLC
OR CURRENT PROPERTY OWNER
26W271 DURFEE
WHEATON, IL 60187

BERENS, RAYMOND M
OR CURRENT PROPERTY OWNER
610 THATCHER
RIVER FOREST, IL 60305

TRYNER, ELIZABETH A INC
OR CURRENT PROPERTY OWNER
1407 COGHILL CT
N AURORA, IL 60542

SOLEM, PAMELA H
OR CURRENT PROPERTY OWNER
1305 HEATHERTON DR
NAPERVILLE, IL 60563

COSTELLO, JOSEPH N
OR CURRENT PROPERTY OWNER
95371 STEARMAN DR
NAPERVILLE, IL 60564

GLEN RECREATION LLC
OR CURRENT PROPERTY OWNER
4840 N TALMAN AVE
CHICAGO, IL 60625

STANDARD FOREST OWNER LLC
OR CURRENT PROPERTY OWNER
1901 AVENUE OF THE ST 395
LOS ANGELES, CA 90067

MARYS LANE MINK LLC
OR CURRENT PROPERTY OWNER
13400 S ROUTE 59 G258
PLAINFIELD, IL 60585

460-66 NORTH MAIN STREET
OR CURRENT PROPERTY OWNER
4520 N DOVER DR
CHICAGO, IL 60640

BURDI, MICHAEL
OR CURRENT PROPERTY OWNER
58 E WALTON
CHICAGO, IL 60611

BALLENT, WM & NANCY
OR CURRENT PROPERTY OWNER
5319 WILLOW WOOD LN
DALLAS, TX 75252



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 04/18/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Evan Clements

SCHEDULED

AGENDA ITEM (ID # 3918)

DOC ID: 3918

Public Hearing - 69 Newton Avenue – Public service use Special Use and Zoning Variations for a detached storage garage

PETITIONER: The petitioner is the Glen Ellyn Public Works Department, owner and operator of the water tower site located at 69 Newton Avenue.

REQUEST: Public Hearing regarding an application for approval of a Special Use Permit to allow an existing water tower as the principal use on the lot and variations from the Zoning Code to allow the construction of a new detached garage on the site to store materials and equipment on the property, along with other various existing accessory structures.

In order to accommodate the project, the petitioner is specifically requesting approval of the following:

1. A Special Use Permit to allow a public service use to allow the existing water tower as the principal use on the site in the R2 Residential District in accordance with Section 10-4-8(B)12 of the Zoning Code.
2. The following variations from the Glen Ellyn Zoning Code:
 - a. A variation from Section 10-5-5(B)4-4 of the Zoning Code to allow a detached garage to have an area of 1,440 square feet in lieu of the maximum 660 square feet permitted.
 - b. A variation from Section 10-5-4(A)2(a) of the Zoning Code to permit the total amount of accessory structures on the property to be 12,662 square feet in lieu of the maximum 1,000 square feet permitted. (This includes the existing reservoir and pumping station.)
 - c. A variation from Section 10-4-8(F)1 of the Zoning Code to permit a ridge height on the proposed garage to be 22' - 6.5" in lieu of the maximum 22' ridge height permitted.
 - d. A variation from Section 10-4-8(F)1 of the Zoning Code to permit a eave height on the proposed garage to be 16' in lieu of the maximum 12' eave height permitted.

**LOCATION/
ZONING:**

The subject property is located on the east side of Newton Avenue, south of

Illinois Street and north of Roosevelt Road with the majority of the property located in the R2 Residential District and a small portion on the property located within the C3 Service Commercial District. The proposed location of the garage is entirely within the part of the property that is located within the R2 Residential District. The surrounding zoning and land uses are as follows:

Surrounding Land Uses

North: Residential
Glen Ellyn Manor Park
South: Service Commercial
East: Service Commercial
West: Service Commercial
Residential

Surrounding Zoning

R2 Residential District
CR Conservation/Recreation
C3 Service Commercial
C3 Service Commercial
C3 Service Commercial
R2 Residential District

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the April 1, 2019 edition of the Daily Herald. Property owners within 250 feet of the property were notified by mail of the public hearing and a placard was placed on the property.

**PROJECT
SUMMARY:**

The site currently contains a water tower, pumping station, and water reservoir along with the driveways for equipment to gain access to the site. The petitioner is proposing to construct a 1,440 square foot garage structure to protect equipment and materials including fire hydrants, water & sewer pipes, and water valves from exposure to the elements. The materials and equipment that are proposed to be contained within the garage are currently stored out in the open on the property. In addition to cleaning up the site, the petitioner expects to reduce the maintenance costs and extend the useable life of these materials by warehousing them in the garage.

The water tower is the principal structure on the site, however, the pumping station and water reservoir are components necessary for the operation of the water tower and water distribution to Village residents. The zoning variation request for the large amount of additional square footage of floor area is due, in most part, to the fact that the reservoir has a floor area of 10,170.72 square feet. The reservoir structure itself is only approximately four feet tall. The pumping station has a floor area of 1,050.57 square feet. The water tower and pumping station were constructed in 1954. The reservoir was constructed in 1960 and can hold up to 1 million gallons of water.

The only new construction proposed on the site is the garage. The proposed garage has a ridge and eave height taller than is permitted by code to allow a backhoe or truck with a crane access to the interior of the building. This is because the materials are heavy and cumbersome and require special

equipment to move, and the Code was really intended to regulate detached garages on single family residential lots.

The petitioner anticipates that the existing asphalt drive will be replaced at some point in the future. The gravel drive will also be replaced with asphalt when existing asphalt drive is replaced. The garage will be accessed from the gravel portion of the drive until the additional proposed improvements occur.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing and make a recommendation to the Village Board regarding the requested approvals including the special use permit for a public services use and variations from the Zoning Code for the accessory structures. In reviewing the application, the Commission may wish to consider the criteria for granting approval of a Special Use as set forth in Section 10-10-14(E) of the Zoning Code and the criteria for granting zoning variations as set forth in Section 10-10-12(E) and Section 10-10-12(F).

ATTACHMENTS:

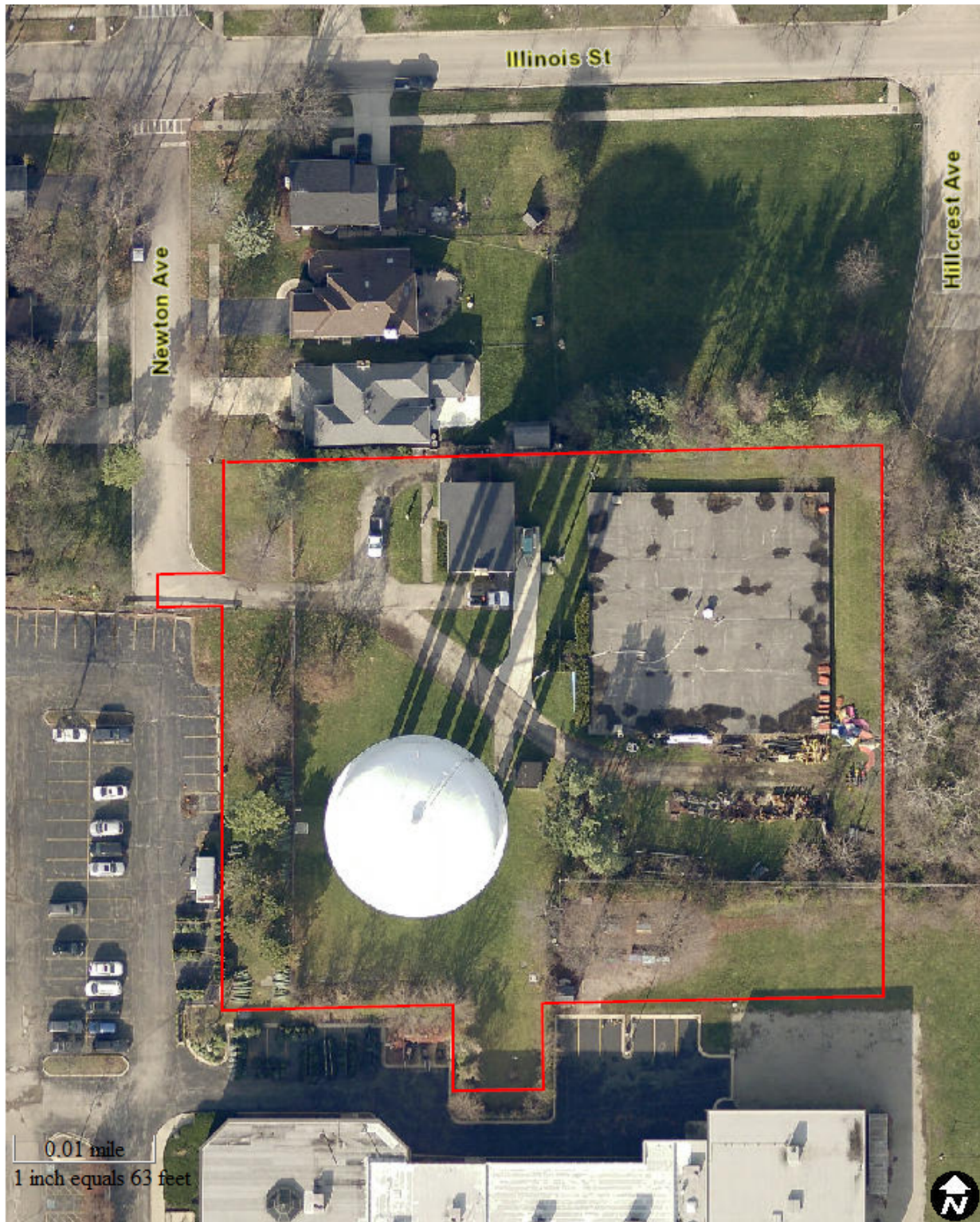
- § Aerial Photo
- § Zoning Map
- § Certificate of Notice of Public Hearing
- § Location Map for Public Hearing Notice
- § Mailing Labels for Public Hearing Notice
- § Section 10-10-14(E) of the Zoning Code
- § Section 10-10-12(E) and (F) of the Zoning Code
- § Plat of Survey
- § Site Plan
- § Color Renderings
- § Petitioner's Application Packet

cc: Staci Springer, Director of Community Development
John Hubsy, Utilities Superintendent

ATTACHMENTS:

- Aerial Photo (PDF)
- Zoning Map (PDF)
- Certificate of Notice of Public Hearing (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 10-10-14(E) of the Zoning Code (PDF)

- Section 10-10-12(E) and (F) of the Zoning Code (PDF)
- Plat of Survey (PDF)
- Site Plan (PDF)
- Color Renderings (PDF)
- Petitioner's Application Packet (PDF)

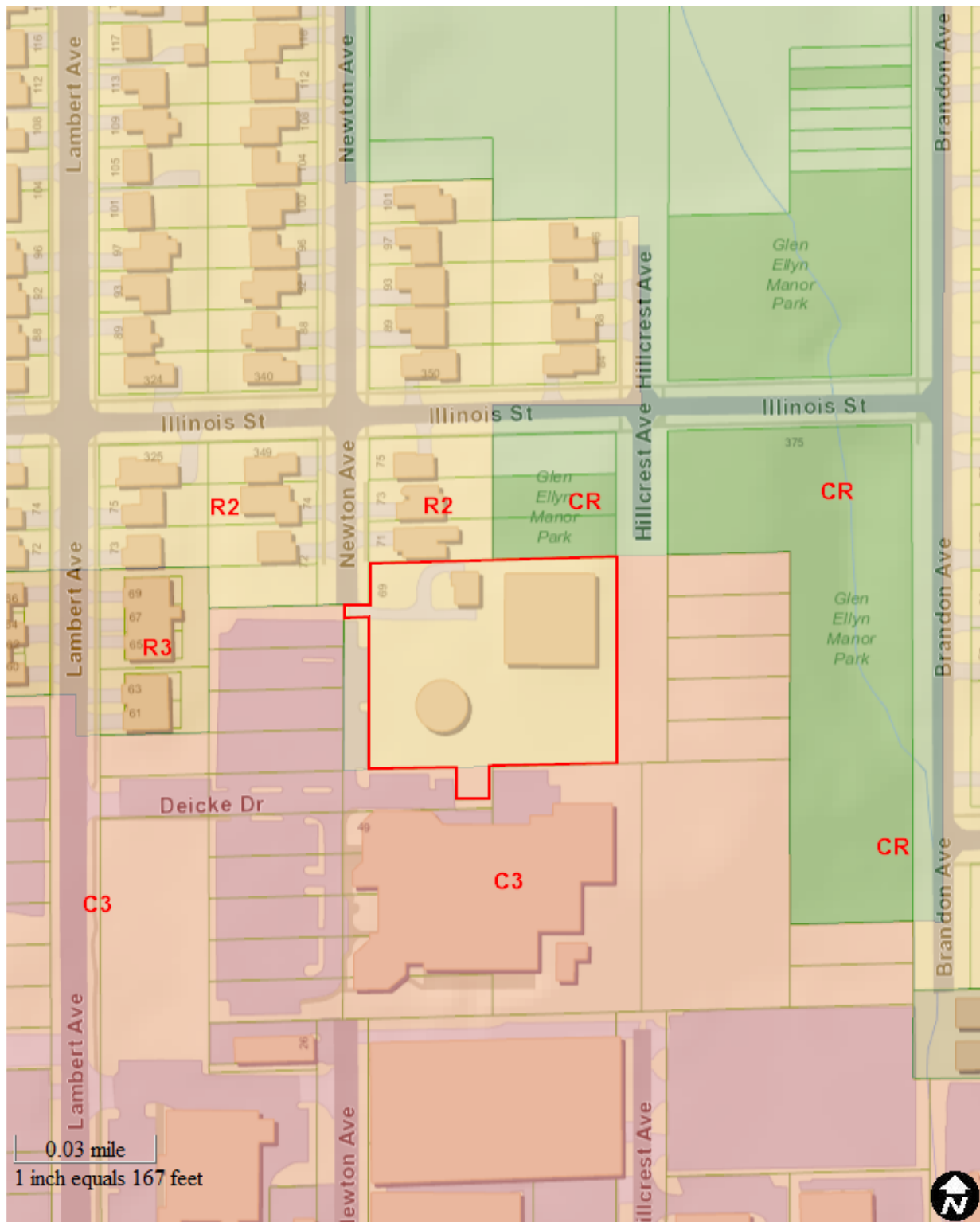


Map created on April 9, 2019.

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Map created on April 9, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

NOTICE OF PUBLIC HEARING

The Glen Ellyn Public Works Department is requesting approval of a Special Use Permit for a public service use and approval of variations from the Zoning Code to accommodate the construction of a detached garage to store materials and equipment on the property located at 69 Newton Avenue. The majority of the property is located within the R2 Residential District and a small portion of the property is located within the C3 Commercial Services District. The garage will be located entirely on the portion of the property located within the R2 Residential District. The property is legally described as follows:

PARCEL 1:
LOTS 4 THROUGH 8 AND LOTS 35 THROUGH 39 IN BLOCK 12 TOGETHER WITH THE EAST HALF OF THE VACATED NEWTON AVENUE RIGHT OF WAY WEST OF AND ADJOINING LOTS 35 THROUGH 38 IN BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 16, 1922 AS DOCUMENT 153289, EXCEPTING THEREFROM THAT PART OF SAID VACATED NEWTON AVENUE RIGHT OF WAY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 35 IN BLOCK 12 OF SAID GLEN ELLYN MANOR, BEING ON THE EAST LINE OF NEWTON AVENUE; THENCE SOUTH 88 DEGREES 44 MINUTES 12 SECONDS WEST ALONG THE WESTERLY PROLONGATION OF THE SOUTH LINE OF SAID LOT 35, A DISTANCE OF 30.01 FEET TO THE CENTERLINE OF SAID NEWTON AVENUE; THENCE NORTH 00 DEGREES 00 MINUTES 39 SECONDS EAST ALONG SAID CENTERLINE, 185.66 FEET TO THE SOUTHERLY FACE OF AN EXISTING GUARD RAIL; THENCE SOUTH 88 DEGREES 01 MINUTES 03 SECONDS EAST ALONG SAID SOUTHERLY FACE, 30.02 FEET TO SAID EAST LINE OF NEWTON AVENUE; THENCE SOUTH 00 DEGREES 00 MINUTES 39 SECONDS WEST ALONG SAID EAST LINE OF NEWTON AVENUE, 183.96 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
THAT PART OF LOT 34 IN BLOCK 12 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 16, 1922 AS DOCUMENT 153289, DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH WEST CORNER OF SAID LOT 34; THENCE NORTH 88 DEGREES 44 MINUTES 12 SECONDS EAST ALONG THE NORTH LINE OF SAID LOT 34 A DISTANCE OF 105.08 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 88 DEGREES 44 MINUTES 12 SECONDS EAST, 40.22 FEET; THENCE SOUTH 00 DEGREES 18 MINUTES 23 SECONDS EAST, 39.17 FEET; THENCE SOUTH 88 DEGREES 47 MINUTES 41 SECONDS WEST, 40.01 FEET; THENCE NORTH 00 DEGREES 36 MINUTES 44 SECONDS WEST, 39.13 FEET TO THE POINT OF BEGINNING, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-15-421-043

Before the Glen Ellyn Village Board can consider the request for approval of a Special Use Permit and approval of variations from the Zoning Code, the Plan Commission must conduct a public hearing. The Plan Commission will conduct a public hearing on Thursday, April 18, 2019 at 7:00 p.m. in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois to consider the requests in order to develop the property as depicted on the plans on file with the Community Development Department. All persons who are interested are invited to attend the public hearing of the Plan Commission to listen and be heard.

The Plan Commission will consider a Special Use Permit in accordance with Section 10-4-8(B)(1) of the Zoning Code to allow a public service use in the R2 Residential District. Additionally, the Plan Commission will consider the following Variations from the Glen Ellyn Zoning Code and may recommend to the Village Board certain conditions to be placed on either the requested Special Use or variations as the Plan Commission feels appropriate:

1. A variation from Section 10-5-5(B)(4-4) of the Zoning Code to allow a detached garage to have an area of 1,440 square feet in lieu of the maximum 600 square feet permitted.
2. A variation from Section 10-5-4(A)(2)(a) of the Zoning Code to permit the total amount of accessory structure on the property to be 12,662 square feet in lieu of the maximum 1,000 square feet permitted.
3. A variation from Section 10-4-8(F)(1) of the Zoning Code to permit the ridge height to be 22' -6.5" in lieu of the maximum 22' ridge height permitted.
4. A variation from Section 10-4-8(F)(1) of the Zoning Code to permit the eave height to be 16' in lieu of the maximum 12' eave height permitted.

Information related to the requests, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the requests 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 April 1, 2019 (4521681)

E.1.c

RECEIVED

APR 05 2019

VILLAGE OF GLEN ELLYN

COPY

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

**DuPage County
Daily Herald**

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

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

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is 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 01-APR-19 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

Laula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4521681

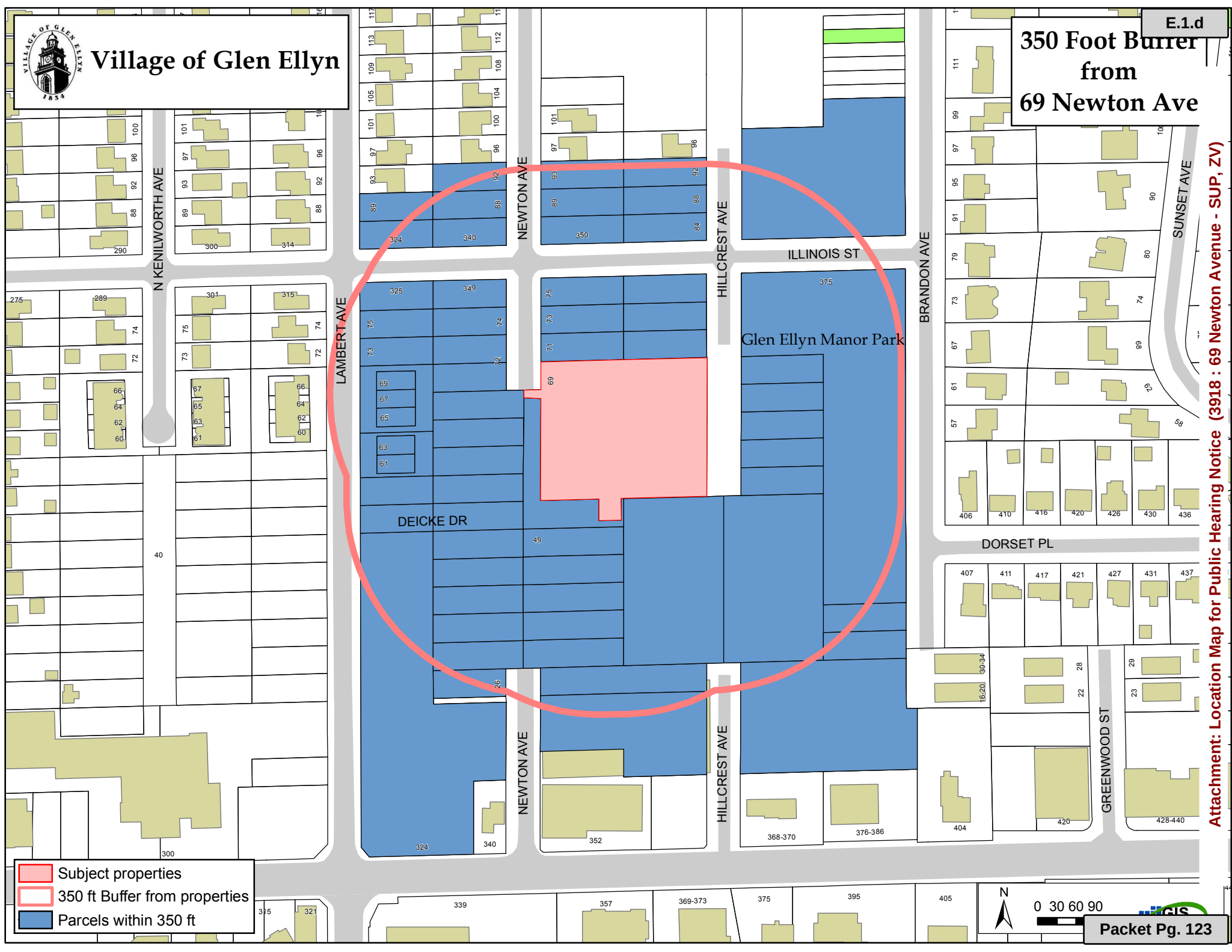
Attachment: Certificate of Notice of Public Hearing (3918 : 69 Newton Avenue - SUP, ZV)



Village of Glen Ellyn

350 Foot Buffer
from
69 Newton Ave

E.1.d



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



0 30 60 90

YMCA OF NW DUPAGE COUNTY
OR CURRENT PROPERTY OWNER
49 DEICKE DR
GLEN ELLYN, IL 60137

BENT, BYRON & AIMEE
OR CURRENT PROPERTY OWNER
84 HILLCREST AVE
GLEN ELLYN, IL 60137

KOHLER RAUSCH, PAUL
OR CURRENT PROPERTY OWNER
350 ILLINOIS ST
GLEN ELLYN, IL 60137

RANDALL, PATRICIA A
OR CURRENT PROPERTY OWNER
69 NLAMBERT AVE
GLEN ELLYN, IL 60137

LAMBERT TOWNHOUSE ASSOC
OR CURRENT PROPERTY OWNER
67 NLAMBERT RD
GLEN ELLYN, IL 60137

PREDKI, TOMASZ J
OR CURRENT PROPERTY OWNER
75 NLAMBERT RD
GLEN ELLYN, IL 60137

ZIMNY, IRVIN C & MARY T
OR CURRENT PROPERTY OWNER
72 NEWTON
GLEN ELLYN, IL 60137

KELLI HOMES
OR CURRENT PROPERTY OWNER
93 NEWTON AVE
GLEN ELLYN, IL 60137

PRISCO, CHARLES & SHARON
OR CURRENT PROPERTY OWNER
88 NNEWTON AVE
GLEN ELLYN, IL 60137

DREISILKER ELECTRIC MOTOR
OR CURRENT PROPERTY OWNER
352 ROOSEVELT RD
GLEN ELLYN, IL 60137

PAWSKI, ROLF & LOREENE
OR CURRENT PROPERTY OWNER
92 HILLCREST
GLEN ELLYN, IL 60137

ANDERBERG, LINDA
OR CURRENT PROPERTY OWNER
325 ILLINOIS ST
GLEN ELLYN, IL 60137

NOVAK, DOUGLAS & LINDA M
OR CURRENT PROPERTY OWNER
324 ILLINOIS ST
GLEN ELLYN, IL 60137

BABBITT, GLEN & NANCY
OR CURRENT PROPERTY OWNER
63 NLAMBERT RD
GLEN ELLYN, IL 60137

MEYER, STEVEN & MAUREEN
OR CURRENT PROPERTY OWNER
65 NLAMBERT RD
GLEN ELLYN, IL 60137

VELAZQUEZ, JOSE
OR CURRENT PROPERTY OWNER
73 NLAMBERT RD
GLEN ELLYN, IL 60137

DIGIACOMA, M & L RIDINGER
OR CURRENT PROPERTY OWNER
74 NEWTON AVE
GLEN ELLYN, IL 60137

LALOWSKI, URANIA
OR CURRENT PROPERTY OWNER
92 NEWTON AVE
GLEN ELLYN, IL 60137

SCHAETTY, SCOTT J
OR CURRENT PROPERTY OWNER
73 NEWTON AVE
GLEN ELLYN, IL 60137

WARCHOL, MARCIN
OR CURRENT PROPERTY OWNER
57 SMETHWICK LN
ELK GROVE VILLAGE, IL 60007

BENNETT, BRIAN F & LISA C
OR CURRENT PROPERTY OWNER
88 HILLCREST AVE
GLEN ELLYN, IL 60137

BRADY, TIMOTHY
OR CURRENT PROPERTY OWNER
349 ILLINOIS ST
GLEN ELLYN, IL 60137

ZUR, THOMAS & KATHLEEN
OR CURRENT PROPERTY OWNER
340 ILLINOIS ST
GLEN ELLYN, IL 60137

KRZYSKO, RICHARD A
OR CURRENT PROPERTY OWNER
67 LAMBERT RD
GLEN ELLYN, IL 60137

MURPHY, K & S OCHOA
OR CURRENT PROPERTY OWNER
89 NLAMBERT RD
GLEN ELLYN, IL 60137

VP2721 TR
OR CURRENT PROPERTY OWNER
61 NLAMBERT RD
GLEN ELLYN, IL 60137

FAGAN, DAVID J
OR CURRENT PROPERTY OWNER
71 NEWTON AVE
GLEN ELLYN, IL 60137

LINDGREN, TODD & ERIN D
OR CURRENT PROPERTY OWNER
75 NEWTON AVE
GLEN ELLYN, IL 60137

VAN GORP, CAROL
OR CURRENT PROPERTY OWNER
89 NEWTON AVE
GLEN ELLYN, IL 60137

GLEN ELLYN PARK DIST
OR CURRENT PROPERTY OWNER
185 SPRING AVE
GLEN ELLYN, IL 60137

WALGREENS
OR CURRENT PROPERTY OWNER
300 WILMOT RD
DEERFIELD, IL 60015

10-10-14. - Special uses.

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:
1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
 6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;

10-10-12. - Variations.

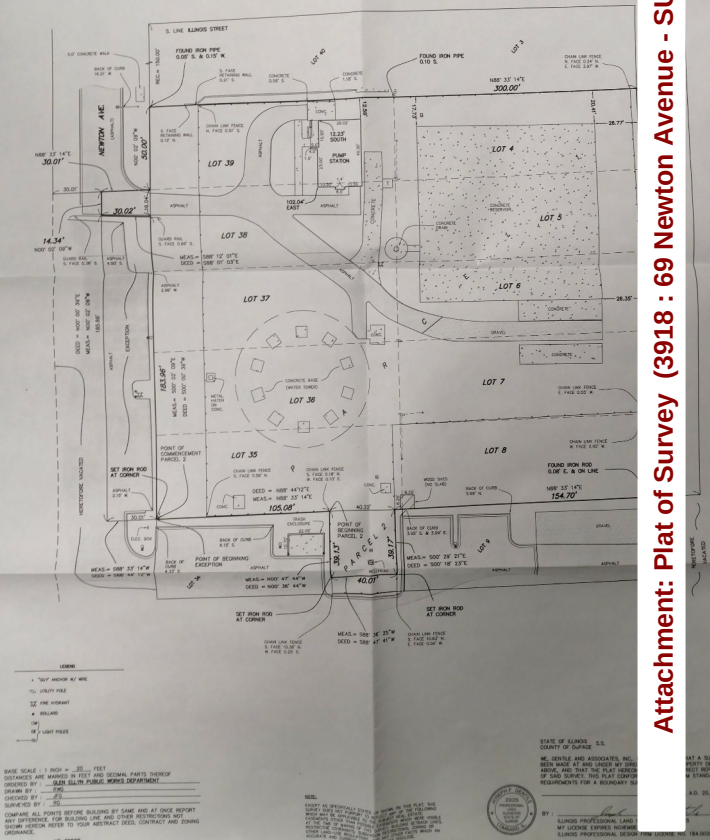
- (E) The Planning and Development Director shall not vary the provisions of this title, nor shall the Zoning Board of Appeals recommend, and the Village Board vary, the provisions of this title, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this title relating to the use, construction or alteration of buildings or structures or the use of land, and unless it shall have made findings based upon the evidence presented to it in the following cases:
1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
 2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;
- (F) For the purpose of supplementing the above standards, in consideration of granting an administrative variation or recommending approval of a variation, the Planning and Development Director or the Zoning Board of Appeals shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
 2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
 5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located;
 6. That the proposed variation will not:
 - (a) Impair an adequate supply of light and air to adjacent property;
 - (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - (c) Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;
 - (d) Diminish or impair property values within the neighborhood;
 - (e) Unduly increase traffic congestion in the public streets and highways;
 - (f) Create a nuisance; or
 - (g) Result in an increase in public expenditures;
 7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure;
 8. In the case of a planned unit development, that the granting of the variation will not significantly compromise the character and concept of the planned unit development;

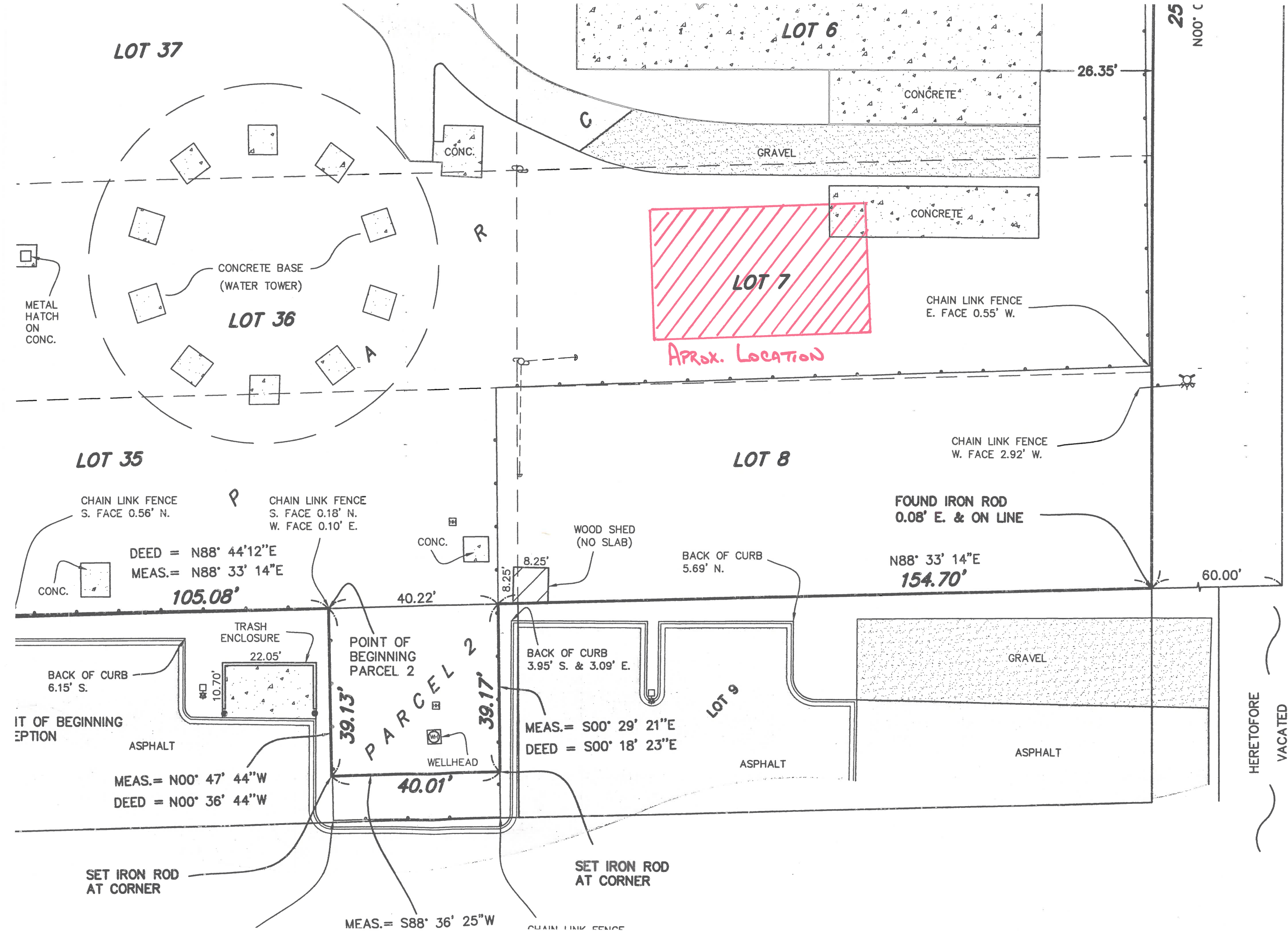
Graphic Scale

(In Feet)

[illegible][illegible]

CONTAINING AREA: 77,005.352 sq. ft. (1.77 acres)
PROPERTY COMMONLY KNOWN AS: 69 NEWTON AVENUE, GLEN ELLYN, ILLINOIS







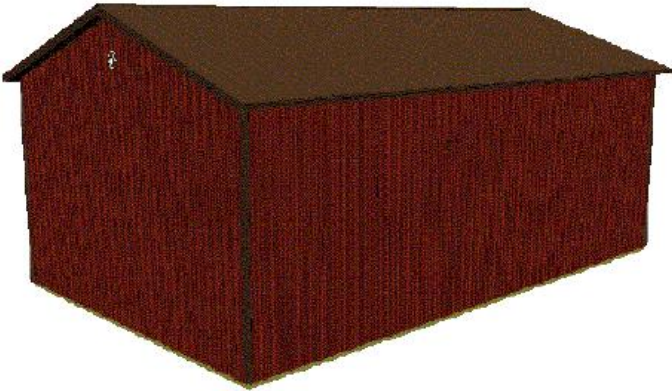
252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Building 306 30'x16'x48' (#1) Perspective From The Northeast



252 W. Adams, P.O. Box 399 • Morton, Illinois 61550-0399

Perspective From The Southwest



Attachment: Color Renderings (3918 : 69 Newton Avenue - SUP, ZV)

APPLICATION FOR SPECIAL USE PERMIT

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

Date Filed: _____ Application No: _____

Name of Applicant: **Village of Glen Ellyn Public Works**

Address of Applicant: **30 South Lambert Road**

Business Phone: **630-469-6756** Fax: **630-469-3128**

Home Phone: _____ Mobile Phone: _____

Email: **jhubsky@glenellyn.org**

Property Interest of Applicant: **Owner**

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: **Same as Applicant**

Address of Owner: _____

Business Phone: _____ Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: _____

Property Address: **69 Newton Avenue**

Legal Description of Property:

Permanent Index No. (PIN): **05-15-421-043** Zoning: **R2 Residential**

Lot Dimensions: **300' X 250'** Lot Area: **77,000 square feet**

Present Use:

Public Service Use

Requested Use/Construction:

Public Service Use - Proposed construction of 1,440 square foot accessory building

Estimated Date to Begin New Use/Construction: **04/01/19**

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

Jeff Sidell - Morton Buildings (Sales Consultant)
104 Oak Ave. Suite A, Rocelle IL 61068
(815)562-8777

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

Construction of a 1,440 square foot building to protect water and sewer parts (fire hydrants, water valves, buffalo boxes, water/sewer pipe, etc.) from the elements. No increase in traffic would be associated, as these items are already stored at this location, just without any type of protection from snow, sun, rain, etc. Continued use of the property would primarily remain as a pumping station and water reservoir storage.

Describe How the Special Use:

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

The building will improve the appearance of the grounds and allow parts necessary to maintain water and sewer systems to be safely stored for emergency & routine work.

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

The location of the garage will not affect the views of surrounding neighbors and the building will be of high quality construction.

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

No changes would be experienced from existing use of the property with the construction of the building.

CLEAR PAGE

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

The building will be constructed with no utilities needed. In the future, electric may be run to open/close the garage doors and provide interior lighting.

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

No additional utilities will be needed.

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

The general use of the property will not change with the building of a garage.

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

The existing driveway entrance will be sufficient and would not change with the building of the garage.

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

No, the building is not in the flood plain and no change to the existing grading.

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

Building the garage will not affect the community in these manners.

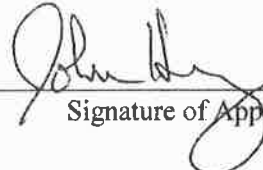
CLEAR PAGE

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

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

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

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

<u>4/30/18</u>	<u>JOHN HUBSKY</u>	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

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

VILLAGE OF GLEN ELLYN
535 Duane Street
Glen Ellyn, Illinois 60137
(630) 547-5250

APPLICATION FOR VARIATION

CLEAR PAGE

For the property at **69 Newton Ave** Glen Ellyn, IL 60137

Note to the Applicant: This application should be filed with, and any questions regarding it, should be directed to the Director of the Village Planning and Development Department.

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: **Glen Ellyn Public Works**
Address: **30 South Lambert Road**
Home Phone No.: **630-469-6756** Cell Phone No.:
Fax No.: **630-469-3128**
E-mail: **jhubsky@glenellyn.org**

Ownership Interest in the Property in Question:

Owner

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II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

Name and address of the legal owner of the property (if other than the applicant):

N/A

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

N/A

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES ☐

NO ☒

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

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III. PROPERTY INFORMATION:Common address: **69 Newton Avenue**Permanent tax index number: **05-15-421-043**

Legal description:

See attachedZoning classification: **R2 Residential**Lot size: **300** ft. x **250** ft. Area: **77,000** sq. ft.Present use: **Public Service Use**IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Section 10-5-5(B)4-4 to allow a detached garage to have have an area of 1,440 square feet in lieu of the maximum 660 square feet permitted.**Section 10-5-4(A)2(a) to permit the total amount of accessory structures on the property to be _____ square feet in lieu of the maximum 1,000 square feet permitted.****Section 10-4-8(F)1 to permit the ridge height to be 22' 6.5" in lieu of the maximum 22' ridge height permitted.****Section 10-4-8(F)1 to permit the eave height to be 16' in lieu of the maximum 12' eave height permitted.**Estimated date to begin construction: **04/01/19**

CLEAR PAGE

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

Jeff Sidell - Morton Buildings (Sales Consultant)
104 Oak Ave. Suite A, Rocelle IL 61068
(815)562-8777

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

The following items are intended to elicit information to support conclusions by the ZBA or PC and the Village Board that the required findings/standards for a variation under the Zoning Code have been established and met. Therefore, please complete these items carefully.

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

The property is owned by the Village & other Village properties do not have the space for such a building. The water & sewer parts are already stored here and given the nature of the work performed by Public Works, a variance is needed to appropriately store the parts to protect them from the elements.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

OR

CLEAR PAGE

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

The property is already being used to store these parts but simply in the open air, unprotected from the elements.

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

The location chosen is in the back corner from the front of the property, limiting the view for surrounding properties from the road. Other properties will be minimally affected, as screening currently exists in the form of vegetation surrounding the fence line, especially along the southern & eastern property lines.

- B. For the purpose of supplementing the above standards, the ZBA or PC, in making its recommendation that there are practical difficulties or particular hardships, shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

Public Works has limited areas in which to construct such a building. Besides having the space here, the close proximity to the main PW facility at 30 S. Lambert makes this an ideal location for storing the parts necessary to maintain and improve the water and sewer systems.

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2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

No other properties within this zoning district perform the same type of tasks and require similar parts/equipment as does Public Works.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The need for the garage is to protect the parts necessary to maintain the water and sewer systems, and lower costs by preventing damage from the elements, providing easier access (especially during the winter) and allowing an adequate stock to reduce purchasing costs.

4. Provide evidence that the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property in question or by the applicant.

Public Works has not had the luxury of such a building in the past and looking for ways to be able to continue the tasks required to maintain the water and sewer systems while keeping costs low.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

The location of the building will have minimal affects visually for the surrounding neighbors and the general use of the property will not change with the building.

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6. Provide evidence that the proposed variation will not:

a. Impair an adequate supply of light and air to adjacent property;

The location of the proposed building will not affect surrounding properties given the existing vegetative screening around the property.

b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

The material used for the building and materials stored inside will not increase fire or other dangers.

c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

Inhabitants of the Village will not be affected in any such manner.

d. Diminish or impair property values within the neighborhood;

Given that the building will store inside items currently stationed outside, the appearance of the property will improve, which should help maintain or improve values of adjacent parcels.

e. Unduly increase traffic congestion in the public streets and highway;

No change in current traffic will occur with the building

f. Create a nuisance; or

No nuisance would be created with granting a variance for the building.

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- g. Results in an increase in public expenditures.

The cost to construct the building will help better maintain the assets needed to upkeep the water and sewer systems.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

Given the parts to be stored inside the building (fire hydrants, water valves, PVC pipe, etc.) and the equipment necessary to move these large, heavy items around, the building is appropriately sized. Items not as necessary to store away from the elements (manhole covers & frames, concrete structures) will still be kept outside, even though the ability to have these easily available year-round would be beneficial to Public Works.

8. Please add any comments which may assist the commission in reviewing this application.

Public Works continually works to maintain and improve the Village's water, sanitary and storm sewer systems. A building such as requested has been discussed from many years and should have been constructed long ago. Having such a building will also allow adequate stocks of the items to be maintained, helping reduce costs by being able to buy in appropriate amounts. By having the right parts on hand, time to resolve an emergency can be reduced by only needing to go to the garage for the necessary piece instead of needing to contact a distributor to see if they have the part in stock & sending employees to go pick that item up. Being able to store the items in a building will also help improve the overall appearance of this Village owned property.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

CLEAR PAGE

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

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

I (We) certify that I (we) have carefully reviewed the Glen Ellyn Zoning Variation Request Package and applicable provisions of the Glen Ellyn Zoning Code.

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

<u>11/30/18</u> Date	<u>JOHN HUBSKY</u> Print Name	<u></u> Signature of Applicant
 Date	 Print Name	 Signature of Applicant
 Date	 Print Name	 Signature of Applicant



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 04/18/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3920)

DOC ID: 3920

A pre-application meeting to discuss the Planned Unit Development of a proposed orthodontic office at 414 Pennsylvania Avenue

PETITIONER: The petitioner is Apex Design Build on behalf of Dr. Adam Saylor, owner of the property located at 414 Pennsylvania Avenue.

REQUEST: Pre-application meeting regarding the potential redevelopment of the property located at 414 Pennsylvania Avenue to include a two-story orthodontic office with approximately 3,000 square feet of clinical office space.

LOCATION: The subject property is located on the north side of Pennsylvania Avenue between Prospect Avenue and Western Avenue. The site is approximately 10,000 square feet (almost a ¼ of an acre) and improved with a single family residence on the lot.

The property is zoned C5B Central Business District, Central Service Subdistrict. The surrounding land uses and zoning are as follows:

Zoning

North: C5B Commercial Service District

East: C5B Commercial Service District

West: C5B Commercial Service District

South: C5B Commercial Service District

Land Use

Commercial

Residential

Commercial/

Residential

Commercial

LONG TERM PLANS:

The Comprehensive Plan states that the Downtown “should be maintained as Glen Ellyn’s multipurpose commercial and service focal point” (pg. 18). The Comprehensive Plan specifically calls out the northwest quadrant of Downtown as an area that “should be reorganized and redeveloped as a coordinated office and service area anchored by the Glen Ellyn Clinic, Ameritech and other uses” (pg. 45 & 48). The target area section of the Comprehensive Plan further identifies that “the Village should encourage area-wide reorganization, improvement and redevelopment of Site D [the northwest quadrant] as an attractive and desirable Downtown employment center providing sites for commercial and office uses” (pg. 53).

The Downtown Strategic Plan states that Downtown office and service uses should be increased. It suggests that appropriate locations for these businesses are above or below first floor retail or on the periphery of the

Downtown core (pg. 8.6 of 8). The Downtown Plan's Land Use Plan section shows this area (the northwest quadrant) as appropriate for medical offices and service uses (pg. 9.6 of 17).

Based upon the abovementioned sections of the Comprehensive Plan and Downtown Strategic Plan (attached) an orthodontic office would be an appropriate use for the site.

PROJECT SUMMARY:

Apex Design Build is proposing a two-story orthodontic office on the site. The property is currently improved with a single family residence that will be demolished to make way for the office building to be constructed on the site. The project would include approximately 3,000 square feet of clinical office space on the second story of the building along with some covered first floor parking, a first floor lobby and a surface parking lot in the rear of the building. The conceptual floor plan provided as part of the petitioner's application packet shows an "ortho bay" with 6 beds, a consultation room with a single bed, a private treatment room with a single bed and a waiting room with 17 chairs. Dr. Saylor has indicated that there is generally around 4 patients in the office at a time. At peak times after school, from 2:00 pm - 5:00 pm it is more common to have up to 6 patients in the office. The floor plan also shows several areas for employees, including 2 chairs in the Doctor's office, 2 chairs at the front desk, 2 chairs in the call center, 1 chair in the business office and 10 chairs in the staff lounge. Dr. Saylor has indicated that the office will have 10 or 11 employees in total. The office hours will be Monday - Friday with appointments from morning until early evening. He does not plan to see patients on the weekends.

Dental/medical offices are a permitted use in the C5B Zoning District and as indicated above, this particular section of the Downtown is earmarked as an area to encourage such office uses. More information about the project is below.

Trash Enclosure:

The enclosure is proposed within the building on the east side of the drive aisle. Some thought should be given to how refuse will be removed from the site. If garbage trucks are to use the access drive, a 24 foot drive aisle would be required. The petitioner will need to demonstrate that cars would be able to maneuver around a garbage truck in the drive aisle, or provide some explanation of how refuse will be removed from the site. A deviation may be required for drive aisle width.

Parking

The project proposes 15 total parking spaces, with one handicapped

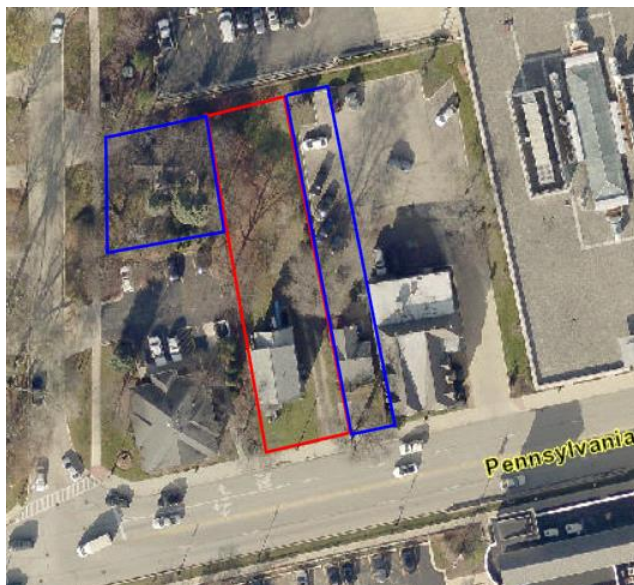
accessible space to be located under the covered portion of the parking lot. Three additional parking spaces are proposed in the covered part of the parking lot. The remaining 11 spaces are proposed behind the building in a surface parking lot. Per Section 10-4-17-2(G) of the Zoning Code, 15 spaces are required for 3,000 square feet of gross area used for clinic. In accordance with Section 10-5-8(H) of the Zoning Code a landscape island is also proposed.

Traffic/Circulation:

Although this is a smaller development, staff has requested that a traffic analysis be provided by the petitioner indicating the anticipated traffic generated by the development. Staff has given some consideration to restricting turning movements to right-in, right-out since the drive aisle is close to the intersection of Pennsylvania and Western Avenue and a minimum of two lanes of traffic would need to be crossed to make a left turn into or out of the development. Staff has also suggested that the petitioner discuss a shared access arrangement with the property owner to the west of the site to eliminate the access drive on Pennsylvania Avenue altogether.

Screening:

While the site is completely surrounded by C5B zoning districts, there are two properties adjacent to the site that are currently used as residential properties (properties outlined in blue in the image below are residential). In accordance with Section 10-7-9(B) of the PUD regulations, planting screens and/or fences will need to be provided on the sides of the development abutting areas occupied by residences.



Lighting:

All proposed lighting on the outside of the building will need to be dark sky compliant and will not be permitted to exceed 1 foot candle at the property line where the site abuts residential uses and 3 foot candles at the property line in all other locations. A photometric plan and light fixture cut sheets will be required as part of the formal submittal.

Stormwater:

Since this project will result in a net increase of greater than 2,500 square feet of impervious area, post construction best management practices (PCBMPs) will be required for this project. The Village's Civil Development Engineer will work with the petitioner to ensure the DuPage County Stormwater Ordinance requirements are met.

**REVIEW
PROCESS:**

While office uses are permitted uses in the C5B Zoning District, a Special Use for a Planned Unit Development is still required because the office will be new construction in the Downtown, which is completely developed as a Planned Unit Development. Based upon the preliminary plans we have at this time, we anticipate that the petitioners will require approval of the following in order to proceed with the project:

1. The Planned Unit Development of a 2-story, 3,000 square foot orthodontic office. We do not anticipate any deviations at this time.
2. Exterior Appearance of the building (reviewed by staff with final approval Village Board approval).

**COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a pre-application conference and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Plan Commission may wish to consider/provide feedback regarding the following:

1. If the Commission is generally supportive of the development concept.
2. If the Commission is supportive of reviewing the Preliminary and Final PUD Plans as a single-step process.
3. If the Commission has any comments/concerns regarding traffic circulation and access to the site.
4. If the Commission would like to clarify any concerns.

ATTACHMENTS:

- § Aerial Photo
- § Zoning & Location Map
- § Sections from the 2001 Comprehensive Plan
- § Sections from the 2009 Downtown Strategic Plan
- § Petitioner's Pre-Application Packet
 - o Application
 - o Narrative
 - o Site Plan
 - o Landscape Plan
 - o Floor Plans
 - o Elevations
 - o Renderings

Cc: Staci Springer, Community Development Director
 Apex Design Build, Petitioner
 Dr. Adam Saylor, Property Owner

ATTACHMENTS:

- Aerial Photo (PDF)
- Location & Zoning Map (PDF)
- Sections from the Comprehensive Plan (PDF)
- Sections from the Downtown Plan (PDF)
- Application for Commission Pre-Application Meeting (PDF)
- Narrative Statement (PDF)
- Site Plan (PDF)
- Landscape Plan (PDF)
- Floor Plans (PDF)
- Exterior Elevations (PDF)
- Renderings (PDF)



Map created on April 11, 2019.

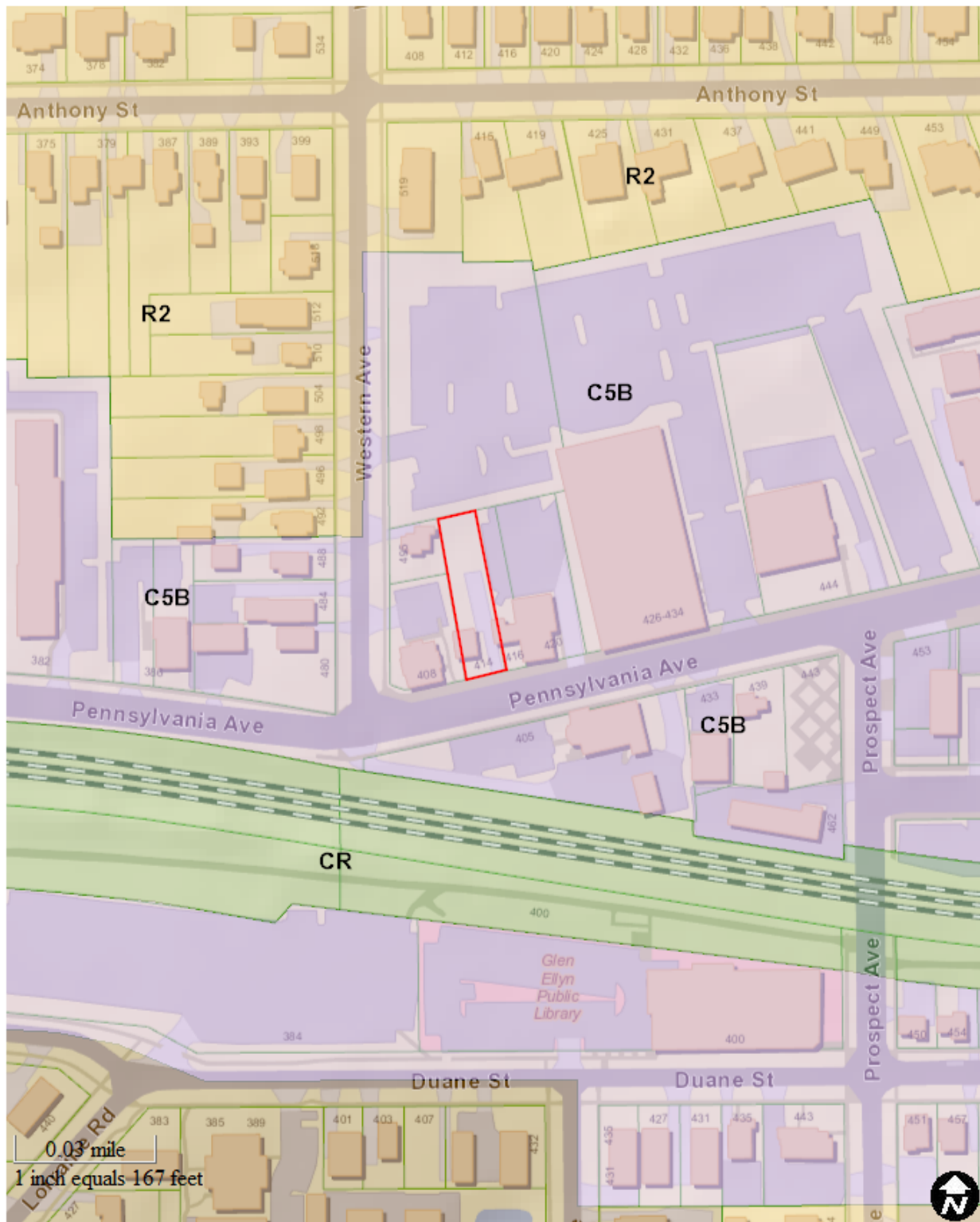
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



Location & Zoning Map



Map created on April 11, 2019.

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Commercial Area Policies

The Community-Wide Plan designates five types of commercial and business areas: 1) Downtown, 2) service commercial, 3) office, and 4) neighborhood commercial, and 5) light industry.

Generalized recommendations for commercial and business areas are presented in Figure 5. More specific improvement and development recommendations for Downtown, Roosevelt Road and Five Corners are presented in Section 3 of this Plan report.

Improvement Guidelines:

Each of Glen Ellyn's existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Glen Ellyn. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and business areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include façade, parking lot and signage improvements.

Commercial and business areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not be allowed to "spill over" into the neighborhoods. Noise, safety and grounds maintenance should also be carefully monitored within commercial areas.

Downtown Glen Ellyn:

Glen Ellyn's Downtown is the traditional commercial and service focal point for the Village. It not only contains a range of retail, service, office and housing uses, but is also the site of several important public and institutional buildings.

The Plan strives to strengthen and enhance the historic character and traditional role of Downtown. It should be maintained as Glen Ellyn's multi-purpose commercial and service focal point. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community.

Compatible and high-quality new retail, service and mixed-use development and redevelopment should be promoted in selected locations within the Downtown, as described in Section 3.

Service Commercial Areas:

Service commercial areas, including Roosevelt Road and small clusters along Butterfield Road in unincorporated Glen Ellyn, should contain a range of retail, service, office and business activities that serve the community and surrounding region.

The Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses. The redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted, as described in Section 3.

The clustering or grouping of commercial buildings within the same block should be promoted to allow for

shared access drives, parking areas and pedestrian amenities.

Since the size of most lots along commercial corridors is limited, the consolidation of two or more smaller parcels should be encouraged to enable somewhat larger developments with improved access, parking, building placement, and overall design and appearance.

Glen Ellyn should explore the possibility and desirability of annexing the unincorporated commercial areas along Butterfield Road, Hill Avenue and North Avenue/Swift Road in order to supplement the local tax base and establish Village control over future development in these areas.

Office and Industrial Areas:

Office development has been increasing within Glen Ellyn in recent years. Most existing office development is located within or near the Downtown, along Roosevelt Road, and in smaller locations along Butterfield Road. Quality new office development should continue to be promoted.

The small cluster of industrial and business uses located along Hill Avenue just outside the Village is designated in the Plan as "light industrial." This area should be improved and upgraded as a limited and self-contained business area.

Compatible new light industrial and high-tech uses would also be appropriate within Glen Ellyn's office areas.

Neighborhood Commercial Area:

"Five Corners" should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community. The southwest quadrant of the intersection of Main Street and St. Charles Road should be promoted as a local Historical Center centered on Stacy's Tavern and other historic buildings. Traffic operational improvements should be undertaken, and the overall image and appearance of the area should also be enhanced. See Section 3 for more detailed recommendations.

- Efforts should also be made to expand the "east-west dimension" of the pedestrian shopping area along Pennsylvania, Duane, and Crescent west of Main Street. Several potential redevelopment sites along these east-west streets are highlighted in a following section. Retail and pedestrian-oriented service uses should be located on the ground floor of all buildings within this area.

- To the extent possible, offices and freestanding service uses should be located around the periphery of the commercial area. Offices would also be appropriate on the upper levels of commercial buildings throughout Downtown.

- The northwest quadrant of Downtown should be reorganized and redeveloped as a coordinated office and service area anchored by the Glen Ellyn Clinic, Ameritech and other uses.

- The Glen Theater, which adds to the character and vitality of Downtown and represents an important entertainment attraction within the area, should be maintained and enhanced.
- Attractively designed and compatibly scaled multi-family residential uses should continue to be located at appropriate perimeter sites, providing a transition between commercial uses and adjacent neighborhoods. Residential uses contribute significantly to the overall character of Downtown, add life and vitality to the area, and provide a built-in market for many Downtown stores and shops. Safe, attractive and convenient sidewalk

connections should be maintained between nearby residential areas and the commercial area.

- Public and institutional uses also contribute to the character of Downtown and help make it a true "multi-purpose" focal point for the entire community. Public buildings and churches should continue to be accommodated on sites around the periphery of the commercial area. Compatible new public and social service facilities would also be appropriate in these locations.

EXISTING SITES and BUILDINGS:

- Buildings with architectural and historic interest should be preserved and protected where possible. Much of the Downtown's charm is due to the concentration of early 20th century buildings and these structures should be recognized as important community resources.
- The overall level of building maintenance within Downtown should be improved. Many buildings, including several with historic interest, are characterized by deferred maintenance, and repairs should be undertaken where feasible.
- Small existing commercial buildings add to the interest, diversity and character of Downtown. Small commercial spaces should continue to be made available for start-up businesses, niche market stores and other small businesses. However, marginal, underutilized and obsolete properties could be redeveloped for new retail, service, office, residential or open space uses.
- In addition to structural repairs, the storefronts of existing buildings should be improved to enhance the image and appearance of the Downtown, and to help visually unify stores and businesses within the same block. Storefront improvements might include special façade treatment and the coordination of colors, materials, signage, awnings and canopies, and related design features.
- In most cases, improvements and additions to older existing buildings should reinforce and enhance the original architectural qualities, characteristics and proportions rather than apply new or different stylistic treatments.
- The predominant color for most Downtown buildings should be relatively subtle; the natural brick and stone colors of red, buff and cream should predominate. Very dark and very bright colors should be discouraged unless there is a clear historic precedent. The selection of colors on individual buildings should complement the predominant hues of adjoining buildings.
- The rear portions of all commercial properties should be clean and well maintained. Rear entrances to stores and shops should be encouraged, particularly in blocks where public parking or pedestrian walkways are located behind the buildings. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened.
- The use of landscaping and other attractive screening should be encouraged to improve the ap-

pearance of properties along the rail line, including parking lots and the rear portions of sites and buildings. These properties are highly visible to commuters on a daily basis, and many people base their impression of Downtown—and the community as a whole—on their view from the train.

NEW CONSTRUCTION:

- While new buildings need not be historic replicas, they should offer high quality and compatible interpretations of the predominant architectural styles now present within the Downtown. In particular, new buildings should reflect the attractive architectural detailing, quality of workmanship and traditional building materials that characterize Downtown's historic structures.
- New construction should respect the existing scale of Downtown and avoid extreme differences in building height. Two- and three-story buildings should predominate, although the height of buildings on specific parcels should continue to be governed by zoning.
- The Village should review building height requirements within the C5A and C5B zoning districts, while still supporting desirable retail and mixed-use development. A range of factors should be considered when determining the height of new Downtown buildings, including: a) the height of nearby existing buildings, b) the pedestrian scale and orientation of Downtown, c) the proximity of new buildings to residential neighborhoods, d) topography, e) the economics of

Downtown development, and f) sight lines in relation to prominent visual landmarks and historic features.

- New commercial buildings within the pedestrian shopping area should be located at or very near the sidewalk line in order to maintain close contact between pedestrians and the adjacent stores, shops and display windows. If buildings are set back from the sidewalk, landscaping and/or decorative amenities should be provided to maintain this pedestrian orientation.
- Buildings within the pedestrian shopping area should "front" the street. The placement of buildings at odd or irregular angles to the street should be discouraged within this area. However, buildings at key intersections may incorporate angled corners or other small setbacks.
- Most older Downtown commercial buildings have relatively small "footprints" and are located on lots with narrow widths. However, many contemporary commercial uses require larger spaces, more generous floor areas, and higher ceiling heights than are afforded by these older buildings. The Village should encourage the provision of larger spaces to accommodate new commercial uses, either as a part of new construction or through the interior remodeling and interconnection of several adjacent existing stores and shops.
- New construction should respect the predominant scale and proportion of existing Downtown buildings. Architectural details such as columns, pilasters, and window and door placement should be used to ar-

should be used to articulate the façades of large new buildings into several smaller vertical "segments" to reflect the scale and proportion of adjacent existing buildings.

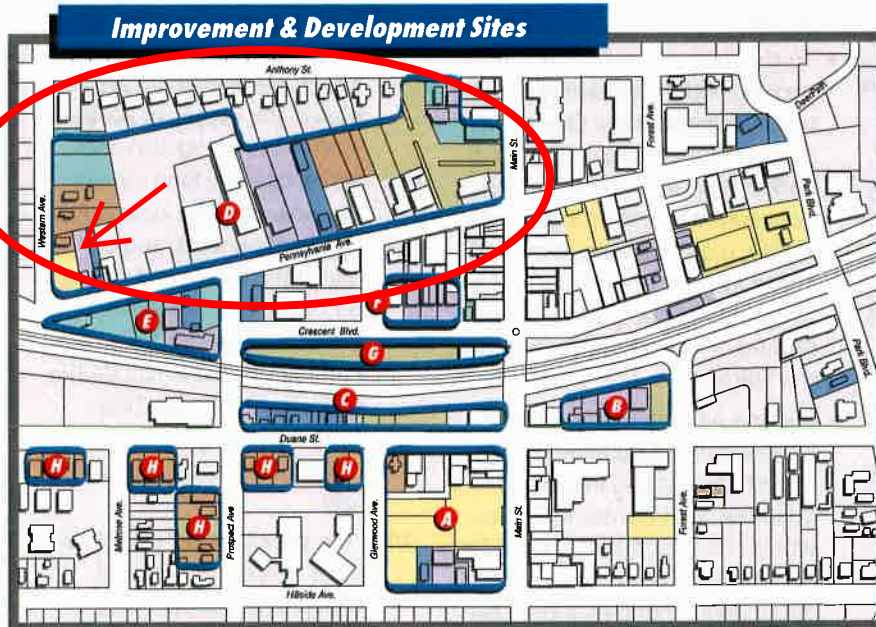
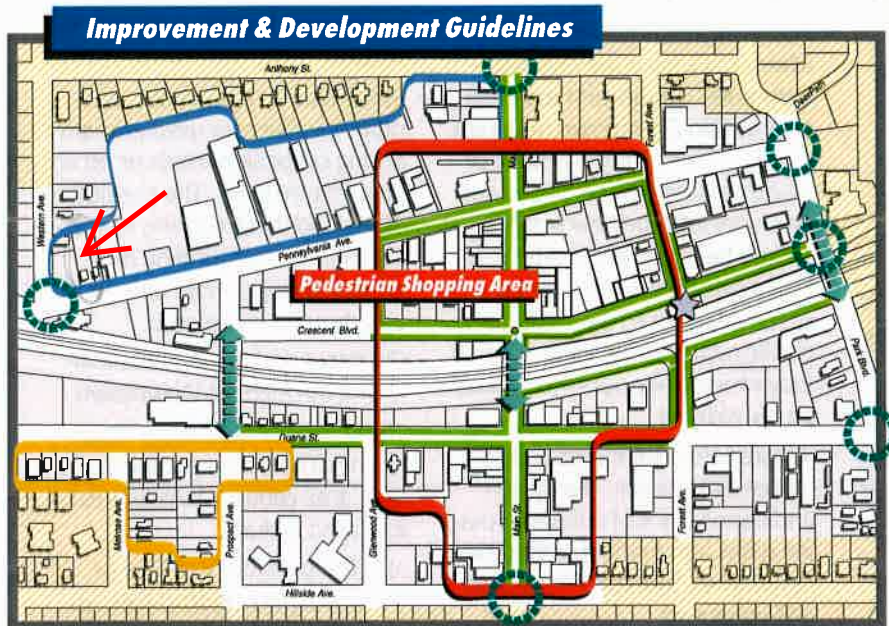
- New buildings should be constructed of traditional building materials such as brick and stone in the red and buff color ranges.
- Parking garages, if constructed, should complement the appearance of existing Downtown buildings in terms of scale, bulk, materials and façade articulation. The ground floor of parking structures within the pedestrian shopping area should be used for stores or pedestrian-oriented service establishments.

STREETS and TRANSPORTATION:

- The existing Downtown street system should be essentially maintained and no significant modifications are recommended. While opportunities to improve traffic safety and traffic flow should continue to be explored, pedestrians should receive priority within the Downtown area.
- The Village should use the new street classification established in the Comprehensive Plan—the "Village arterial"—as a guide for arterial streets passing through or near the Downtown. While the Village arterial should provide access to Downtown in a manner similar to the "minor arterial," it should be oriented to community traffic and should be characterized by an overall image, appearance and cross-section in keeping with the central portion of Glen Ellyn.

Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.

Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.

Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.

Provide "gateway" design features that denote entry into the Downtown and delineate its boundaries.

Work with Metra to replace the existing commuter station with a new Downtown facility.

Improve pedestrian connections between the north and south sides of Downtown.

Promote replacement of older structures with high-quality townhomes and similar multi-family developments.

Maintain, preserve and protect surrounding neighborhoods.

(See text for additional improvement and development guidelines)

Improvement & Development Sites:

Projects either underway or being discussed (see accompanying text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be reused and upgraded or replaced with new development.

Residential properties that may be subject to redevelopment.

Surface parking lots along the frontage of primary shopping streets should be considered for new development.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development (see text).

Comprehensive Plan • Village of Glen Ellyn, Illinois

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

- Traffic within Downtown should continue to be controlled by stop signs and similar traffic control techniques. Traffic lights, which would alter the basic character and "ambiance" of Downtown, should not be installed.
- Proposals for major new developments within Downtown should include a traffic impact analysis in order to ensure that the traffic generated by new development can be adequately accommodated by the Downtown street system.
- Street surfaces in poor condition should be repaired. While surface conditions do not necessarily affect traffic circulation or safety, they do detract from the overall image and appearance of the Downtown.
- Several streets within Downtown should be designated as "bike routes," and these should connect with designated bike routes in the surrounding community. More bicycle parking should also be provided in the Downtown.
- To the extent possible, the barrier effect created by the Union Pacific Railroad within Downtown should be minimized. While the possibility of a new vehicular overpass or underpass was considered in the planning process, it is not recommended at this time due to the impact of such a project on existing stores and businesses, traffic circulation and on the image and character of Downtown. However, at a minimum, additional landscaping and the improvement of pedestrian routes should be used to help visually minimize the separation between the north and

south sides of Downtown. In addition, if a new commuter station is constructed, a pedestrian underpass or overpass might be considered as a part of the new station facility.

- The Village should work with Metra to replace the existing commuter station with a new facility within Downtown. As a part of this project, the possibility of incorporating new retail and service uses into the new station should be explored. In addition, the provision of a new green space adjacent to the station and public restroom facilities open to Downtown shoppers should also be considered.
- Where safety standards and requirements permit, the design and appearance of railroad crossing gates and fencing within the Downtown should be improved and enhanced.

PARKING:

- To the extent possible, off-street parking should be evenly distributed throughout the Downtown so that all areas are well served. Parking should also be located convenient to the uses generating the major parking demands. There may be opportunities for small new public parking lots immediately north and south of the railroad.
- Surface parking lots should be located behind buildings or at mid block. Parking in front of buildings or at corner locations within the Downtown should be discouraged. Landscaping and decorative amenities should be installed along the edges of surface parking lots that border public walkways.

- Small, separate parking lots within the same block should be combined and consolidated where possible. Curb cuts and access drives should be minimized, particularly along pedestrian shopping streets and arterial routes.

- Some church parking lots and other facilities are used primarily during off-peak periods or on an intermittent basis. The possibility of making these parking spaces available to surrounding businesses during certain time periods should be explored.
- On-street parking should be allowed throughout Downtown.
- The Village should study Downtown parking on a comprehensive, area-wide basis. Issues to be explored include:
 - a) The possibility of one or more parking structures to meet the long-term needs of Downtown. If carefully designed and located, parking structures would not only increase the supply of parking spaces but could also conserve valuable land, create opportunities for new building development, and enhance the image and character of the commercial area. Possible locations for a new parking structure include the Giesche block, the Civic Center parking lot, and several other sites discussed below.
 - b) The possibility of establishing a "parking fund" into which a developer could contribute in lieu of providing on-site parking. This fund might then be used by the

and reused for commercial purposes, or the existing properties might be redeveloped.

If the Citibank property becomes available for redevelopment, the eastern portion of Site C should be reused for retail, restaurant or pedestrian-oriented service uses, with frontage along both Main Street and Duane Street.

If new building development takes place, buildings should be positioned at street corners and other highly visible locations within the block.

If existing buildings and/or uses are retained, the northern edge of all properties should be upgraded and more attractively landscaped in order to improve views from the commuter train.

- **Site D** includes the block bounded by Main Street, Pennsylvania Avenue, Western Avenue and Anthony Street, except for the single-family properties along the south side of Anthony. It currently contains a diverse mix of public and private parking, retail stores, offices and service establishments.

While Site D includes a number of important existing uses that should be retained, several marginal uses, vacant buildings and parcels, underutilized properties, and a disorganized development pattern also characterize this area.

The Village should encourage area-wide reorganization, improvement and redevelopment of Site D as an attractive and desirable Downtown employment center providing sites for commercial and office uses. Although many existing uses may remain,

as much of the block as possible should be included in the planning and reorganization process.

In general, retail and pedestrian-oriented service uses should be located along the Main Street frontage, with buildings located at the edge of the sidewalk.

Commercial and office uses should be located along Pennsylvania, although parking and setbacks could be acceptable along this frontage. Existing uses such as Glen Ellyn Clinic should be encouraged to enhance and expand their facilities as "anchors" in this area.

The vacant Cottingham Furniture Store, which occupies a prominent location along the Main Street frontage, should be reused or redeveloped for retail or service use.

Parking should be located primarily in the interior of the block, with parking lots interconnected and combined to increase efficiency. This block could also be appropriate for structure parking in the future.

Single-family residences should be maintained along Anthony Street, and these should be well screened and buffered from the commercial area.

While the existing fire station could be retained, the corner of Main and Pennsylvania would be more appropriate for retail and pedestrian-oriented service uses. As part of a larger development project or program, the Village might wish to consider future relocation of the fire station to another site on the edge of Downtown.

Like Site A, Site D is considered to be a key block in Downtown. Reorganization and redevelopment of this site would significantly improve the north side of Downtown, and help retain and enhance several important existing uses.

- **Site E** includes the south side of Pennsylvania Avenue west of Prospect. It currently contains a vacant commercial building, a records storage facility for Glen Ellyn Clinic, a small commercial building and an historic residential structure.

A triangular shape and difficult topography have been constraints to redevelopment of this site in the past. Therefore, as many parcels as possible should be combined and consolidated to help create a more useable site for new development.

Site E would be a suitable location for small office or service uses, developed either as a small center or as two or three free-standing buildings. This site might also be used for parking, perhaps to support the office and service uses recommended for Site D to the north.

The historic residential structure might be considered for relocation to the Five Corners area, as discussed in a following section of this report.

Any improvement or development within this block should ensure adequate sight lines for motorists approaching the intersection of Pennsylvania and Prospect.

Maintain and Build New Downtown Mixed-Use Buildings

Increase the overall density and activity in the Downtown. Retail and restaurant uses should be reserved for first floor space throughout the core of the Downtown, and be contained in mixed-use buildings with residential uses above. The additional residential density will increase the consumer population of the Downtown to fuel the economic engine to support the existing and future retail. Mixed-use redevelopment is a key means for accomplishing this objective. Ensure that any new developments in the core shopping district accommodate residential dwelling units (preferred) or office above first floor retail; that any new developments in the periphery of the core shopping district accommodate residential dwelling units above first floor office; that existing buildings are remodeled and/or renovated; that new infill development and renovations are historically-sensitive; that new commercial space is designed to meet the needs of modern retailers; and that there is a no net loss of retail space in the Downtown.

Increase Downtown Office and Service Space

Infusing additional professional and medical offices and service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well. The location of these businesses must be strategically positioned so as not to interrupt critical retail street corridors. An appropriate location is above or below first floor retail in a mixed-use setting or a site that is on the periphery of the Downtown core.

Increase the Number of Downtown Residential Units

Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don't need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home. In addition, allow the construction of accessory dwelling units¹ on single family properties in and near the Downtown study area. These units can be located above detached garages, or as an addition to – or a remodel of – the single family home.

Civic and Institutional

Preserve and enhance the visibility of the elegant Downtown civic and institutional buildings. New civic and institutional uses should also be considered and be accompanied with the strictest standards of architectural excellence.

Circulation and Access

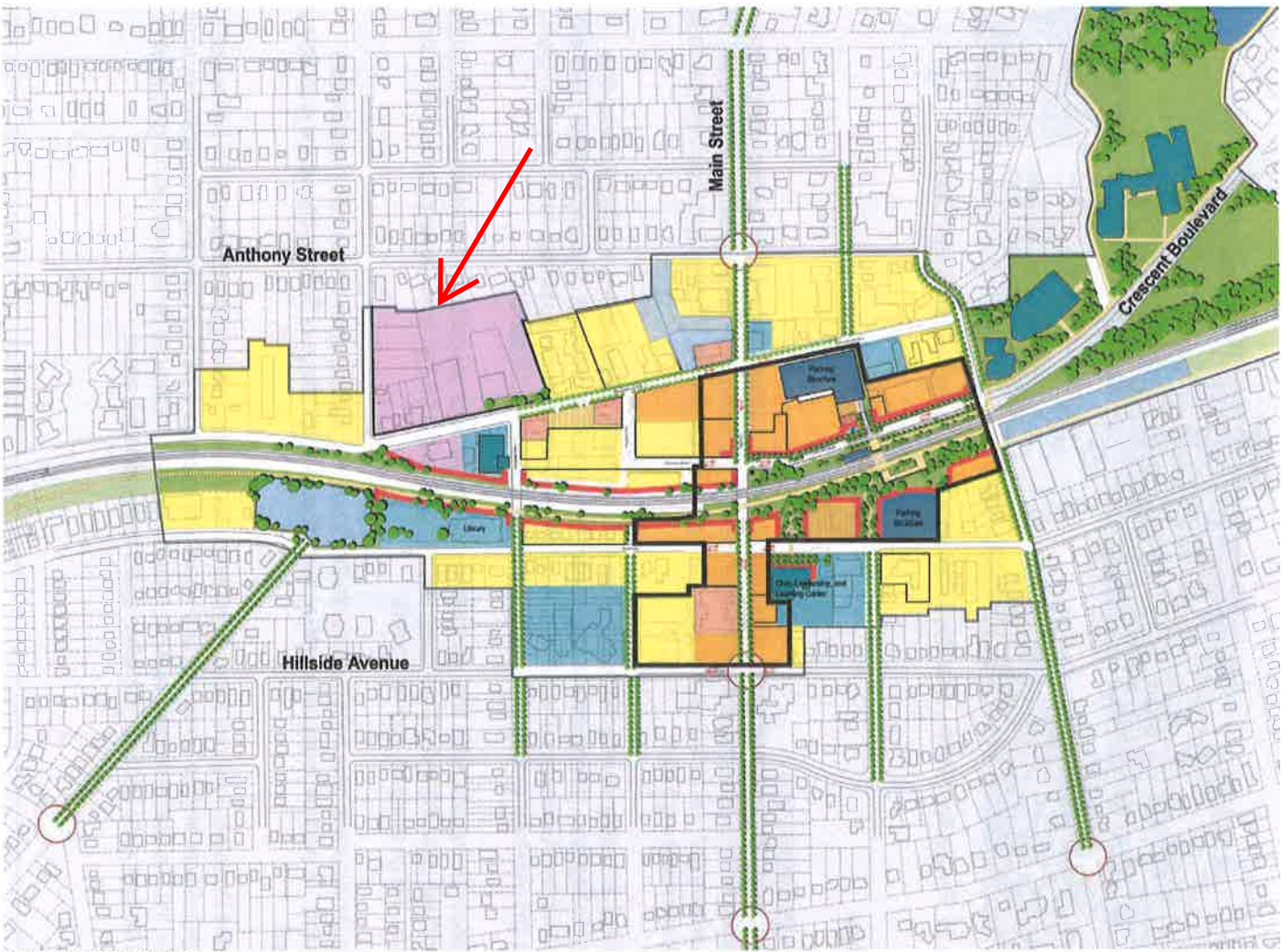
Maintain and Improve Infrastructure

Corridors

Install streetscape improvements that will make the Downtown a vibrant experience, and build upon the existing features to make the Downtown a destination. Improve the safety of dangerous intersections. Create plaza streets² in the Downtown core. Choose a bike rack design that coordinates with the street furniture design for the Downtown, and install them along Main Street and at the Glen Ellyn Train Station

¹ Accessory Dwelling Unit (ADU). A small efficiency apartment that typically includes a kitchenette, a bathroom, a combination living/dining/sleeping space, and is approximately 650 square feet in size. It is usually located above a two-car detached garage; however, it could be a part of the single family home – such as in an attic or a basement – as long as the proper building codes are adhered to.

² "Plaza Streets" are public streets that have special, decorative pavement, and have the potential to be closed for pedestrian-only use on special occasions.



Source: Town Builder Studios

Figure 29:

Land Use Plan





VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

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

CLEAR PAGE

Application for Commission Pre-Application Meeting

The purpose of a pre-application meeting is to receive preliminary comments for a proposal before detailed plans are developed and a formal application is submitted.

I. APPLICATION INFORMATION:

A. Date Filed: 3/13/19

B. Project Name: Saylor Orthodontics

C. Project Description: New construction - Orthodontics office

D. Address of Property: 414 N. Pennsylvania Avenue, Glen Ellyn, IL 60137

E. Permanent Index No: 0511310037 Zoning: C5B Central Business

F. Name of Applicant: Apex Design Build

G. Address of Applicant: 9550 W. Higgins Road, Suite 170 Rosemont. IL 60

H. Phone No. (Business): 8472880100 (Home) _____

I. Fax No. (Business): 8477898703 (Mobile) 6305963764

J. E-mail Address of Applicant: jeffk@apexdesignbuild.net

K. Name of Property Owner: Park Blvd LLC

L. Address of Property Owner: 215 Regent St. Glen Ellyn, IL 60137

M. Phone No. (Business): 6308580850 (Home) _____

N. Fax No. (Business): _____ (Mobile) _____

O. E-Mail Address of Property Owner: dr.adamsaylor@gmail.com

II. SUBMISSION REQUIREMENTS

1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious surface setbacks.
6. Preliminary Building Elevations
7. Preliminary Sign Plan and Elevations
8. Any other plans or information for which preliminary feedback is requested.

Signature:  Date: 3/13/19



**Ground Up Development
Dr. Adam Saylor
414 Pennsylvania Ave. Glen Ellyn, IL 60137**

The proposed project on 414 Pennsylvania Avenue consists of a new two story ground up development and the demolition of an existing two story residential building. The proposed use is an orthodontic office designed for the CB5 zoned Central Business District where permitted uses include business and professional service. The proposed orthodontic service blends into the overall zoning district as well as the localized unofficial medical and dental blend of uses combined at this end of Pennsylvania Avenue.

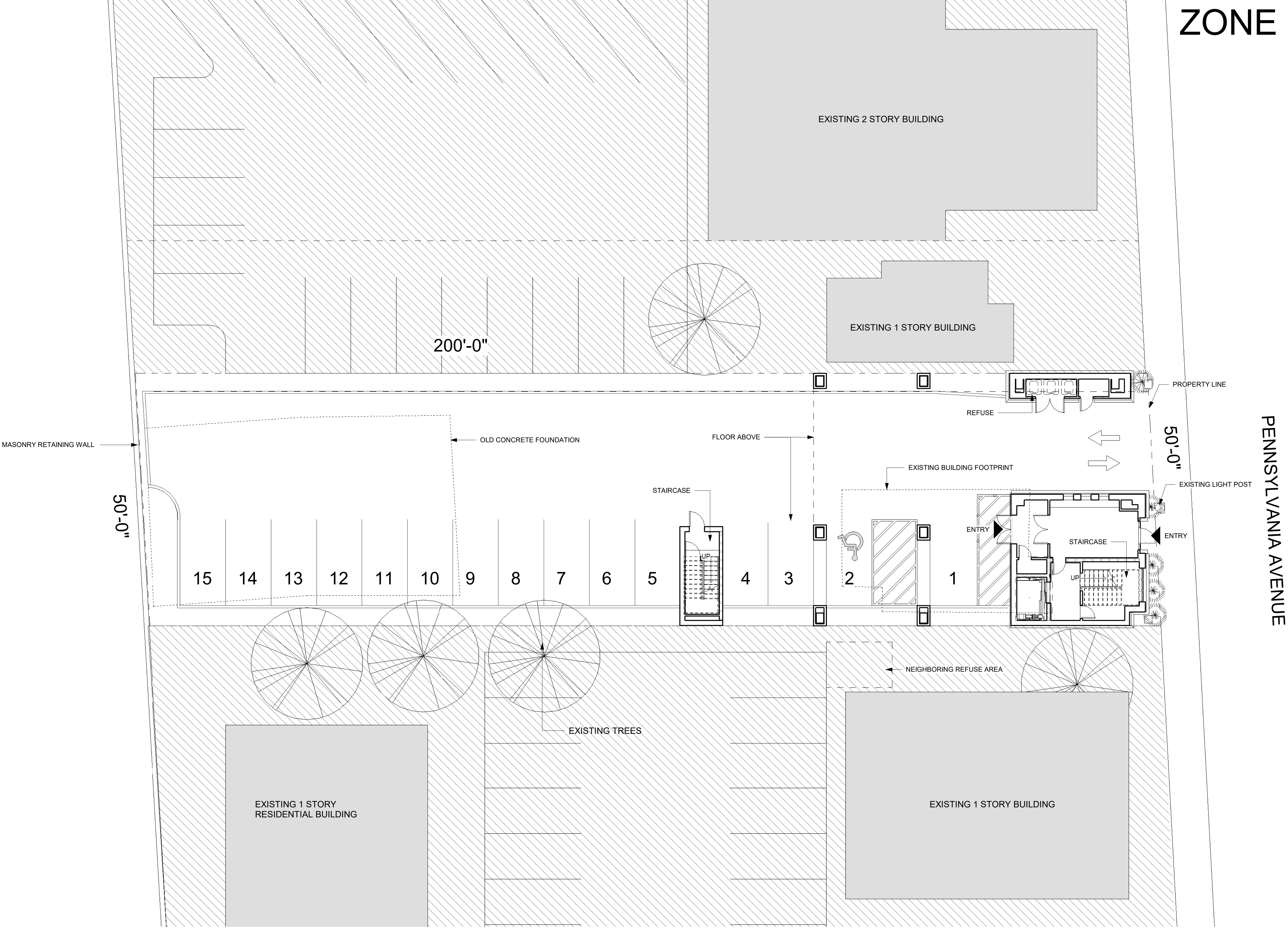
The property will include an almost 200' long two-way driveway with parking to one side on the ground level with the second story of the building covering roughly a third of the parking. There will be 15 total parking spots meeting the ratio of 1 space per 200 GSF of clinical space. The orthodontist's practice will have M-F hours from morning to early evening with clientele ranging from children and teens up to adults. The only access to and from the site is on the main street, Pennsylvania Avenue, not disturbing nearby residential or adding any additional traffic to what is already in the vicinity. Cars will be able to pull completely into the property to park or drop-off and can turn around and exit. Environmental effects such as noise, glare, or odors would not change from the existing condition. There is an element of a larger amount of off-street parking on-site, but the majority looks out onto neighboring parking lots on three sides of the property.

The proposed architectural style was chosen by the architect and client in order to conform to and enhance the surrounding context of Glen Ellyn. Our proposal includes one building design with two material schemes rendered for review. The first: a cohesive façade color scheme comprised of light colored contemporary siding blended with a shingle pitch roof and brick walls surrounding entryway and garage entry. The second: a color scheme comprised of darker wood look siding with masonry look fiber cement panels in lieu of brick for a most cost effective solution. A two-story staircase volume provides an opportunity for additional glass. The use of Colonial and contemporary façade details blended with Italianate massing and cornice detailing is an adapted historic style appropriate for the character of the streetscape and the building's intended use. A well-defined entrance with an inset door and canopy to protect from wind and rain as well as completely enclosed refuse and native landscaping was incorporated in the design to complement and enrich the existing streetscape. The design intent which not only plans to enhance the proposed used, also is economically viable and lends itself to alternative uses in the future.

Being on the peripheral one of the main downtown Glen Ellyn streets, our two-story proposed building will add to the vernacular and reflect the essential character of the downtown. This portion of Pennsylvania Avenue is unofficially becoming a medical and dental destination for the community with neighbors that include a medical office building, general dentist, and specialist dentist. These uses support each other and the people who frequent the area which is why we believe this Medical/Dental special use is appropriate for this site.

Any anticipated deviations pertain to on-site loading zone which is due to the dimensional restrictions of the lot and the retention of the architectural style of the existing residential barn-style building which did not translate with the proposed building scale and use.

ZONE C5B



APEX DESIGN SERVICES, P.C.
9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. ADAM SAYLOR

GROUND UP DEVELOPMENT

414 PENNSYLVANIA AVE.
GLEN ELLYN, IL 60137

CLIENT APPROVAL

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

I UNDERSTAND ANY CHANGES HEREIN
WILL RESULT IN ADDITIONAL COSTS AND
TIME EXTENSIONS

SIGNATURE:

DATE:

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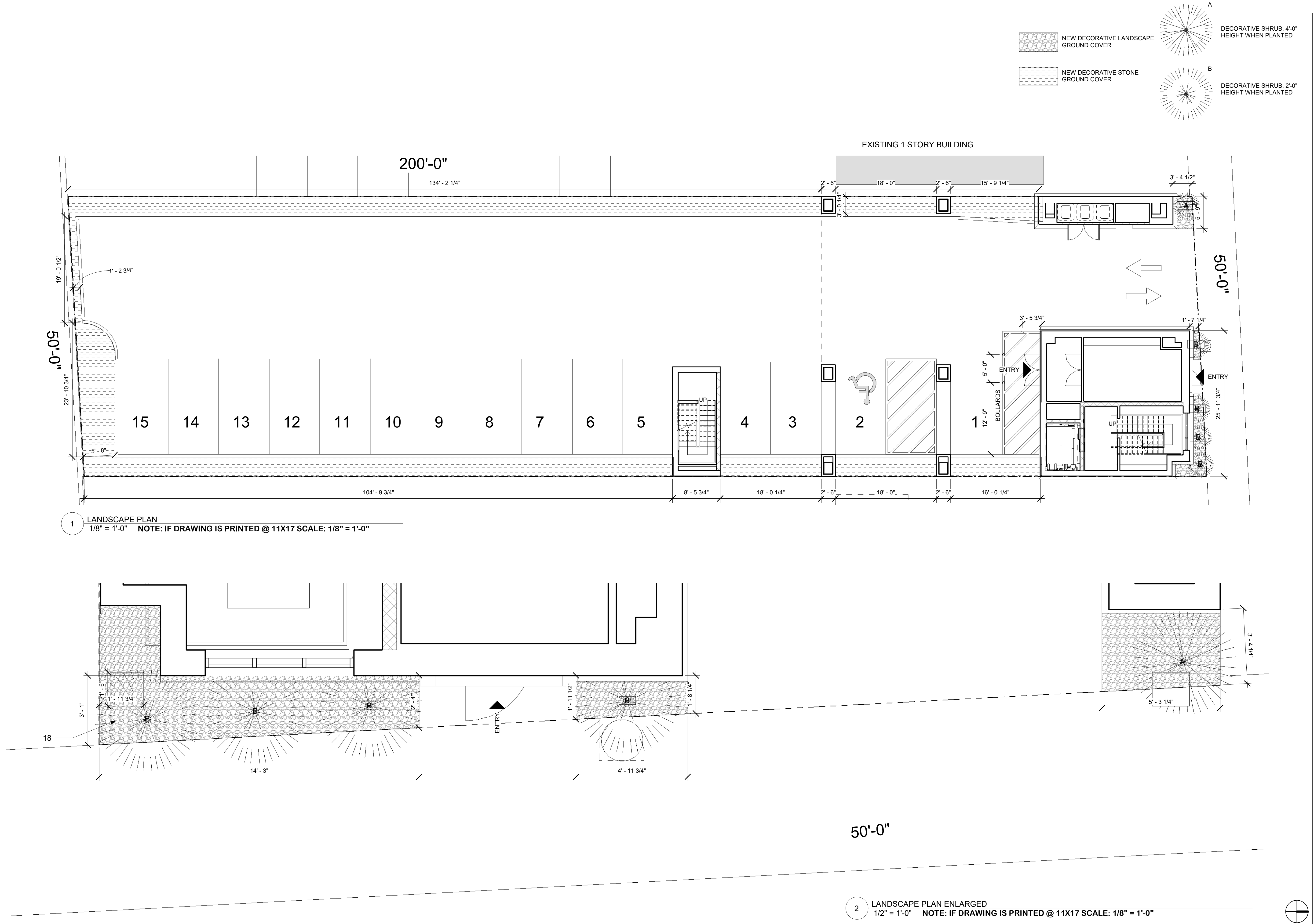
No.	Description	Date
	PRICING & PRE-APP	03/13/2019

SITE PLAN

Project number 10719

G1-3

Scale 1" = 10'-0"



1 LANDSCAPE PLAN
1/8" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE: 1/8" = 1'-0"

2 LANDSCAPE PLAN ENLARGED
1/2" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE: 1/8" = 1'-0"



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9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. ADAM SAYLOR

GROUND UP DEVELOPMENT

414 PENNSYLVANIA AVE.
GLEN ELLYN, IL 60137

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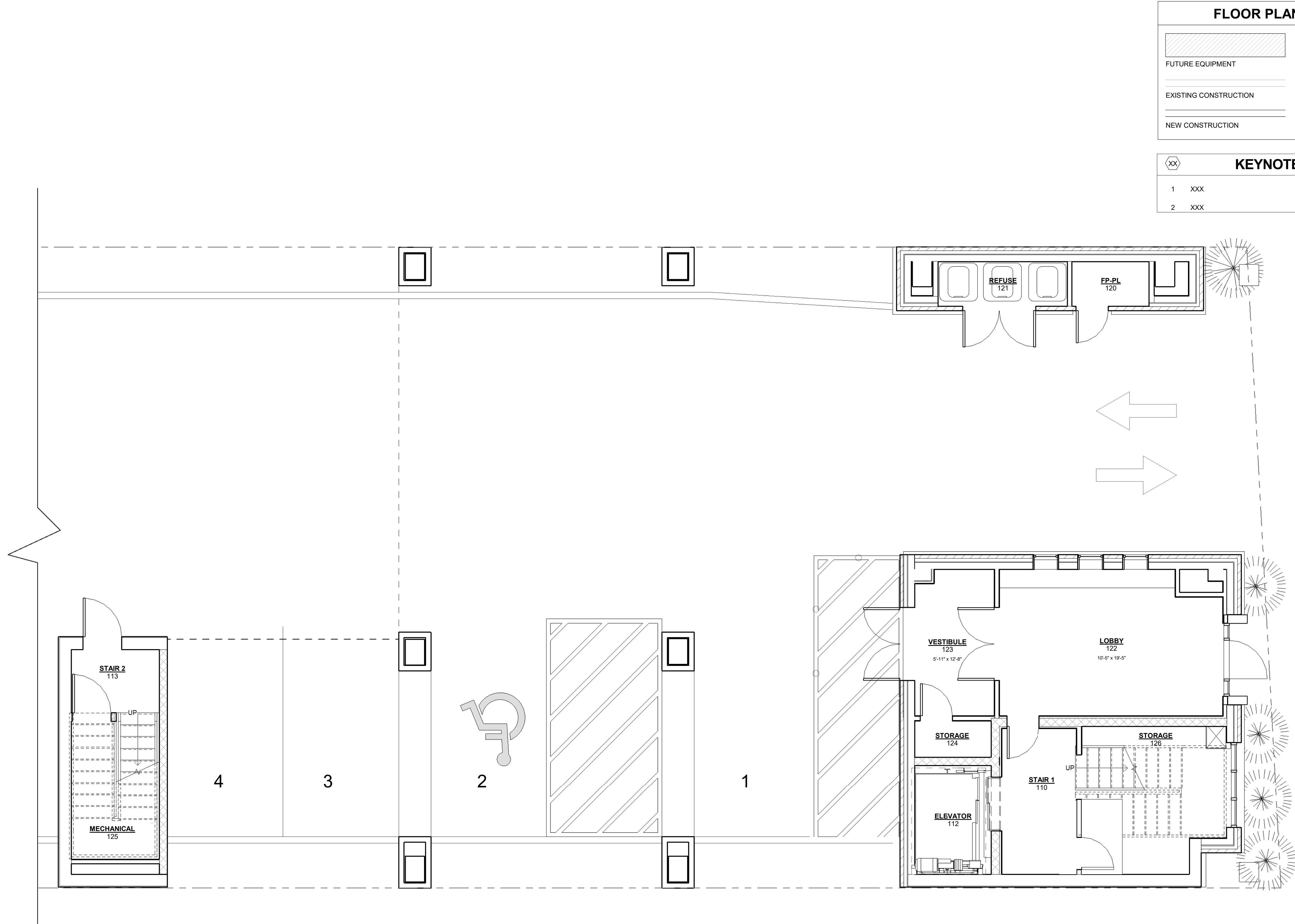
No.	Description	Date
	PRICING & PRE-APP	03/13/2019

LANDSCAPE PLAN

Project number 10719

G1-4

Scale As indicated



1 SPACE PLAN - 1ST FLOOR
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE: 1/8" = 1'-0"

FLOOR PLAN KEY

FUTURE EQUIPMENT

EXISTING CONSTRUCTION

NEW CONSTRUCTION

xx

KEYNOTES

1

xxx

2

xxx

apex

DESIGN > BUILD

9550 W.Higgins Rd. 170

Rosemont, IL 60018

DR. ADAM SAYLOR

GROUND UP DEVELOPMENT

414 PENNSYLVANIA AVE.

GLEN ELLYN, IL 60137

CUSTOMER SIGN-OFF OF LAYOUT AND DESIGN

☐

APPROVED AS SHOWN

☐

APPROVED WITH CHANGES

CUSTOMER NAME:

DATE:

SET IN PROGRESS

NOT FOR CONSTRUCTION

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No.	Description	Date
	PRICING & PRE-APP	03/13/2019

SPACE PLAN

1ST FLOOR

Project number

10719

Date

Issue Date

Drawn by

Author

Checked by

Checker

ID 1.0

Scale

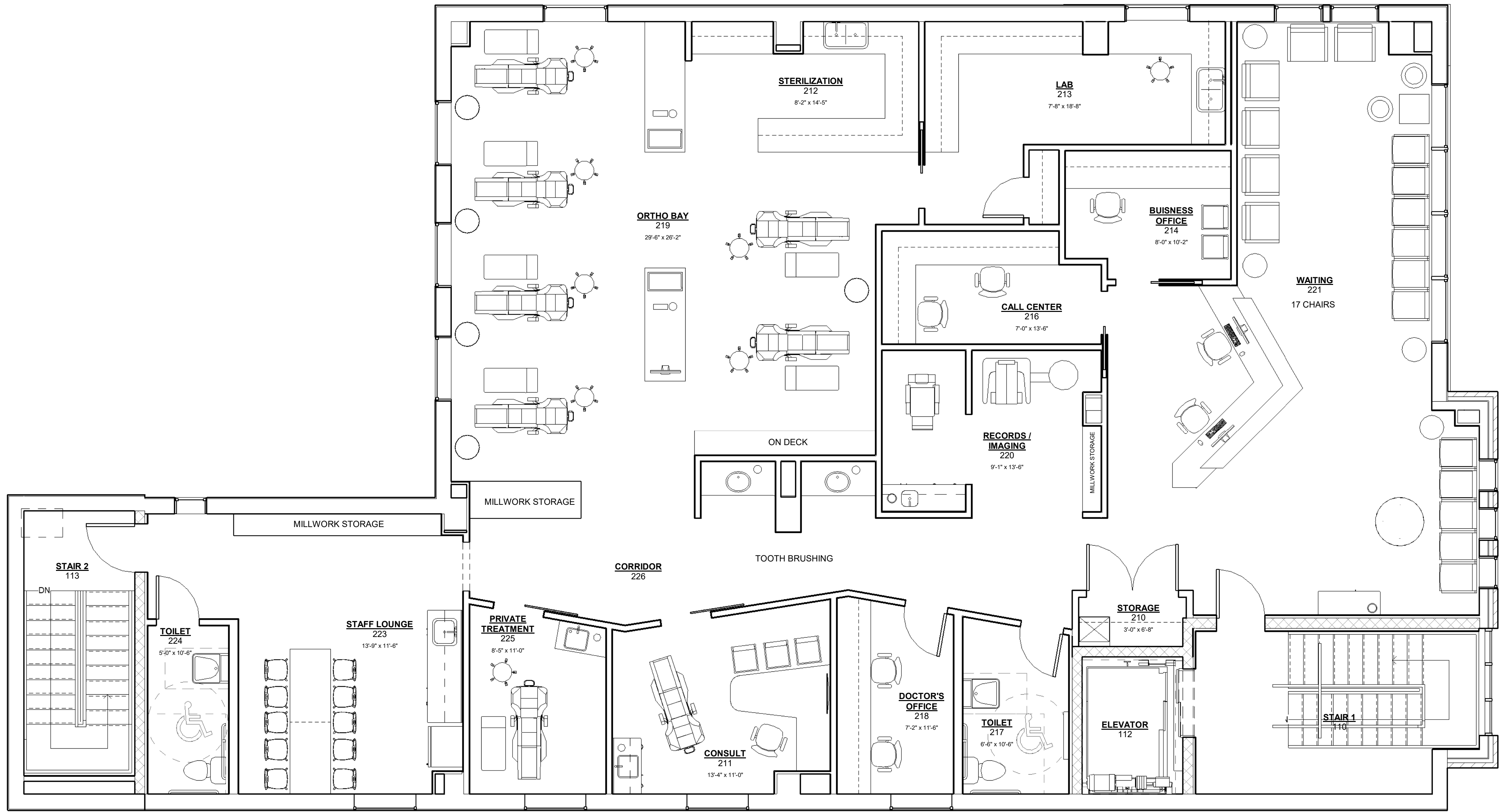
1/4" = 1'-0"

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Packet Pg. 165

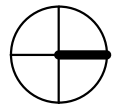
Attachment: Floor Plans (3920 : 414 Pennsylvania Avenue - Dr. Saylor Orthodontic Office - Pre Application)

3/13/2019 11:29:07 AM



1 SPACE PLAN - 2ND FLOOR
1/4" = 1'-0" NOTE: IF DRAWING IS PRINTED @ 11X17 SCALE: 1/8" = 1'-0"

2,997 SQFT



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9550 W.Higgins Rd. 170
Rosemont, IL 60018

DR. ADAM SAYLOR

GROUND UP DEVELOPMENT

414 PENNSYLVANIA AVE.
GLEN ELLYN, IL 60137

CLIENT APPROVAL

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

I UNDERSTAND ANY CHANGES HEREIN
WILL RESULT IN ADDITIONAL COSTS AND
TIME EXTENSIONS

SIGNATURE:

DATE:

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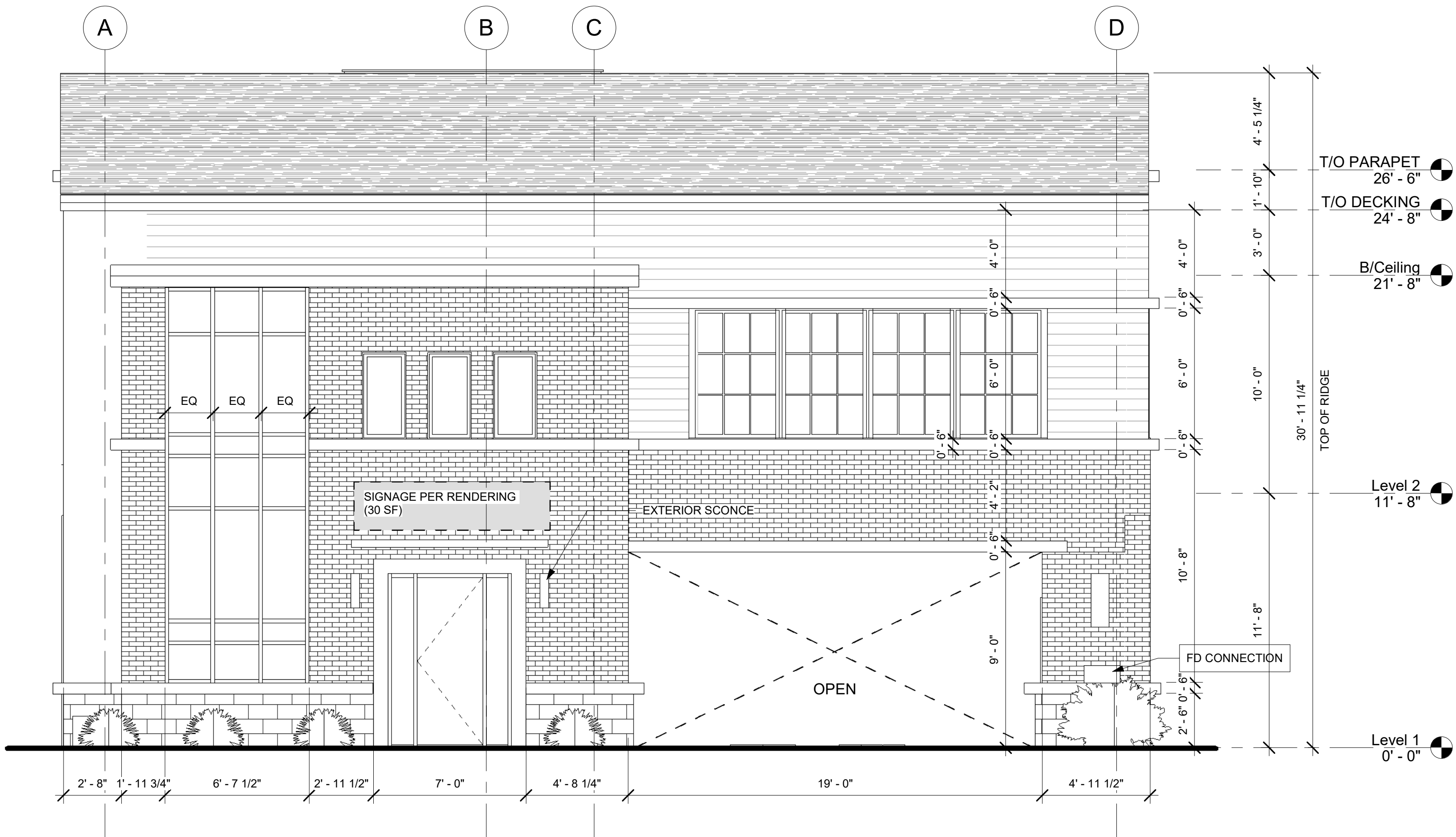
No.	Description	Date
	PRICING & PRE-APP	03/13/2019

SPACE PLAN
2ND FLOOR

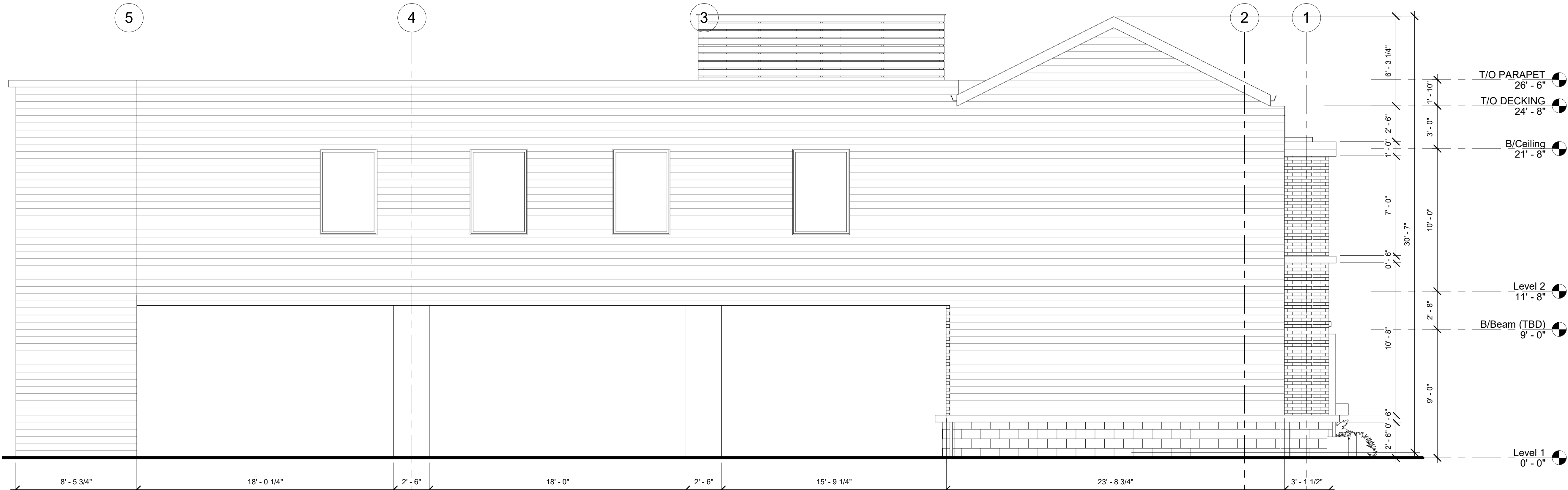
Project number 10719

ID 1.1

Scale 1/4" = 1'-0"



REFER TO TWO COLORED RENDERING SCHEMES PROVIDED ON 03/13/2019



9550 W.Higgins Rd. 170
Rosemont, IL 60018

**DR. ADAM
SAYLOR**

GROUND UP DEVELOPMENT

414 PENNSYLVANIA AVE.
GLEN ELLYN, IL 60137

CUSTOMER SIGN-OFF OF
LAYOUT AND DESIGN

- ☐ APPROVED AS SHOWN
☐ APPROVED WITH CHANGES

CUSTOMER NAME:

DATE: _____

SET IN PROGRESS
NOT FOR CONSTRUCTION

SEAL:

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No.	Description	Date
	PRICING & PRE-APP	03/13/2019

**EXTERIOR
ELEVATIONS**

Project number 10719

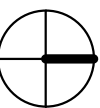
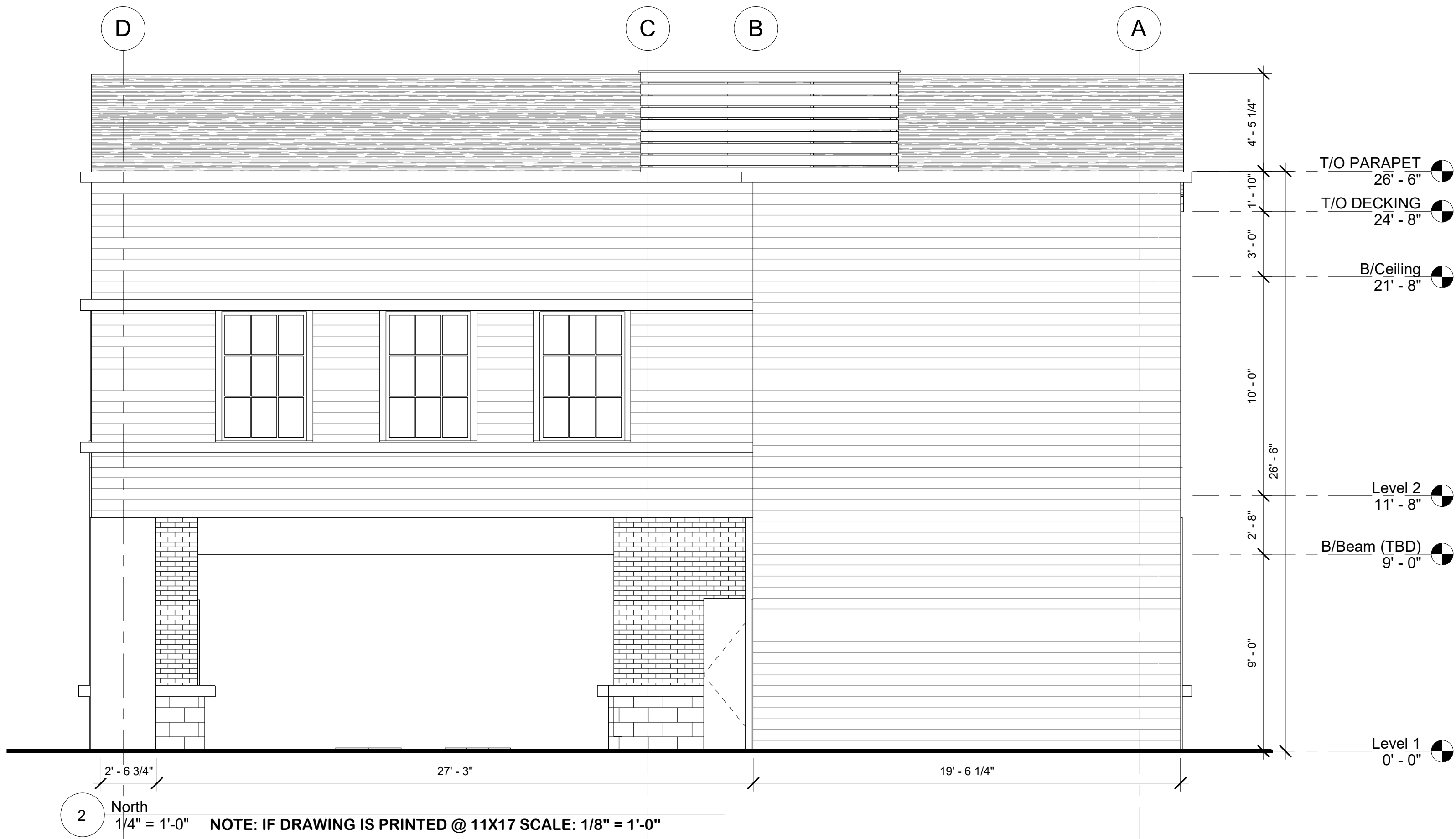
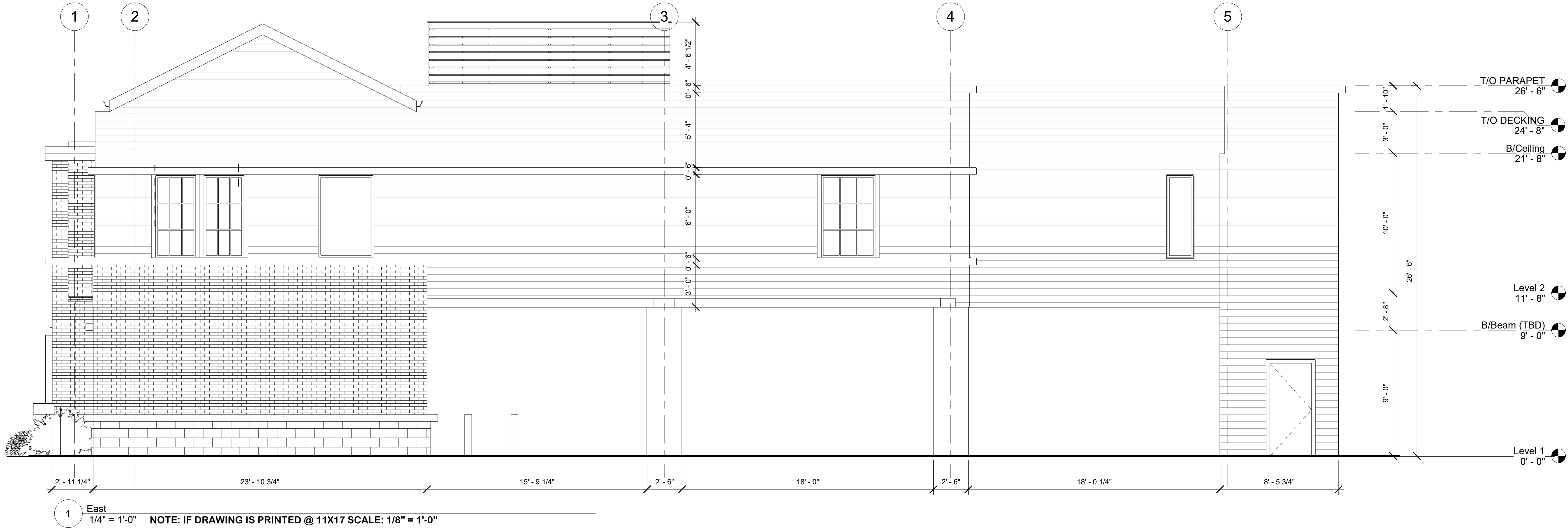
Date Issue Date

Drawn by Author

Checked by Checker

A8-2a

Scale 1/4" = 1'-0"



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EXTERIOR
ELEVATIONS

Project number 10719

Date Issue Date

Drawn by Author

Checked by Checker

A8-2b

Scale 1/4" = 1'-0"

Scheme 1 Materials



Scheme 2 Materials

Wood Look Aluminum Siding

- Longboard
- al13 V-Line Series

Alternatives:

Nichiha- Vintage wood in Bark

Stonewood Architectural Panels
(Phenolic Panels)

Cornice

- Concrete
- Fiberglass
- Polyurethane

Asphalt Shingles

Charcoal / Grey -
Brown Mix



Similar to Cornice

Similar to Cornice

Fiber Cement Panels
Equitone or EQ.

Trim

Sill/Trim

Trim (Turn the corner)

Stone / Stone Look Split Face Concrete
Block

General Shale or EQ.

-General Shale Avalanche Shadow Stone

-Echelon Stone Block

Painted / Wrapped Steel Canopy Alpolic or EQ.

Bronze Signage

Exterior Spot Lights

Exterior Sconces