



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, May 9, 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 Draft Minutes from the April 18, 2019 Special Plan Commission Meeting**
 - 1. April 18, 2019 Special Plan Commission Meeting Minutes
- D. Approval of Draft Minutes from the November 9, 2017 Plan Commission Meeting**
 - 1. November 9, 2017 Plan Commission Meeting Minutes
- E. Pre-application Meeting - 403-407 Duane Street - Duane Street Townhomes - Zoning Variations**
 - 1. 403-407 Duane Street Pre-Application meeting to discuss the proposal for a 4 unit, attached single-family townhome development requiring variations from the Zoning Code
- F. Public Hearing - 324 Roosevelt Road - Walgreens - Sign Variation**
 - 1. Public Hearing – 324 Roosevelt Road – Walgreens Pharmacy Sign Variation
- G. Trustee's Report**
- H. Chairman's Report**
- I. Staff Report**
- J. Other Business**
- K. Adjournment**

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

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

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planner
Katie Ashbaugh, Planner
Meredith Hannah, Economic Development Manager
Lori Gloude, Administrative Assistant
Lindsey Kaminsky, Executive Assistant
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: 05/09/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3959)

DOC ID: 3959

April 18, 2019 Special Plan Commission Meeting Minutes

ATTACHMENTS:

- 4.18.19 Draft Minutes Special Plan Commission (PDF)

DRAFT MINUTES
SPECIAL PLAN COMMISSION MEETING
APRIL 18, 2019

Call to Order

The special meeting of the Plan Commission was called to order by Acting Chairperson Tracy Heming-Littwin Loch at 7:00 p.m. Plan Commissioners Lloyd Berry, Angela Fanella, Phillip Hartweg, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Chairperson Mary Loch was excused. Also present were Community Development Director Staci Springer, Village Planner Kelly Purvis 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 March 28, 2019 Plan Commission Minutes

Commissioner Hartweg moved, seconded by Commissioner Mulherin, to approve the minutes of the March 28, 2019 Plan Commission minutes. The motion carried unanimously by voice vote.

Acting Chairperson Heming-Littwin explained the procedures and role of the Plan Commission.

Public Hearing – 530-536 Crescent Boulevard & 427 N. Main Street – Downtown Off-Premise Real Estate Signs

On the agenda was a public hearing regarding Sign Variations for the properties located at 530 Crescent Boulevard, 532-534 Crescent Boulevard, 536 Crescent Boulevard and 427 N. Main Street.

PUBLIC HEARING – 530-536 CRESCENT BOULEVARD & 427 N. MAIN STREET – DOWNTOWN OFF-PREMISE REAL ESTATE SIGNS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING SIGN VARIATIONS FOR THE PROPERTIES LOCATED AT 530 CRESCENT BOULEVARD, 532-534 CRESCENT BOULEVARD, 536 CRESCENT BOULEVARD AND 427 N. MAIN STREET TO ALLOW OFF-PREMISE REAL ESTATE SIGNS TO REMAIN ON THE PROPERTIES.

Commissioner Mulherin moved, seconded by Commissioner Heming-Littwin, to open the public hearing at 7:10 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Purvis was sworn in and stated this public hearing is regarding off-premise signage. Village Planner Purvis stated 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.

Village Planner Purvis stated the petitioners are requesting variations from the Glen Ellyn Sign Code to allow existing off-premise real estate signs to remain on the aforementioned Downtown buildings. Village Planner Purvis stated in order for the signs to remain, the Plan Commission must hold a public hearing and review the sign variation requests. Village Planner Purvis showed pictures of each building with the signs highlighted and then a picture of all the signs together. Village Planner Purvis stated 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, and 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.

Village Planner Purvis stated all of the properties are located in the C5A, Central Business District Retail Core. Village Planner Purvis stated properties located at 530 Crescent Boulevard, 532-534 Crescent Boulevard, & 536 Crescent Boulevard are bordered by zoning district CR,

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Conservation Recreation to the south. Village Planner Purvis stated the property located at 427 North Main Street is bordered by zoning district C5B, Central Business District Service Subdistrict to the east.

Village Planner Purvis stated 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.

Village Planner Purvis stated 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. Village Planner Purvis stated 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. Village Planner Purvis stated 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. Village Planner Purvis stated upon receipt of the notices, numerous recipients contacted the Community Development Department to inquire about the Village's authority to have these signs removed. Village Planner Purvis stated 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. Village Planner Purvis stated 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. Village Planner Purvis stated 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(l)3(b). Village Planner Purvis stated the content of off-premise real estate signs change regularly with updated real estate advertising information, and therefore cannot be considered legal nonconforming.

Village Planner Purvis stated the Board granted a two month reprieve on the enforcement of the existing signs to allow for further Village Board discussion on the matter. Village Planner Purvis stated 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. Village Planner Purvis stated 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. Village Planner Purvis stated there are a varying number of signs on the properties, which also vary in size, and the property owners are charging rent for the signage, many of which have been collecting rent for these advertisements for years. Village Planner Purvis stated Village staff have confirmed that the signs at 530 Crescent Boulevard were not on the building prior to

2004. Village Planner Purvis stated the signs at 536 Boulevard were not on the building prior to 2013. Village Planner Purvis stated the sign at 427 N. Main Street was not on that building prior to 2016. Village Planner Purvis stated over time, the number of signs continues to grow.

Village Planner Purvis stated staff did send photographs of the off-premise real estate signs to 15 communities and asked if this signage would be permitted in their communities. Village Planner Purvis stated staff heard from all 15 communities that these signs would also be considered illegal in their communities. Village Planner Purvis stated 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.

Village Planner Purvis stated staff feels that the addition of similar off-premise signs would alter the appearance and character of the Village, and for this reason, the staff asks 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. Village Planner Purvis stated 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.

Questions from the Plan Commission

Commissioner Fanella asked if it is in the Plan Commission's right to limit the signs. Village Planner Purvis stated the Plan Commission should not regulate the content of the signs. Commissioner Fanella stated if these signs will stop happening on other buildings if these signs are approved. Village Planner Purvis stated property owners would still need to go through the variation process for this as these signs do add extra wall signs to a building. Commissioner Vondruska stated based on the Sign Code, there would need to be variations for the additional signage as well as the additional square footage. Planner Purvis stated that the additional signage does not exceed the permitted square footage of signage.

Acting Chairperson Heming-Littwin asked if these real estate signs count in the total square footage of signage to which Village Planner Purvis stated they do.

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Commission Fanella asked if a petitioner would need to come back for approval if a box is changed out. Village Planner Purvis stated if you have something considered nonconforming, you can replace it in kind with a variation. Village Planner Purvis stated maintenance is included in this as well.

Commissioner Mulherin asked how long these signs have existed. Village Planner Purvis stated former Village Planner Sterrett did do research on this and found the signs at 530 Crescent Boulevard were not on the building prior to 2004, the signs at 536 Boulevard were not on the building prior to 2013, and the sign at 427 N. Main Street was not on that building prior to 2016. Village Planner Purvis stated the staff is not sure on the other signs.

Acting Chairperson Heming-Littwin asked if the petitioners are the renters of the boxes. Village Planner Purvis stated they are, and the Smiths own the 532-534 Crescent building as well.

Commissioner Fanella asked if the staff is concerned about opening Pandora's Box on this. Village Planner Purvis stated the Plan Commission will need to provide definite hardships should they decide to recommended approval for these signs so that other requests can be evaluated similarly.

Commissioner Mulherin stated he does have some empathy as these signs have been there, but he is concerned about opening the door on this. Commissioner Mulherin stated he does not think these signs are particularly offensive, but many more signs like this could start to be a distraction.

Petitioners' Presentations

Sworn in was Marv Ritter, owner of two of these off-premise signs, located at 530 Crescent Boulevard. Mr. Ritter stated he does have a letter of Power of Attorney to represent the owner of the 530 Crescent building. Mr. Ritter stated he owns Riteway Custom Homes, and he uses one of the boxes, and his wife and her real estate partner use the other box. Mr. Ritter showed pictures of the two sign boxes. Mr. Ritter stated when the building is sold, the value will be based on the revenue that has been generated. Mr. Ritter read the staff report that went out about the public hearing and stated the minutes from the September 17, 2018 Village Board Workshop said the Village Board said the signs "can remain;" however, the staff report uses the phrases "seems inclined to remain." Mr. Ritter stated the Village Board was in favor of these signs remaining.

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Acting Chairperson Heming-Littwin read aloud from the September 17, 2018 Village Board Workshop minutes. Acting Chairperson Heming-Littwin stated they are now here today because there needs to be an appropriate legal process with these signs.

Commissioner Mulherin read from Section 4-5-7 about unique circumstances or a hardship is needed for the Plan Commission to recommend approval of a variation. Commissioner Mulherin stated the Plan Commission will need to determine if a unique set of circumstances do exist for this.

Acting Chairperson Heming-Littwin stated a hardship cannot be to only make more money out of a project, and the petitioners will need to talk to additional hardships.

Commissioner Berry asked if another tenant was using the signs before Mr. Ritter. Mr. Ritter stated he believes so, but he does not sure how long he has been using these signs.

Commissioner Fanella asked if Mr. Ritter can attribute a certain percentage of sales to these boxes. Mr. Ritter stated you cannot judge this in the real estate industry. Commissioner Fanella asked when the last time the box was replaced. Mr. Ritter stated he does not know this specifically.

Acting Chairperson Heming-Littwin asked whose responsibility it would be if the box needed to be replaced. Mr. Ritter stated it would probably be his responsibility.

Sworn in were Tom and Margaret Smith, owners of the property at 532-534 Crescent Boulevard where there are four of these signs. Ms. Smith stated they own the building in between Dunkin' Donuts and Starbucks, and they have owned this building since 2008. Ms. Smith stated as far as she knows, the cases have been on the building for at least 35 years. Ms. Smith read from a letter from Bill Jagen, owner of the Starbucks building, and Mr. Jagen wrote that these signs have been on the building for 48 years. Ms. Smith stated they purchased this building because it was a great building in a great location, and the advertising cases were included as part of the income. Ms. Smith stated the income from the advertising cases does have to be included in their tax reports. Ms. Smith stated these boxes have been rented to real estate agents in Glen Ellyn for years, and the realtors do take care to change out the information in the boxes every month. Ms. Smith stated the Village Board voted at the September 17, 2018 Workshop meeting to have these signs be "grandfathered."

Acting Chairperson Heming-Littwin stated to clarify, there was not an official vote taken at the September 17, 2018 Workshop meeting. Community Development Director Springer was sworn

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in and stated this was only a straw poll as the Village Board is not allowed to take an official vote at a Workshop meeting.

Commissioner Fanella asked if there is any other justification for these signs aside from the economic impact. Ms. Smith stated these signs add to the charm of the Village, and people do mention these signs to her all the time.

Commissioner Mulherin asked when the Sign Code that dealt with this was adopted. Village Planner Purvis stated 1969. Commissioner Mulherin stated he heard these signs have existed for a long time and wonders if these signs are legal nonconforming.

Acting Chairperson Heming-Littwin asked when the last time was that these signs were upgraded. Ms. Smith stated this has not happened, and they have owned the building since 2008. Ms. Smith stated Bill Jagen was the attorney for the Village years ago and helped with the Sign Code.

Mr. Smith stated they have been told these signs have been up for 48 years, and the Sign Code did not exist like it does now. Mr. Smith stated these boxes do work, and these boxes bring in approximately \$10,000 in income annually. Mr. Smith stated there are many signs like this in town. Mr. Smith stated they are dissatisfied with Glen Ellyn, and they should not have to deal with this. Mr. Smith stated the assessor considers these boxes income, and they would have never bought the building without the extra income from the boxes, or the building would not have been worth it.

Commissioner Vondruska stated the Plan Commission has been working on updating the Sign Code for the past year. Commissioner Vondruska stated the Plan Commission will need to get clarification from staff on the hardship piece.

Mr. Smith stated Mr. Jagen can put up lawyer's advertising in a box. Acting Chairperson Heming-Littwin stated per the Sign Code, you can put up a sign that identifies tenants in the building so this is considered a tenant sign and not purely for advertising. Acting Chairperson Heming-Littwin stated it depends on what a sign is being used for.

Commissioner Mulherin stated he would like to hear from the other petitioners, but he feels they should table this discussion so the staff can do more research and hear from the Village Attorney on this. Commissioner Mulherin stated the laws are usually 5 to 6 years behind technology as technology changes so quickly.

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Commissioner Fanella stated she is not fully behind moving forward on that path, and these signs are like billboards and advertise other things.

Ms. Smith stated when they purchased the property from the Merrills, they had no idea to not believe these signs were fine.

Acting Chairperson Heming-Littwin stated there were other stores in these locations previously, and she is not sure all the signs have been there for a long time. Acting Chairperson Heming-Littwin stated the Plan Commission needs to figure out a way to grant a hardship if they can on this for the signs that are currently existing.

Community Development Director Springer stated the words “appears” and “seems” were used in the staff report as the Village Board did take a straw poll at the Workshop, but they can also change their mind on this. Community Development Director Springer stated originally, the Village Board said to enforce the removal of these signs then did a straw poll for the staff to figure out how to keep these signs. Community Development Director Springer stated these signs do need to be legal, either by a text amendment to the Zoning Code to allow these signs to remain or via sign variations for the specific addresses.

Community Development Director Springer stated the Sign Code was originally written in 1969, and Bill Jagen was the Village Attorney at that time and had input into the Sign Code. Community Development Director Springer stated the Sign Code was fully updated in 2006 with more updates in 2018. Community Development Director Springer stated the previous Architectural Review Commission did want to keep the downtown looking cleaner as Glen Ellyn has a historic downtown. Community Development Director Springer stated they cannot prove the Smiths’ signs were there before 1969. Community Development Director Springer stated there is illegal nonconforming versus legal nonconforming (“grandfathered”). Community Development Director Springer stated these signs were not permitted in the 1969 Sign Code as these signs were considered billboard signs.

Community Development Director Springer stated the reason these signs are coming up now is that an illuminated real estate sign came up on Main Street. Community Development Director Springer stated before this, the previous Village Manager had said the signs added interest and should remain. Community Development Director Springer stated discussion regarding these signs has come up over the years as well. Community Development Director Springer stated signage can be put inside a window as long as it does not cover more than 50% of the window. Community Development Director Springer stated if a variation for a box sign is approved then the sign is to be for the business.

Acting Chairperson Heming-Littwin stated for tonight, the Plan Commission is addressing very specific variations for specific petitioners; however, they may need to relook at the Sign Code on this. Acting Chairperson stated as a blanket statement, Glen Ellyn is a village that choose to do things and then asks for forgiveness later.

Commissioner Mulherin stated he is pro-business, and he is siding with the owners on this. Commissioner Mulherin stated the owners' permission seems to be the lack of enforcement over so many years so now it is probably a property right in his view.

Karen Anderson, who resides at 260 Sunset Avenue, stated she shares the box at 530 Crescent with Deb Ritter. Ms. Anderson stated when she moved to the Village, she saw how valuable the real estate boxes were. Ms. Anderson stated she feels the boxes are an important part of Glen Ellyn as people like to look at these.

Commissioner Mulherin asked if Ms. Anderson feels these signs detract from the look of the downtown. Ms. Anderson stated absolutely not as these signs enhance the Village. Commissioner Fanella asked if Ms. Anderson could attribute a percentage of sales to these signs. Ms. Anderson stated she cannot give a percent, but people do tell her they saw her signs in the downtown.

Deb Ritter, who resides at 899 Clifton Avenue, stated she is a real estate broker with Keller Williams located on Park Boulevard. Ms. Ritter stated this sign give her a presence in the downtown. Ms. Ritter stated the signs do add to the charm of the downtown, and people do congregate around the signs. Ms. Ritter stated she cannot directly attribute a percent of sales to this sign, but the sign does drive awareness. Ms. Ritter stated they should not look at what the other villages are doing as these signs make Glen Ellyn different.

Acting Chairperson Heming-Littwin stated the staff looks at other villages so the staff can see how these signs are handled in other communities.

Commissioner Fanella asked for a definition of off-premise advertising. Village Planner Purvis read this definition from the Sign Code.

Commissioner Mulherin asked if the Plan Commission has a vested interest in limiting content. Community Development Director Springer stated they cannot regulate the signs based on content due to Freedom of Speech.

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Renie Atchison, who resides at 66 Forest Avenue, stated she owns the sign at 536 Crescent. Ms. Atchison stated in her box, she puts up her listings and properties sold as well as community information and events. Ms. Atchison stated she is trying to do business in the town that she loves.

Commissioner Berry asked about Ms. Atchison's term of lease. Ms. Atchison stated the lease was initially for 5 years, but the box is now hers until she gives the box up. Ms. Atchison stated these boxes do not hurt the Village.

Commissioner Fanella asked if Ms. Atchison could attribute a certain percent of sales. Ms. Atchison stated she could not.

Commissioner Hartweg moved, seconded by Commissioner Fanella, to close the public hearing at 8:42 p.m. The motion carried unanimously by voice vote.

Comments from the Plan Commission

Commissioner Fanella stated she respects the fact that these boxes have been around for a long time, but she is worried they are opening Pandora's Box if they say yes to these signs. Commissioner Fanella stated she feels they are not meeting a hardship, and she cannot see granting these requests tonight as she cannot find a reason to say yes.

Commissioner Mulherin stated he believes Glen Ellyn has permitted these signs to exist, and these signs are differentiated from other signs. Commissioner Mulherin stated according to the testimony, these signs add rather than detract to the character of the Village. Commissioner Mulherin stated it would be a detriment to remove these signs to the tenants and the residents. Commissioner Mulherin stated the Village is at least morally, if not legally bound, to support this is his opinion.

Commissioner Hartweg stated he has been a resident of Glen Ellyn since 1971, and he has looked at these signs. Commissioner Hartweg stated these signs do fit into the New-England style. Commissioner Hartweg stated he feels it is fine to "grandfather" the current signs, but the Village will need to stick to its guns when moving forward.

Commissioner Rodemann stated these signs do exist, but the Village has unintentionally permitted these. Commissioner Rodemann stated he does think these signs do detract from the aesthetics of the downtown, but these signs are informative and provide interest. Commissioner Rodemann stated he does think they need to find a way for these specific signs

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to remain as it would help the Village. Commissioner Rodemann stated as they move forward, there will need to be a better comfort level for the Plan Commission.

Commissioner Vondruska stated he completely sees the value in these signs and sees the charm factor as well. Commissioner Vondruska stated if these signs has existed for this long then they need to find a way to “grandfather” these signs as it might be the best course of action.

Commissioner Vondruska stated if anyone wants to put up a sign box, that petitioner will need to go through the variation process.

Commissioner Berry asked if they have to recommend all at once or if they can segment each of these. Village Planner Purvis stated the Plan Commission can segment these out. Commissioner Berry stated he is a real estate agent as well. Commissioner Berry stated the Smiths’ signs appear to have the longest legacy, but the newer ones do not fit in a category so he is more reluctant to support these.

Commissioner Saeed stated he is struggling to find the unique circumstances for this variance. Commissioner Saeed stated any signs before 1969 would be “grandfathered,” but he cannot find unique circumstances for the other signs.

Acting Chairperson Heming-Littwin stated she is leaning more toward Commissioner Fanella’s view on this. Acting Chairperson Heming-Littwin stated she would like to put conditions on these signs as she is concerned about what people will start to put in these boxes. There was a discussion regarding possible conditions.

Commissioner Mulherin stated starting to regulate content is a slippery slope to the courthouse. Commissioner Mulherin stated the Plan Commission is missing the facts on how long these boxes have been there and would like this hearing deferred so staff can come back with the timing of the signs.

Commissioner Mulherin moved, seconded by Commissioner Hartweg, to Continue the Public Hearing and consideration of these applications to a later date to give staff the opportunity to provide specific information or testimony with respect to the length of time to the best of anyone’s knowledge that these signs have existed, and if the content is to be regulated, the nature of these regulations.

The motion carried with six (6) yes votes and two (2) no votes as follows: Plan Commissioners Mulherin, Hartweg, Berry, Rodemann and Vondruska and Acting Chairperson Heming-Littwin voted “yes.” Commissioners Fanella and Saeed voted “no.”

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Acting Chairperson Heming-Littwin stated the Plan Commission is asking staff to bring specific information back on the concerns that need to be addressed. Commissioner Mulherin stated affidavits would be good.

Commissioner Mulherin moved, seconded by Commissioner Hartweg, to amend the previous motion to Continue the Public Hearing and consideration of these applications to the June 27, 2019 Plan Commission meeting. The motion carried unanimously by voice vote.

Public Hearing – 69 Newton Avenue – Public Service Use and Accessory Structure Variations – Special Use Permit & Zoning Variations

On the agenda was a public hearing regarding the Public Service use Special Use and Zoning Variations for a detached storage garage.

PUBLIC HEARING – 69 NEWTON AVENUE – PUBLIC SERVICE USE AND ACCESSORY STRUCTURE VARIATIONS – SPECIAL USE PERMIT & ZONING VARIATIONS

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION 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.

Commissioner Berry, seconded by Commissioner Mulherin, to open the public hearing at 9:07 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner Purvis was sworn in and stated the petitioner is the Glen Ellyn Public Works Department, owner and operator of the water tower site located at 69 Newton Avenue. Village Planner Purvis stated the Public Hearing is 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.

Village Planner Purvis stated 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 an eave height on the proposed garage to be 16' in lieu of the maximum 12' eave height permitted.

Village Planner Purvis stated 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. Village Planner Purvis stated the proposed location of the garage is entirely within the part of the property that is located within the R2 Residential District. Village Planner Purvis stated the surrounding zoning and land uses are as follows:

Surrounding Land Uses	Surrounding Zoning
North: Residential	R2 Residential District
Glen Ellyn Manor Park	CR Conservation/Recreation
South: Service Commercial	C3 Service Commercial
East: Service Commercial	C3 Service Commercial
West: Service Commercial	C3 Service Commercial
Residential	R2 Residential District

Village Planner Purvis stated 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.

Village Planner Purvis stated the site currently contains a water tower, pumping station, and water reservoir along with the driveways for equipment to gain access to the site. Village Planner Purvis stated 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. Village Planner Purvis stated the materials and equipment that are proposed to be contained within the garage are currently stored out in the open on the property. Village Planner Purvis stated 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. Village Planner Purvis stated 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. Village Planner Purvis stated 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. Village Planner Purvis stated the reservoir structure itself is only approximately four feet tall, and the pumping station has a floor area of 1,050.57 square feet. Village Planner Purvis stated the water tower and pumping station were constructed in 1954, and the reservoir was constructed in 1960 and can hold up to 1 million gallons of water.

Village Planner Purvis stated the only new construction proposed on the site is the garage, and 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. Village Planner Purvis stated 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. Village Planner Purvis stated the petitioner anticipates that the existing asphalt drive will be replaced at some point in the future, and the gravel drive will also be replaced with asphalt when existing asphalt drive is replaced. Village Planner Purvis stated the garage will be accessed from the gravel portion of the drive until the additional proposed improvements occur.

Village Planner Purvis stated 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. Village Planner Purvis stated 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).

Questions from the Plan Commission

None

Petitioner's Presentation

John Hubsky, Utilities Superintendent for the Village of Glen Ellyn, was sworn in and stated this garage has been proposed for many years and is now in this year's budget. Mr. Hubsky stated currently, the fire hydrants and valves are being stored outside which is not good for them. Mr. Hubsky stated there is very limited space at the Public Works building which is why they are proposing to use currently-owned land to build this garage. Mr. Hubsky stated this garage will be close to Public Works and will be secured by a fence.

Questions from the Plan Commission

Plan Commissioner Rodemann asked if this structure would store materials or equipment. Mr. Hubsky stated the structure would be used to store assets for the Water and Sewer Division, but they do not anticipate storing any trucks or such.

Plan Commissioner Hartweg asked if this would be a pole-barn building to which Mr. Hubsky stated it would be. Mr. Hubsky stated it will be a bare-bones building.

Plan Commissioner Fanella stated this structure will be closer to the YMCA than to the residential section. Mr. Hubsky stated it would be as they will be putting the structure as far away as possible from anything residential.

Public Comment

David Fagan, who resides at 71 Newton Avenue, was sworn in. Mr. Fagan stated he thinks it is a good idea to put this structure in, but he does not want to see vehicles parked there. Mr. Fagan stated they should choose good colors. Mr. Fagan stated he would like the Village to be a good neighbor as the property is not being maintained, and the landscaping needs to be cleaned up. Mr. Fagan stated it would be good if the generator could be moved so the noise would be less or to put up some sound barrier.

Commissioner Fanella, seconded by Commissioner Mulherin, to open the public hearing at 9:22 p.m. The motion carried unanimously by voice vote.

Plan Commission Deliberations

Commissioner Rodemann stated he does not see any problem with this as long as vehicles will not be there which could generate more traffic. Commissioner Rodemann stated he is good

with moving forward with this. The other Commissioners agreed they support this as well. Commissioner Vondruska asked Public Works to clean up and beautify the area.

Commissioner Vondruska moved, seconded by Commissioner Berry, to recommend approval of a Special Use Permit and Zoning Variations to allow improvements to 69 Newton Avenue.

After conducting a public hearing and deliberating on the requests of the Glen Ellyn Public Works Department to allow improvements to 69 Newton Avenue located on the east side of Newton Avenue, south of Illinois Street and north of Roosevelt Road, the Plan Commission hereby makes the following Findings of Fact:

1. In regard to the request for a Special Use Permit, the Plan Commission finds that:
 - a. The project will be harmonious with and in accordance with the general objectives of the Comprehensive Plan because the water tower has been in this location on the lot since approximately 1954 and allows for adequate distribution of water to the Village's residents. No changes are proposed to the water tower.
 - b. The property 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 the use will not change the essential character of the area, because the water tower has been in this location since 1954 and there are not proposed changes to this use or the structure.
 - c. The project will not be hazardous or disturbing to existing or future neighborhood uses, because no changes would be experienced from the existing use of the property and the tower will continue to allow the Village's water distribution system to function adequately.
 - d. The property would be adequately served by the essential public facilities and services, because the water tower is currently served by public facilities and there will not be any additional services required.
 - e. The proposed use will not create excessive additional requirements at the public cost for public facilities and services and will not be detrimental to the economic welfare of the Village, because the tower actually provides a service benefit to the Village and will not create any public expenditures by remaining in this location.
 - f. The proposed plan will not involve uses, activities, processes, materials, equipment, 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, glares, or odors because the tower has existed in this location for years and will not create any additional disturbance to the neighborhood to remain in this location.

- g. The use will not create undue interference with traffic on surrounding public streets, because the traffic pattern will remain the same.
 - h. The proposed project will not cause a significant increase in the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief, because the request is to allow the existing water tower to remain on the lot. A stormwater review will be conducted by the Village's Civil Development Engineer as part of the permitting process for the garage and the project will be required to meet the standards of the DuPage County Stormwater Ordinance.
 - i. The proposed project will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community, because the site is currently developed with the water tower and accessory structures and there are no historic or natural features on the property.
1. In regard to the request for approval of Variations from Sections 10-5-5(B)4-4 of the Glen Ellyn Zoning Code to allow construction of a detached garage to have an area of 1,440 square feet in lieu of the maximum 660 square feet permitted; and

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; and

Section 10-4-8(F)1 of the Zoning Code to permit a ridge height on the proposed garage to be 22 feet, 6.5 inches in lieu of the maximum 22 foot ridge height permitted; and

Section 10-4-8(F)1 of the Zoning Code to permit an eave height on the proposed garage to be 16 feet in lieu of the maximum permitted eave height of 12 feet, the Plan Commission finds that:
 - a. The plight of the owner is due to unique circumstances because the Zoning Code was designed to regulate single family uses in this district and not public service uses such as this. Public Works has limited area in which to construct such a building. Besides having the space here, the proximity to the main Public Works

facility at 30 S. Lambert makes this an ideal location for storing parts necessary to maintain and improve the water and sewer systems.

- b. The granting of the variations will not alter the essential character of the area because the garage will be screened from view by other structures already on the property and by the wooded area on the east and south of the lot.
- c. The conditions upon which the petition for variations is based would not be applicable generally to other property within the same zoning district because no other properties within the district perform the same type of tasks and require similar parts/equipment as does Public Works.
- d. The petitioner is a governmental body, therefore, the reason for the request is not based on a desire to make more money from the property but to enhance the functionality of the property to the benefit of the Village's residents.
- e. 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 because these conditions have existed on the site for more than 50 years and the Zoning Code was not designed to regulate this sort of use.
- f. 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 because the construction of the garage will allow the storage of equipment that is currently stored out in the open and will be an improvement to the neighborhood.
- g. That the granting of the variations will not impair an adequate supply of light and air to the adjacent property, substantially increase the hazard from fire or other dangers to the property in question or adjacent property, otherwise impair the public health safety comfort, morals or general welfare of the inhabitants of the Village because the garage will be constructed in accordance with all applicable Building Codes.
- h. That the granting of the variations will not diminish or impair property values within the neighborhood, unduly increase traffic congestion in the public streets and highways or create a nuisance because the garage will be an improvement to the site that will create a storage space for materials that are currently stored out in the open. The traffic pattern on and around the site will not be changed due to the garage's construction.

- i. That the variations requested are the minimum variations that will make possible the reasonable use of the land, building or structure because 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.

Therefore, having considered the petition of the Glen Ellyn Public Works Department for improvements to property commonly known as 69 Newton Avenue, the Plan Commission recommends that the plans and the presentation which included the findings associated with a Special Use and Variations have been satisfied and therefore recommends that the Village Board approve the plans as submitted subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting;

The motion carried with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Vondruska, Berry, Fanella, Hartweg, Mulherin, Rodemann and Saeed and Acting Chairperson Heming-Littwin voted "yes."

Village Planner Purvis stated this will go to the Village Board for approval at the May 13, 2019 meeting.

Trustee's Report

None

Chairperson's Report

Acting Chairperson Heming-Littwin stated Chairperson Loch would be at the next meeting.

Staff Report

Community Development Director Springer stated the Planning and Development Department has been officially renamed the Community Development Department. Community Development Director Springer stated she has hired a new Village Planner, an Associate Planner and a Planning Intern. Community Development Director Springer stated they will be moving their department down to the first floor in May, and Innovation DuPage will be moving into the first floor as well. Community Development Director Springer stated the new Village website should be up the first week of May.

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Community Development Director Springer asked what clarification the Plan Commission would like for the applications for the off-premise advertising box variations, such as dates and pictures showing dates of when the boxes were not there. Commissioner Mulherin stated he would like to know what period of time the signs have been there. Commissioner Mulherin stated it would be good to know what content is fine and possibly general with some limitations. Community Development Director Springer stated the Village has a Zoning and Sign Code Attorney the staff will consult on this. Community Development Director Springer stated the staff did do significant research, and she should be able to provide a range of time for when the boxes were not there to when the boxes were there. There was a discussion regarding what items need to be clarified, what the possible hardships might be and the possible regulation of content.

Other Business

None

Adjournment

Plan Commissioner Mulherin moved, seconded by Plan Commissioner Fanella, to adjourn the meeting at 9:39 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary

Reviewed by Planner Purvis



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 05/09/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3960)

DOC ID: 3960

November 9, 2017 Plan Commission Meeting Minutes

Village Staff was notified by a resident, interested in a particular agenda item, that the November 9, 2017 Plan Commission Meeting Minutes that were posted to the Village website were incomplete. Upon further investigation into the matter, staff found that not only were the minutes incomplete, but the minutes were also never reviewed and approved by the Plan Commission.

Please review the attached draft minutes from the November 9, 2017 Plan Commission meeting and let staff know of any suggested changes to the minutes. Upon Plan Commission approval the minutes will be added to the Village website.

Attachments.

§ Draft Plan Commission Minutes from the November 9, 2017 meeting

ATTACHMENTS:

- 11.9.17 Draft Minutes Plan Commission Complete (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
NOVEMBER 9, 2017

Call to Order

The regular meeting of the Plan Commission was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commissioners Angela Fanella, Phillip Hartweg, Tracy Heming-Littwin, Tim Loftus, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Plan Commissioner Terra Costa Howard was excused. Also present were Planning and Development Director Hulseberg, Village Planner John Sterrett, Recording Secretary Barbara Utterback and Village Craig Pryde.

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 Saeed, to approve the minutes of the September 14, 2017 Plan Commission meeting. The motion carried unanimously by voice vote.

Chairperson Loch explained the Pre-Application process as these are informal presentations of a developer's concept.

Pre-Application Meeting – 400 N. Main Street – Nick Roberge and Joel Frieders – Zoning Text Amendment and Special Use Permit

On the agenda was a pre-application meeting regarding a proposed remodeling of the existing Giesche Shoes building located at 400 N. Main Street.

Staff Presentation

Village Planner Sterrett presented the background on this and showed an overview of the property. Village Planner Sterrett stated the subject property is located at 400 N. Mains Street, on the northwest corner of Main Street and Hillside Avenue in the C5A Central Retail Core Sub-district. Village Planner Sterrett stated the petitioner is proposing to renovate the interior of

the existing building for the use of a restaurant, café and event space. Village Planner Sterrett stated the event space would require a Zoning Text Amendment and a Special Use Permit. Village Planner Sterrett stated the property is approximately 19,000 square feet in size, and there is a two-story vacant building that was formerly used for retail purposes (Giesche Shoes). Village Planner Sterrett stated there are seven existing parking spaces on Hillside Avenue, and there is some space in the back for parking as well.

Village Planner Sterrett stated the petitioner is proposing to do an interior renovation of the building to do a restaurant use in approximately 3,280 square feet of space on the south single-story portion of the building, an outdoor patio and an approximate 1,970 square foot rooftop dining area. Village Planner Sterrett stated the petitioner has indicated this could seat approximately 335 people within the restaurant space. Village Planner Sterrett stated there is also an event space and café use in the 3,670 square feet of 1st floor area on the two-story portion of the building, and the event space would be in the 6,300 square foot space on the 2nd floor. Village Planner Sterrett stated the total building would be able to hold 750 to 800 people.

Village Planner Sterrett stated a restaurant and a café are permitted uses in the C5A zoning district, but an event space is not a permitted use nor a Special Use in C5A so a Zoning Text Amendment would be required to add a use category for event space and a banquet facility within C5A. Village Planner Sterrett stated there would also need to be a Special Use Permit to allow an event space and banquet facility.

Village Planner Sterrett stated the Plan Commission should consider the potential Zoning Text Amendment to include a category for event spaces in C5A and potential parking issues on the site.

Questions from the Plan Commission

None

Petitioner's Presentation

Joel Frieders, petitioner and partner in JDR Construction and Elemy, LLC, introduced his partners: Jeremy Jensen, partner in JDR Construction and Elemy, LLC, Nick Roberge, owner of Maize + Mash and Barrel and Rye and Megan Paul, with VARA Design. Mr. Frieders stated their simple goal is to preserve the iconic and historical characteristics of the building while bringing in 3 complimentary businesses to downtown Glen Ellyn. Mr. Frieders stated they are proposing a café/lunch space, a restaurant concept with a street-side patio, rooftop dining, a 2nd story luxury event space and a 2nd story rooftop dining event space. Mr. Frieders stated the proposed

improvements would include updating the fire safety pieces of alarms and sprinklers, ensuring ADA accessibility, installing a freight elevator, installing energy-efficient windows and upgrading the utilities. Mr. Frieders stated they would leave the original façade intact as it is striking now.

Mr. Frieders stated in regards to parking, if they left the building as a retail establishment as it is right now, they would not need any additional parking. Mr. Frieders stated they met with a valet company, Top Tier Valet, to see if a valet service could be feasible. Mr. Frieders stated Joe Colucci with Top Tier Valet would reach out to the local churches to see about possibilities of using their parking lots.

Mr. Frieders stated there would be a positive impact on the neighboring properties as the new businesses and updates to the building would increase the value in the downtown while bringing Glen Ellyn into an event and food destination. Mr. Frieders stated they understand there could be noise concerns, but the building is built with concrete slabs so there is not a likelihood of noise reverberation. Mr. Frieders stated with concerns to odors, Mr. Roberge is in the restaurant business, and Mr. Roberge has not had any odor complaints with the restaurants he currently owns. Mr. Frieders stated they will be venting, using the appropriate exhaust hoods and fans.

Mr. Frieders referred to the Glen Ellyn Comprehensive Plan and stated the plan says that businesses in the downtown should maintain and expand the range of commercial development.

Comments from the Plan Commission

Commissioner Heming-Littwin asked for an explanation of the outdoor area as there seems to be two different outdoor spaces and if the 1st story is a part of the restaurant space or the event space. Mr. Jensen stated on weekdays, the 1st story is a part of the restaurant space, and on the weekends, it would be a part of the event space. Mr. Jensen stated a stairway and elevator would be added.

Commissioner Fanella asked if Maize + Mash would stay where it is currently or move into this space to which Mr. Roberge stated Maize + Mash would remain where it is. Commissioner Fanella asked how confident the valet company is that they will be able to find parking. Mr. Frieders stated the first possible lots would be at St. Petronille's Church and the Glen Ellyn Bible Church which would be approximately 150 to 175 spaces in total. Mr. Frieders stated part of their business model is explaining how the valet company comes up with their charges.

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Commissioner Saeed asked if they would rent the parking lots on long-term basis to which Mr. Frieders stated they would.

Commissioner Loftus asked how trash from the restaurant would be handled. Mr. Jensen stated there is an alley that goes along the west side where they would put the dumpsters. Mr. Jensen stated they would have garbage service often. Commissioner Loftus asked what their vision is regarding signage. Mr. Jensen stated they have not fully looked at their signing concept yet, but they will figure this out with next steps.

Commissioner Heming-Littwin asked what type of restaurant would go in the space. Mr. Roberge stated the concept will fit in, but will not be a concept already used in the downtown.

Commissioner Loftus asked if there would be outdoor music on the rooftop. Mr. Jensen stated they have not gotten to this yet, but they will ensure they are good neighbors.

Commissioner Hartweg stated there is no elevator now, it might make more sense to put the elevator in the middle of the building instead of at the edge. Mr. Jensen stated if they put the elevator in the middle of the building, this would separate the event space too much in the middle.

Commissioner Fanella asked if they would be taking out the planters in front and correct the unevenness to which Mr. Frieders stated they would be.

Commissioner Loftus asked about a proposed timeline. Mr. Frieders stated they could have the design done in 3 to 5 months and then another 12 to 18 months for the building to be redone.

Public Comments

Ann Elliott, who resides at 695 Oak Street, stated Glen Ellyn has a wonderful hub of restaurants. Ms. Elliott stated as Glen Ellyn is continuing to grow, they are strangling the restaurants as there is not enough parking. Ms. Elliott stated the valet seems like a great option, but feels many people will not use the valet. Ms. Elliott stated they would need to implement and push through a parking solution.

Michael Vai, co-owner of Fire + Wine at 433 N. Main Street, stated this design looks cool, but he does have some concerns. Mr. Vai stated there will be 4 restaurants coming into the downtown, and his customers complain now about the lack of parking. Mr. Vai stated his son runs a valet company, and he thought of using a valet company too, but a valet is expensive and then they all running all over the place to park and fetch cars. Mr. Vai asked where all the parkers would be put. Mr. Vai stated this new restaurant would also be a dilution to business

and wonders then who will want to come to the downtown. Mr. Vai stated this could bring a lot of congestion to the downtown even though this is a great project.

Bob Davidson, co-owner of Blackberry Market at 401 N. Main Street, stated he feels a little torn on this because himself and his wife engaged in a contract on this site a year ago and had Jamie Simoneit draw up plans as they were trying to do the same thing that is being suggested. Mr. Davidson stated he is concerned for his business with this new development as well as the parking situation. Mr. Davidson stated the way people park in Glen Ellyn is to take a loop and then one more loop and if they cannot find parking, they go home. Mr. Davidson stated he is concerned with the proposed valet situation as well as people will first try to find open spots and then will go to the valet. Mr. Davidson stated he is concerned about the sheer number of restaurants in the downtown. Mr. Davidson stated he is constantly getting on his employees about parking in the correct places. Mr. Davidson stated they need to consider if this is good and the best thing for the community. Mr. Davidson stated he does not want to see the Giesche Shoe building torn down.

Weldon Johnson, who resides at 325 Lorraine Street, stated the discussions have to do with resident benefits and economic development. Mr. Johnson stated there is a problem with parking and the overall traffic flow. Mr. Johnson stated there have been a lot of discussions about possible things coming to the Village, but very little seems to come from these discussions. Mr. Johnson stated something needs to be done about bringing things to conclusions in one way or another.

Cheryl Greber, who resides at 397 Lorraine Street, stated they move to Glen Ellyn because it is a small community with not much traffic. Ms. Greber stated the restaurant and concept look wonderful, but for downtown Chicago and not downtown Glen Ellyn. Ms. Greber stated parking will be bad as she had to park several blocks away just to get to tonight's meeting. Ms. Greber stated there is mass at St. Petronille's on Saturday nights so a valet using that lot would not work. Ms. Greber stated she lives fairly close to town and does not want people going to the restaurants parking in her front yard. Ms. Greber stated she does not want the traffic this will bring, and this is not meant for Glen Ellyn.

Claudia Schaefer, who resides at 410 Melrose, stated she loves seeing a project that maintains the integrity of a building, and she hopes the parking situation can be worked out. Ms. Schaefer stated instead of the REVA development, they should make this site a parking lot.

Christy Bockelman, who resides at 765 Prairie Avenue, stated the concept and design are beautiful, but the parking situation will be a nightmare. Ms. Bockelman asked for a show of hands for how many people in the room had problems parking for tonight's meeting, and many people raised their hands. Ms. Bockelman stated parking and the capacity are big concerns as well as the dilution of business. Ms. Bockelman stated this would be like exchanging businesses

as they would be trading money from one business to another. Ms. Bockelman stated this is a permit-variance happy community. Ms. Bockelman stated this seems out of scale and out of plan in Glen Ellyn.

Ken Kloss, who resides at 350 Ridgewood Avenue, stated for parking, they should utilize the space that was used for the Police Department's parking. Mr. Kloss stated they need to give the restaurants a chance. Mr. Kloss stated there should be a passageway that people can access from one point to another.

Christine Berg, who resides at 355 Center, stated she has lived in Glen Ellyn for a year and has heard about restaurant row and the parking situations. Ms. Berg asked if the town is starting to fail as businesses seem to be closing. Ms. Berg stated they need to have a town that the residents are happy to see, where things are getting done, where businesses can open and where the parking is fixed.

John Splenka, who resides at 415 Kenilworth, stated he is the Senior Planner for Carpentersville, and in his professional opinion, there is plenty of parking in the downtown, but there is a perception as to where you can find it. Mr. Splenka stated he is not sure if a parking garage would solve this problem. Mr. Splenka stated if you amend the Zoning Code to allow an event space, this would be an opportunity to consider what parking requirements will be needed for event spaces/banquet halls. Mr. Splenka stated he thinks the proposal has a lot of great ideas, but the number of occupants seems great as well. Mr. Splenka stated they should consider screening if there will be rooftop mechanical units. Mr. Splenka stated he thinks this could be a great project.

Mr. Jensen stated they appreciate all the comments. Mr. Jensen stated he talked to some of the business owners this evening, and the business owners feel they lose 15% income due to parking issues. Mr. Jensen stated they would like to be a partner in solving the parking issues.

Mr. Roberge stated Geneva has less if not close to less residents than Glen Ellyn and has double the number of restaurants, and Geneva is a destination town to go to. Mr. Roberge stated more businesses will attract more people, and they are not looking to replicate any business already currently in town. Mr. Roberge stated they want to do something the community will be proud of and will want to go to. Mr. Roberge stated the Giesche building is a hard building, and he is not sure what else could exist here. Mr. Roberge stated they are all for parking solutions and would like to help explore what can be done.

Comments from the Plan Commission

Commissioner Heming-Littwin thanked the petitioners for coming to the pre-application meeting and listening to the residents' concerns. Commissioner Heming-Littwin stated the Giesche building is not her favorite, but this proposal looks good. Commissioner Heming-Littwin stated she is aware of everyone's concerns about parking, and parking is something we need to figure out as a Village. Commissioner Heming-Littwin stated she does not feel that 100% of the onus for parking should be put on the new businesses coming to town. Commissioner Heming-Littwin stated for the outdoor dining and possible noise, they will have to follow code, and these details are still to be discussed. Commissioner Heming-Littwin stated this is a very unique concept, and if the right concept is put out there, people will come. Commissioner Heming-Littwin stated she loves what they have done so far, and she would love to see them go forward with this.

Commissioner Hartweg stated he feels this is a pretty good plan. Commissioner Hartweg stated the issue of parking is not going to go away. Commissioner Hartweg stated he feels their plan could fit this building.

Commissioner Loftus stated he is on the Plan Commission as well as the Historic Preservation Commission, and the Historic Preservation Commission worked for many years to get the downtown designated as historic districts, and the Giesche building qualifies as a historic building in the downtown. Commissioner Loftus stated it is better to utilize the existing building instead of tearing it down and putting up something that is 4 stories tall or higher. Commissioner Loftus stated parking garages have been discussed all over Glen Ellyn. Commissioner Loftus stated the feeling of Glen Ellyn is that it is a small town, but still a community that wants businesses to come. Commissioner Loftus stated he does have concerns around possible outdoor music and how this development could affect the neighbors.

Commissioner Vondruska stated he agrees on the parking issue as this is a problem. Commissioner Vondruska stated he thinks this project is awesome and thinks it is great that someone is making an attempt to save this building. Commissioner Vondruska stated this is a tough space to develop so it would have to be an ambitious project. Commissioner Vondruska stated he likes that Glen Ellyn is becoming a destination town. Commissioner Vondruska stated a Special Use permit for parking may be hard to do.

Mr. Roberge stated there is a need for a space for banquets and events in the downtown, and people are asking for this, and this demand then seems an appropriate use.

Commissioner Fanella stated she agrees with the need for an event space in the downtown, but they would need to balance this with the demands for parking. Commissioner Fanella stated

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she does not feel the Plan Commission can fully tackle the parking issue, and parking should not be a hindrance to new businesses coming to the Central Business District. Commissioner Fanella stated she feels they have done an amazing job with creating this idea, and it sounds like a great concept.

Commissioner Saeed stated this is a unique concept, and it would be a good addition to the downtown community. Commissioner Saeed stated they do need to find a solution to the parking issue. Commissioner Saeed stated it is a nice building, and it is good that they would not be tearing down the building.

Commissioner Rodemann stated he feels Glen Ellyn has a lot of parking, but the perception is that parking is not where it needs to be. Commissioner Rodemann stated he thinks the project will be a nice adaptive reuse of a structure. Commissioner Rodemann stated if it is not this project for this site then what. Commissioner Rodemann stated the project will fit with Glen Ellyn. Commissioner Rodemann stated the challenge is parking, but this should not all be put on new businesses' shoulders.

Mr. Johnson stated there was a discussion a while back to remove the fire station from where it is currently and put in a hotel with banquet services and meeting spaces. Mr. Johnson stated maybe they can still capitalize on this.

Chairperson Loch stated she has never been in love with this structure, but the renderings look wonderful. Chairperson Loch stated it would help if the parking problem is solved as this would help the petitioners. Chairperson Loch stated they could come back for another Pre-Application meeting or a public hearing on this, and the public will have more opportunities to comment on this project.

Pre-Application Meeting – 427-443 Duane Street & 425-435 Melrose Avenue – REVA Development Partners – Planned Unit Development

On the agenda was a pre-application meeting regarding a proposed development on the property commonly known as 427-443 Duane Street and 425-435 Melrose Avenue.

Staff Presentation

Village Planner Sterrett presented the background on this proposed development and stated REVA Development Partners are proposing a 4 story, 48-unit apartment complex on these properties. Village Planner Sterrett showed an overview picture of the properties and stated the subject property is located on the south side of Duane Street and is bounded by Melrose

Avenue to the west and Prospect Avenue to the east in the C5B District Central Service Sub-district, the R4 Residential District and the R2 Residential District. Village Planner Sterrett stated this site is made up of six properties with 1.17 acres in total. Village Planner Sterrett stated there are five properties on Duane Street which is part of the C5B District. Village Planner Sterrett stated the 6th property is on Melrose Avenue, and 2/3 of the property is zoned R4 Residential, and the other 1/3 is zoned R2 Residential. Village Planner Sterrett stated the property is not in a regulatory flood plain, but there is a low area on Duane Street; however, it would not be required to have stormwater detention for these properties.

Village Planner Sterrett stated the petitioners are proposing assembling the six properties to assemble a 4-story 48-unit rental building with underground parking and surface parking. Village Planner Sterrett stated they are proposing 8 1-bedroom apartments and 40 2-bedroom apartments. Village Planner Sterrett showed an overview of the site plan and stated the underground parking would have 48 stalls, with 34 stalls in the surface parking. Village Planner Sterrett stated this equals 1.7 parking stalls per unit, but code would require 92 stalls for the number of units proposed.

Village Planner Sterrett stated the proposed building structure would be setback a little under 18 feet from Melrose Avenue, 10 feet from Duane Street and 8 feet from Prospect Avenue, but the required setback is 25 feet. Village Planner Sterrett stated the impervious surface setback is 6.1 feet, and the proposal would meet this.

Village Planner Sterrett showed a cross-section of the building and stated it is proposed to be 66 feet in height from the ground level, but only 62 feet from the back of the building due to the grade change. Village Planner Sterrett stated the permitted height for a building in this zoning district is 60 feet. Village Planner Sterrett stated anything over 45 feet in height does need to be stepped back 15 feet from the elevation.

Village Planner Sterrett stated the required approvals for this proposed project would include a Zoning Map Amendment, a Special Use Permit for a Planned Unit Development (PUD) in C5B, a Special Use Permit for a Multi-Family Dwelling Unit, an Exterior Appearance Review and a Plat of Consolidation.

Petitioner's Presentation

Warren James, Principal with REVA Development Partners, introduced Matt Hicks, the other Principal with REVA Development Partners, and Rob Sackett, who is one of the property owners.

Mr. James stated he has been in business for 30 years and is a 3rd generation builder/developer. Mr. James stated Mr. Sackett approached him with this opportunity, and they thought this was a great opportunity in a great community. Mr. James stated they can fill a need in the community with this development. Mr. James provided background on REVA and the developments that REVA has done. Mr. James stated they come with a great deal of experience and knowledge of designing and executing successful developments.

Mr. Hicks stated they are trying to help a housing need in the community, and this is a wonderful location. Mr. Hicks stated with this location, they are proposing a boutique building because you see your amenities when you walk out the front door. Mr. Hicks showed renderings of the building and discussed the market, the specifics of the building and the benefits to the community. Mr. Hicks stated this is a boutique balanced on a unique scale, and the rents would be \$1,900 for the 1-bedroom units and \$2,800 for the 2-bedroom units. Mr. Hicks showed pictures of a typical 2-bedroom unit and relayed a description of what is usually included. Mr. Hicks stated amenities would include a package-concierge system, a resident lounge and a bike-storage area. Mr. Hicks stated a 48-unit building will have minimal impact on traffic and services, but these residents will be shopping and dining downtown.

Questions from the Plan Commission

Commissioner Loftus stated he is concerned that a variance is being requested for 10 less parking spots and asked where the other cars are going to park if there is the maximum numbers of cars for the units. Mr. James stated when they look at the mix of units, they do surveys overnight to see how much parking is actually used. Mr. James stated for this size development, generally 1.5 to 1.7 stalls per unit is adequate to serve the residents of the complex. Commissioner Loftus asked if elevations have been done to compare this to the Glen Ellyn Public Library across the street as he is concerned about a possible canyon effect on Duane Street. Mr. James stated they have not done this yet, but overall, both buildings are sympathetic to the other one.

Commissioner Fanella stated she feels like this is a very large development for the acreage, and the other REVA developments are roughly 20 units per acre. Commissioner Fanella stated she feels 48 units on this space feels heavy. Commissioner Fanella asked how they arrived at the size and number of units for this building. Mr. James stated this was due to economics and market-driven, and the scale and proportion will fit the site nicely. Mr. James stated this is more typical of an urban/suburban scale development. Commissioner Fanella stated she questions baby boomers as renters and would like to see the research on this. Mr. James stated there has been a major shift in people's thinking since the economy downturn in 2008. Mr. James stated it was learned that the notion of a home being of value is not always the best place.

Commissioner Saeed asked if they can bring the building height down to 60 feet. Mr. James stated they will work with the Village to understand the definition of grade, and he is confident they can come in close to 60 feet. Commissioner Saeed asked if the setbacks on the front, east and west can come to the minimum of 25 feet. Mr. James stated they cannot do this without seriously compromising the building. Mr. James stated they are trying to deliver a building that meets the needs of the community and is economically viable. Mr. James stated they would have to take off a lot, and this would affect the floors and the number of units.

Commissioner Heming-Littwin asked if the variance is needed due to the grade on Melrose Avenue to which Mr. James stated it is. Commissioner Heming-Littwin asked if all the in and out is on Melrose Avenue to which Mr. James stated it will be.

Commissioner Rodemann asked about the sidewalks. Mr. James stated this proposal is their first pass at this, and they will need to go back to the engineers on this. Commissioner Rodemann asked if their goal is to maintain the street and the sidewalk and then slope it into the building to which Mr. James stated it is.

Public Comments

Adam Carter, who resides at 426 Hillside Avenue, stated a few things have stuck out to him on this. Mr. Carter stated this proposed development is not necessarily to scale for this area, but he is hearing it is to scale for this area. Mr. Carter stated there are a lot of requests for variances right off the bat for not enough parking stalls, going over the height requirements and not complying with the setbacks. Mr. Carter stated they talked about the possible clientele for these apartments and the need for this kind of housing in Glen Ellyn. Mr. Carter stated Arlington Heights, Naperville and Wheaton have this type of housing, but Glen Ellyn is much different and much smaller than these. Mr. Carter stated this would be a gargantuan apartment complex. Mr. Carter stated there could be issues with traffic configuration in this area. Mr. Carter stated the low spot on Duane makes him concerned about sewer and sanitary and would like this project referred to the Environmental Commission.

Jeff Scribner, who resides at 432 Hillside Avenue, stated he spoke to some of his neighbors, and many of them do not want anything to do with this, and they have not even seen the plans yet. Mr. Scribner stated he is concerned about the increased traffic as well as noise from the air conditioning units. Mr. Scribner stated when it rains, the water will be headed downhill toward this development. Mr. Scribner stated they have narrow streets, and they do not need heavy traffic in this area. Mr. Scribner stated if they are going to build more apartments north of the railroad tracks, there is not a need to build apartments south of the railroad tracks.

Tim Brinker, who resides at 421 Hillside Avenue, stated Melrose Avenue basically dead-ends into this property. Mr. Brinker stated he has a lot of experience with building and zoning permits as they were trying to repair their front porch. Mr. Brinker stated during this process, they were asked if what they were doing to the porch would fit the character and culture of the neighborhood, and in his opinion, this development would not do this. Mr. Brinker stated he is concerned about the traffic, and this building is too massive for a residential neighborhood.

Claudia Schaefer, who resides at 410 Melrose Avenue, stated the gentlemen did a great job explaining how this development would benefit the people living in the 48 units, but not the rest of the Village. Ms. Schaefer stated this is distinctly not complimentary to the neighborhood. Ms. Schaefer stated the streets are very narrow. Ms. Schaefer stated she hopes the Plan Commission votes no on this and instead puts up nice 2-story townhomes on these under-utilized properties.

Mary Carlson, who resides at 404 Melrose Avenue, stated she did live in Elmhurst, and all the massive buildings in downtown Elmhurst have taken away from the charm of their downtown area. Ms. Carlson stated in Glen Ellyn, this has been preserved. Ms. Carlson stated there will be a canyon effect with the Glen Ellyn Public Library and the REVA development. Ms. Carlson stated there is also the safety piece with increased traffic when the church or the library is having events.

Erin Pavlich, who resides at 364 Lorraine, stated the building does not fit the community. Ms. Pavlich stated it would be a dangerous situation to add more traffic with 80 to 90 more cars. Ms. Pavlich stated there needs to be a traffic study done before any development like this. Ms. Pavlich stated she does not think the safety problems that this would add make this development worth it. Ms. Pavlich stated she would support a townhome development on these properties instead.

Christy Bockelman, who resides at 765 Prairie, stated the intersection of Duane and Prospect is already difficult to navigate so she cannot imagine adding more traffic here. Ms. Bockelman stated there will be an immense amount of water displacement, and she is concerned about there being more units per acre on this site than on other sites. Ms. Bockelman the builder talked about it being economically unviable to build under Glen Ellyn's current codes. Ms. Bockelman stated in this case, this should not then be built. Ms. Bockelman stated it should not be the responsibility should not be on the Village to accommodate, but on the builder.

Comments from the Plan Commission

Commissioner Fanella thanked the petitioners for bringing this proposal and the neighbors for the comments on this. Commissioner Fanella stated she would like to see this property developed, and she is fine with the zoning presented here. Commissioner Fanella stated she is not as concerned about the parking here. Commissioner Fanella stated she does see the need to add to the mix of the Village's housing. Commissioner Fanella stated this structure is being forced onto a piece of property that is too small, and she would be more in favor of it if it was more conforming to the height restrictions and setbacks, especially along Prospect.

Commissioner Loftus stated the Comprehensive Plan does mark this piece of land for multi-family, but it does not specify the density. Commissioner Loftus stated he is concerned about the height of the building compared to what is across the street as he thinks there will be a canyon effect. Commissioner Loftus stated once a building like this is built, more will come. Commissioner Loftus stated the setbacks are important to maintain the character of the neighborhood, and they should look at this. Commissioner Loftus stated they need to keep the character of the neighboring area.

Commissioner Rodemann stated he feels like this is too big a project for this piece of land. Commissioner Rodemann stated some simple fixes would help, possibly shortening the length of the building or reducing the density of the building. Commissioner Rodemann stated his problem with this building is supposedly it is a boutique building, but it feels cookie-cutter instead. Commissioner Rodemann stated terrace units on the top of the building might help. Commissioner Rodemann feels this is a great start, and he likes the layout of the units as well as the goal of meeting a need in Glen Ellyn. Commissioner Rodemann stated this project need to be more refined.

Commissioner Saeed stated this building looks very dense and congested in this area. Commissioner Saeed stated there needs to be a compromised on the height, and they should do the minimum setbacks, or the building will not fit well in here.

Commissioner Hartweg stated he likes this plan, but he does have concerns over the height and the potential problems with drainage. Commissioner Hartweg stated there might be traffic congestion at times. Commissioner Hartweg stated this is a good plan that needs to be tuned up.

Commissioner Heming-Littwin stated in the Comprehensive Plan, this area of town is meant for multi-family. Commissioner Heming-Littwin stated this will fit a need. Commissioner Heming-Littwin stated she likes the character of the building on the rendering, but she is concerned about the height issue as it may cause a cavernous effect. Commissioner Heming-Littwin stated

the grading issues and the setback are due to the downward slope on Melrose Avenue into the garage. Commissioner Heming-Littwin stated she goes back and forth on the density of this, but a 4-story building with 48 units is not a lot of units. Commissioner Heming-Littwin stated going forward, she would like to see a reduction in some of the possibly requested variances. Commissioner Heming-Littwin stated she is not as concerned about the traffic in this area.

Commissioner Vondruska stated he thinks there is a need for this type of housing in Glen Ellyn. Commissioner Vondruska stated he understands the want to reduce the height from 66 inches to 60 inches, but he wants what will look like a nice roof rather than lowering. Commissioner Vondruska stated they need to fine-tune this plan, and he would like to see traffic and drainage studies for this.

Chairperson Loch stated she agrees there is a market for this type of housing in Glen Ellyn, and she likes the unit layout and product itself. Chairperson Loch explained what a PUD is and how PUDs can often require variations and deviations. Chairperson Loch stated she feels like will not make as much of a canyon effect as everyone is saying. Chairperson Loch stated she likes the proposed aesthetic look of the building, and she feels this is a good spot for a multi-unit building. Chairperson Loch thanked REVA Development Partners for bringing this possible project to Glen Ellyn.

Public Hearing – 645 Lenox Road

On the agenda was a public hearing regarding a public hearing to consider the application for Sign Variations at 645 Lenox Road, commonly known as Lake Ellyn Park.

PUBLIC HEARING – SIGN VARIATION – Glen Ellyn Park District – 645 LENOX ROAD – LAKE ELLYN PARK

DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF VARIATIONS FROM THE SIGN CODE FOR THE INSTALLATION OF THREE MONUMENT SIGNS AND ONE SPECIAL EVENT BANNER SIGN. THE SUBJECT PROPERTY IS LOCATED EAST OF LENOX ROAD BETWEEN ESSEX ROAD AND HAWTHORNE BOULEVARD IN THE CR COMMERCIAL RECREATION DISTRICT.

Plan Commissioner Saeed moved, seconded by Plan Commissioner Heming-Littwin, to open the public hearing. The motion carried unanimously by voice vote.

Staff Introduction

Village Planner John Sterrett was present to speak on behalf of the subject variation requests. Mr. Sterrett stated that variations from the sign code are being requested by the Glen Ellyn Park District for the property located at 645 Lenox Road, commonly known as Lake Ellyn Park. He displayed a map of Lake Ellyn Park and indicated the location of Lenox Road along the west side of the park, Essex Road to the north and Hawthorne Boulevard to the south. He stated there are two existing monument signs and one existing special event banner sign at Lake Ellyn Park. He added that the Park District is proposing to replace a 21-square foot monument sign at the main entrance off of Lenox Road with a 26-square foot free-standing sign, replace a 21-square foot monument sign located at the south end of the property near Lenox and Hawthorne with 26-square foot monument sign and replace the existing 15-square foot special event banner sign with one 17-square foot special event banner sign. He stated that originally the Park District had proposed to provide two banner signs—one on either side of the replacement sign—but then decided to scale it back to only replacing one sign. He stated that a 15-square foot monument sign is also being proposed to be installed near the north entrance of Essex Road. Mr. Sterrett stated that the existing sign along Lenox Road at the main entrance currently encroaches into the public right-of-way off of Lenox Road. He added that the Park District as they are proposing to remove that sign would like to place the replacement sign no closer to the street than where the existing sign is. He also stated staff would recommend that a condition of approval would be contingent upon receiving approval of a license agreement with the Village to place a sign within the public right-of-way. Mr. Sterrett stated that the variations being requested are to allow 3 free-standing signs in lieu of the maximum 1 sign permitted on the property, to allow a free-standing sign to encroach into the minimum setback of five feet from the property line (off the entrance of Lenox Road), to allow the free-standing sign to encroach into the public right-of-way and to allow a special event banner sign to be displayed permanently in lieu of the maximum 14 days prior to an event and also for the banner sign to be displayed permanently rather than a maximum of three times per year.

Petitioner's Presentation

Dan Hopkins of the Glen Ellyn Park District, 185 Spring Avenue, Glen Ellyn, IL was present to speak on behalf of the subject requests.

Chairperson Loch asked why Mr. Hopkins felt a third sign is needed on the north side. Mr. Hopkins responded that sign is necessary to help people locate the lake.

Mr. Hopkins stated the Glen Ellyn Park District received input in 2012 from residents who identified needs regarding recreation trends. He stated that the areas of highest priority were trail improvements, natural areas, neighborhood parks and improvements to Lake Ellyn Park. He stated a master plan was developed for Lake Ellyn including a conservation design forum. He added that they subsequently met with the neighbors and worked with the community throughout the entire process. Mr. Hopkins stated that from the outcome of the meetings is where they developed the priorities and that the boat house is the highest priority. He stated that additional work will include upgrades to the trail system, improvements to lake water quality, shoreline stabilization, and replacement of the existing playground, landscape enhancements, park amenity upgrades and improved signage. He added that they have been working on this project since 2014. He added that no illumination will be requested for this project.

Mr. Hopkins stated that an anonymous donation will pay for over half of the signage for this project and a grant was also received. He also stated that the signs will be updated and showed pictures of the signs and where the signs will be located on the site. He added that three variations are being requested as follows: 1. To allow three free-standing signs in lieu of a maximum of one sign permitted per property. 2. To allow one sign to encroach into the public right-of-way. 3. To allow one sign to encroach into the minimum setback of the property. Mr. Hopkins stated that the banner signs triggered two more variations: 1. To allow special event signs to be displayed permanently in lieu of 14 days. 2. To allow a temporary banner sign to be displayed for more than the permitted three times per year.

Questions from the Plan Commission

Mr. Hopkins responded to Plan Commissioner Heming-Littwin that verbiage will be on the new signs regarding rules at the subject area such as "No Tobacco," etc.

Persons in Favor of or in Opposition to the Request

Cinda SiligmueLLer of 630 Lenox Road, Glen Ellyn, IL stated she has been living in Glen Ellyn for five years but has been visiting here for 17 years. She stated she was concerned prior to this meeting as to where the signs would be located and is pleased they will not obstruct her view of the lake.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Fanella, to close the public hearing. The motion carried unanimously by voice vote.

PLAN COMMISSION

-17-

NOVEMBER 9, 2017

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the variation requests as submitted by the petitioner, and Plan Commissioner Fanella requested adding the condition per staff.

Plan Commissioner Heming-Littwin moved, seconded by Plan Commissioner Hartweg, that after having considered the application of the Glen Ellyn Park District for approval of variations from the sign code for 645 Lenox Road commonly known as Lake Ellyn Park, the Plan Commission adopts the findings of fact in the petitioner's application packet and as presented by the petitioner at the public hearing as well as the findings included in the deliberations of the Plan Commission and recommends approval of the request subject to the condition that the approval of the sign variations be contingent on receiving approval of a license agreement with the Village to allow the proposed monument sign at the main entrance to be located within the public right-of-way.

The motion carried unanimously with eight (8) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Hartweg, Fanella, Vondruska, Rodemann, Loftus, Saeed, and Chairperson Loch voted yes; zero voted no.

Public Hearing – Zoning Text Amendments

On the agenda was a public hearing regarding Zoning Text Amendments.

Commissioner Heming-Littwin moved, seconded by Commissioner Fanella, to open the public hearing. The motion carried unanimously by voice vote.

Commissioner Heming-Littwin moved, seconded by Commissioner Loftus, to continue the public hearing to the November 30, 2017, Special Plan Commission Meeting. The motion carried unanimously by voice vote.

Trustee's Report

Trustee Pryde stated there have been discussions at the Village Board regarding the 2018 Budget, Capital Projects and the possible Train Station/Underpass project. Trustee Pryde stated they are going to renovate the Civic Center to allow Innovation DuPage out of the College of DuPage to have some space in the Civic Center.

Chairperson's Report

PLAN COMMISSION

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NOVEMBER 9, 2017

Chairperson Loch reminded the Plan Commissioners about the Special Plan Meeting on November 30th.

Staff Report

Planning and Development Director Hulseberg and Village Planner Sterrett reviewed possible projects coming to the Plan Commission in the new few months.

Other Business

None

Adjournment

Commissioner Hartweg moved, seconded by Commissioner Heming-Littwin, to adjourn the meeting at 10:05 p.m. The motion carried unanimously by voice vote.

Respectfully Submitted,

Debbie Solomon
Recording Secretary



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 05/09/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3957)

DOC ID: 3957

403-407 Duane Street Pre-Application meeting to discuss the proposal for a 4 unit, attached single-family townhome development requiring variations from the Zoning Code

PETITIONER: The petitioner is Allied Design-Build Inc. on behalf of Elshafei Equity Partners, owner of the property at 403 Duane Street and Duane Street Properties, LLC, owner of the property at 407 Duane Street.

REQUEST: The petitioner is requesting a pre-application meeting regarding the proposed development of four three-story attached single-family townhomes on the property at 403-407 Duane St. Variations will be required to construct the project as proposed.

**LOCATION/
ZONING:**

The subject properties are located on the south side of Duane Street between Melrose Avenue and Lorraine Road and both are zoned as R4. The surrounding land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Public Parking Lot	C5B Central Business District
South: Multi-family Residential	R4 Residential
West: Single-family Residential	R4 Residential
East: Multi-family Residential	R4 Residential

COMP PLAN: The Comprehensive Plan highlights this part of the downtown as an “improvement and development site”, suggesting that “older structures be replaced with high-quality townhomes and similar multi-family developments”. It is also suggested that “these properties have excellent proximity to a wide range of Downtown facilities and services as well as public transportation, and could be suitable locations for new townhomes or small condominium buildings, of a scale and character similar to the newer existing multi-family developments already located within this immediate area” (pg. 48, 54).

BACKGROUND: The petitioner has requested a pre-application meeting to discuss the proposed project which will include the consolidation of the two lots and construction of four three-story attached single-family townhomes on the newly created lot. The petitioner is requesting feedback from the Commission prior to requesting formal approval of the Zoning Variations that would be required to construct the project. Note, the petitioner originally proposed a five unit development on the site that would require

eight variations. After a pre-application conference with staff, the plans have been revised to show a four unit development requiring four variations.

**REVIEW
PROCESS:**

In order to proceed with the project, the petitioner would need to receive approval of a lot consolidation (reviewed and approved by staff), approval of Zoning Variations (reviewed by the Plan Commission and Village Board) and approval of the Exterior Appearance (reviewed by staff and approved by the Village Board).

**PROJECT
SUMMARY:**

The total site is approximately 10,000 square feet and both parcels are currently vacant. The petitioner is proposing to construct four, three-story townhomes; each unit will feature three bedrooms and three full bathrooms and will offer identical floor plans with approximately 2,450 square feet of living space. Each unit would have an attached rear deck and tandem 2-car attached garage on the first level of the townhome. The two middle units would have a shared driveway that leads to separate garages while the end units would have their own driveway. More Information about the project is provided below.

1. Zoning. The site consists of two lots that will be combined into one lot. Both lots are currently zoned R4. The petitioner is proposing to maintain the R4 Residential zoning designation. Multi-family residential uses and zoning surround the property and are generally encouraged as a transition between commercial and nearby single-family zoning districts. Attached single-family dwelling units are also a permitted use in the R4 District. The proposed zoning and use is appropriate for the site (see attached zoning map).
2. Density. The project is out of compliance with the density standards in the Zoning Code. The Code requires a lot area of 4,950 square feet per unit for attached single-family dwellings in the R4 district. In accordance with this requirement, two units would be permitted on this property while four are proposed (2,500 square feet per dwelling unit).
3. Lot Width. The lot is 100' in width, well over the 75' required lot width for attached single-family dwellings in this district.
4. Building Setbacks. The required and proposed building setbacks are as follows. The only setback variation proposed would be for the rear yard setback as shown below in red.

	Required	Proposed
Front Yard Setback	30 feet to building	30 feet to building

Rear Yard Setback	30 feet	25'-9" to building
Side Yard Setback (West)	10 feet	11 feet 8 inches (western most unit to property line)
Side Yard Setback (East)	10 feet	11 feet 8 inches (easternmost unit to property line)

5. Impervious Surface Coverage. 35% or less of the front yard may be impervious surface in the R4 zoning district. The petitioner is proposing 47.5% impervious surface coverage in the front yard due to the individual driveways for each unit.
6. Building Height. At 34'-9" the proposed building height is in compliance with the limitation of 35' permitted in the district.
7. Parking/Garages. Two parking spaces per unit are required for the project and a two-car tandem style garage is proposed for each dwelling unit. The driveway to each unit provides an additional parking space for a total of three parking spaces per unit.
8. Driveway Width. This project will have one shared driveway and two individual driveways all of which are proposed to be 11 feet wide at their start. The Code requires a minimum width of 9 feet for one-way driveways intended for cars. However, Village Engineers felt that the shared driveway approach may be too narrow and cause difficulty reversing out of the driveways onto the roadway. Staff would suggest the shared driveway be widened at the approach.
9. Deck. The deck proposed in the rear of the building encroaches into the rear yard setback and is not permitted to be taller than 7 feet above the average adjoining ground. While a dimension is not provided on the elevation, it would appear that the deck is at least 10 feet tall.
10. Landscaping buffer. A landscape buffer of 6-7 feet is required around all property lines abutting residentially zoned properties. A landscape plan showing the buffer will be required as part of the formal application.
11. Utility lines. There are no utility lines on the property that would need to be undergrounded as part of the project.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a pre-application conference

for the proposed development and provide comments to the petitioner. The Commission's review should concentrate on the development concept and any anticipated variation requests. The specific details of the plan will be reviewed after a complete application has been submitted.

In reviewing the project, the Plan Commission may wish to:

1. Discuss whether the Commission is generally supportive of the proposal.
2. Discuss and provide feedback regarding the anticipated variation requests including: a reduced rear yard setback, a reduced lot area per dwelling unit, increased impervious surface coverage in the front yard, and a taller deck height than is permitted when the deck encroaches into the rear yard setback.
3. Provide feedback on the shared driveway width.
4. Clarify any concerns.

ATTACHMENTS:

- Aerial Photo of the Site
- Zoning Map
- Sections from the Comprehensive Plan
- Petitioner's pre-application form
- Narrative Statement
- Preliminary Site Plan
- Elevations
- Floor Plans

CC: Staci Springer, Community Development Director
Allied Design-Build Inc., Applicant
Duane Street Properties & Elshafei Equity, Property Owners

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Duane\Duane 403-407, Duane & Melrose Townhomes, ZV, EA, CON\PC Staff Report - Preapplication.doc

ATTACHMENTS:

- Aerial Photo of the Site (PDF)

- Zoning Map (PDF)
- Sections from the Comprehensive Plan (PDF)
- Pre-Application Form (PDF)
- Narrative Statement (PDF)
- Site Plan (PDF)
- Elevations (PDF)
- Floor Plans (PDF)

Aerial Photo of Site

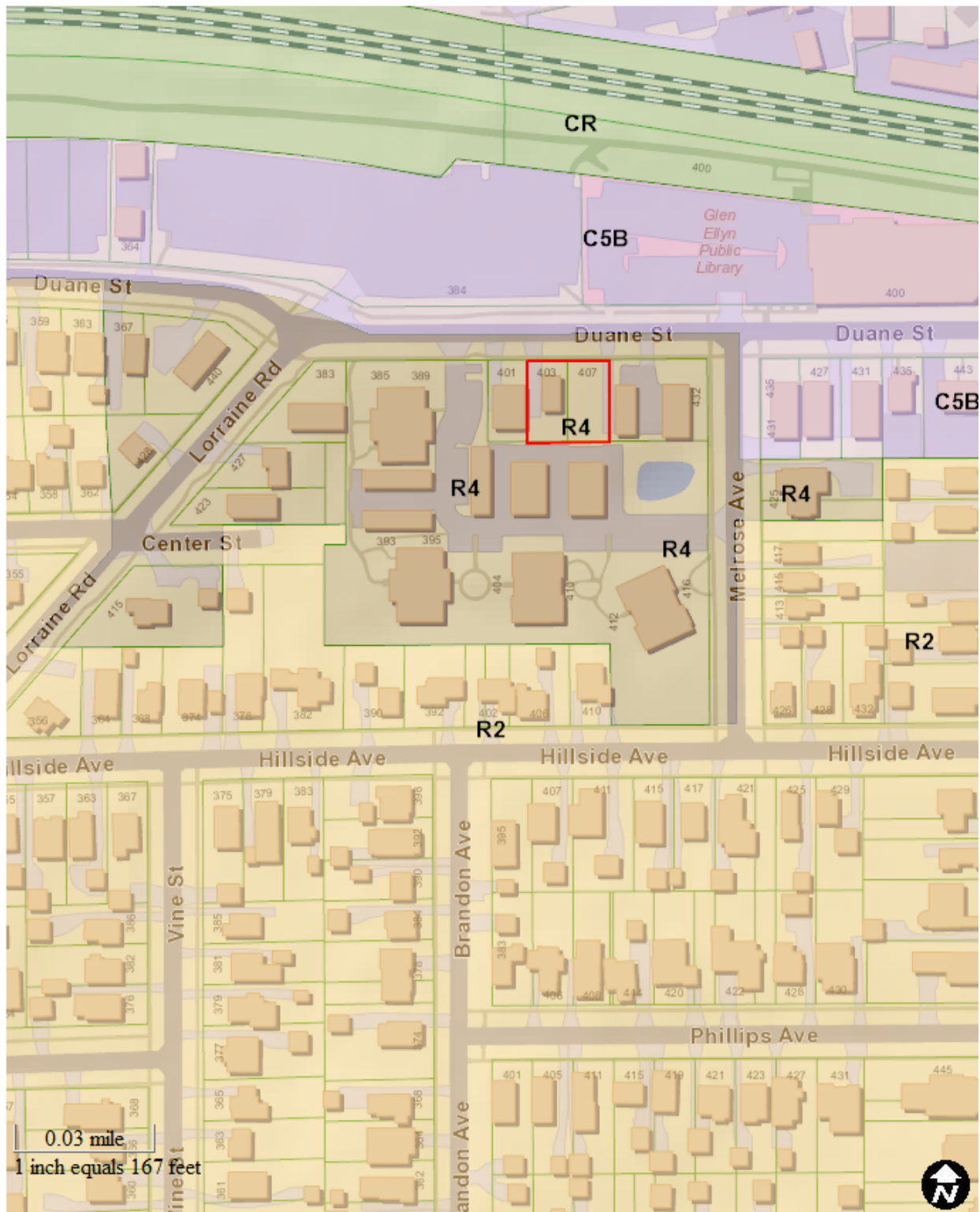


Map created on May 3, 2019.

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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.



Map created on May 3, 2019.

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Figure 4

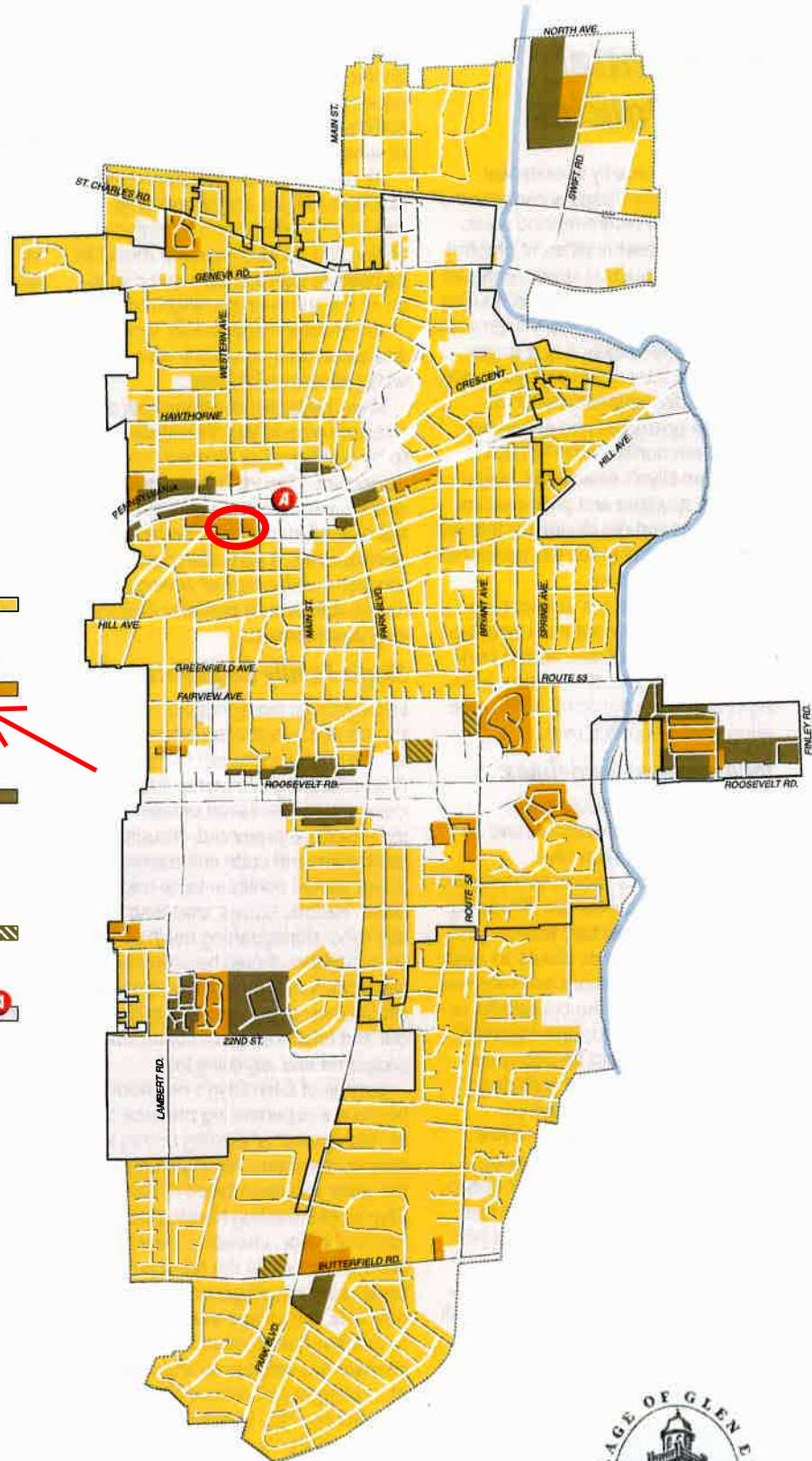
Residential Area Policies

The Community-Wide Plan strives to maintain and protect existing neighborhoods, improve and strengthen residential properties that are beginning to decline, and promote high-quality new residential development that enhances existing neighborhood character.

Map Legend:

- Single-Family Detached Residential**, reflecting densities up to 5 units per acre. 
- Low-Density Attached Residential**, including town-homes and cluster homes, reflecting densities of 5 to 10 units per acre.  
- Medium-Density Residential**, including walk-up and elevator multiple-family developments, reflecting densities of 10 to 18 units per acre. 
- Senior Residential**, including senior housing, assisted living, and extended care. 
- Downtown Glen Ellyn**: Some-what higher densities may be considered, but height and density should be reevaluated as a part of updating the Zoning Ordinance. Residential units are also appropriate on the upper floors of Downtown commercial buildings. 

NOTE: Residential densities are used in the Comprehensive Plan for overall guidance only. Zoning will continue to govern densities on specific parcels. When the Zoning Ordinance is updated following adoption of the Plan, allowable densities within zoning districts should be reviewed.



Comprehensive Plan • Village of Glen Ellyn, Illinois

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



Residential Area Policies

Glen Ellyn is primarily a residential community. The Village is comprised of several distinct neighborhood areas, each with somewhat different physical characteristics such as street configuration, landscaping, lot sizes and housing construction. Much of the Village's special image and identity is due to the unique character of its neighborhoods, and these distinguishing features should be preserved and enhanced.

The Community-Wide Plan builds upon Glen Ellyn's established neighborhood structure and promotes improvements and developments that will maintain and strengthen this traditional structure in the future.

Since Glen Ellyn is a built-up community, most new residential development will consist of new homes constructed on vacant lots and new housing occurring as the result of the redevelopment of existing uses.

Improvement Guidelines:

Several principles should guide neighborhood improvement and development within Glen Ellyn.

Neighborhoods should be designed primarily for residential use. Shopping and services, elementary schools, and parks and playgrounds should be easily accessible by pedestrians and bicycles as well as vehicles. The boundaries between neighborhoods and adjoining land-use areas should be clearly defined, and screening and buffering should be provided as required.

Through-traffic should be routed around residential neighborhoods, along either "village arterial" or collector streets. Pedestrian walkways and bikeways should connect homes with schools and neighborhood facilities. The Village should strive to maintain a neighborhood atmosphere in which all residents feel safe and secure.

Glen Ellyn should continue to offer a diverse housing stock that will accommodate a diverse population. The current balance of single-family and multi-family units should be essentially maintained in the future.

Multi-family uses should be located on the edge of single-family neighborhoods and near major activity areas. Sufficient parking should be provided to serve all multi-family development.

All new residential development, including additions and remodelings, should be characterized by high-quality design and construction and should be compatible with the scale and character of the surrounding neighborhood.

Stormwater management should be addressed on a comprehensive basis within all residential areas.

New residential developments of over one acre in size should continue to be developed as planned unit developments. The PUD technique, which gives the Village maximum control over residential area design and development, is particularly useful in situations where normal zoning may not be sufficient to promote desirable new development.

Single-Family Neighborhoods:

Existing single-family neighborhoods should be strengthened where necessary through community facility and infrastructure improvements. Improvement and rehabilitation of older housing should be promoted. Housing rehabilitation and code enforcement activities should continue to be undertaken. Historic homes, tree-lined streets and other distinguishing neighborhood characteristics should be protected. Neighborhoods throughout the Village should feel "open" because of the layout and relationships of homes on properties and adjoining lots.

Several of Glen Ellyn's neighborhoods are experiencing pressure due to "teardowns" of existing homes and new construction. The Plan recognizes the value and importance of Glen Ellyn's older existing housing stock in terms of image, character, stability and affordability. While the replacement of some older housing is both normal and desirable, the Village should continue to monitor this situation to ensure that changes are sensitive to and reflective of existing neighborhood character.

Although Glen Ellyn's neighborhoods are essentially "built-out," several vacant lots and land parcels are scattered throughout the planning jurisdiction

where compatible new residential development could occur in the future.

Low-Density Attached Residential:

Low-density residential development, including townhouses, attached single-family homes, cluster homes and similar developments, should be located along major streets and near activity centers. For example, existing low-density developments are located near Downtown, the Roosevelt Road corridor, and the College of DuPage.

Low-density residential development should be located on small sites occupying locations between commercial areas and single-family neighborhoods. These sites are intended to provide for small-scale townhouse or similar development as a "transition" between the commercial and neighborhood areas. New development in these locations should be of a scale and character compatible with nearby existing single-family homes. New low-density development should reinforce and enhance overall neighborhood quality rather than detract from it.

Medium-Density Residential:

Medium-density residential development should be located near major activity centers. Existing medium-density residential, including walk-up and elevator multiple-family developments, are located adjacent to the Downtown, in the Surrey Drive area, near the Roosevelt Road corridor, north of the College of DuPage, west of Swift Road, and at the intersection of Butterfield Road and Park Boulevard.

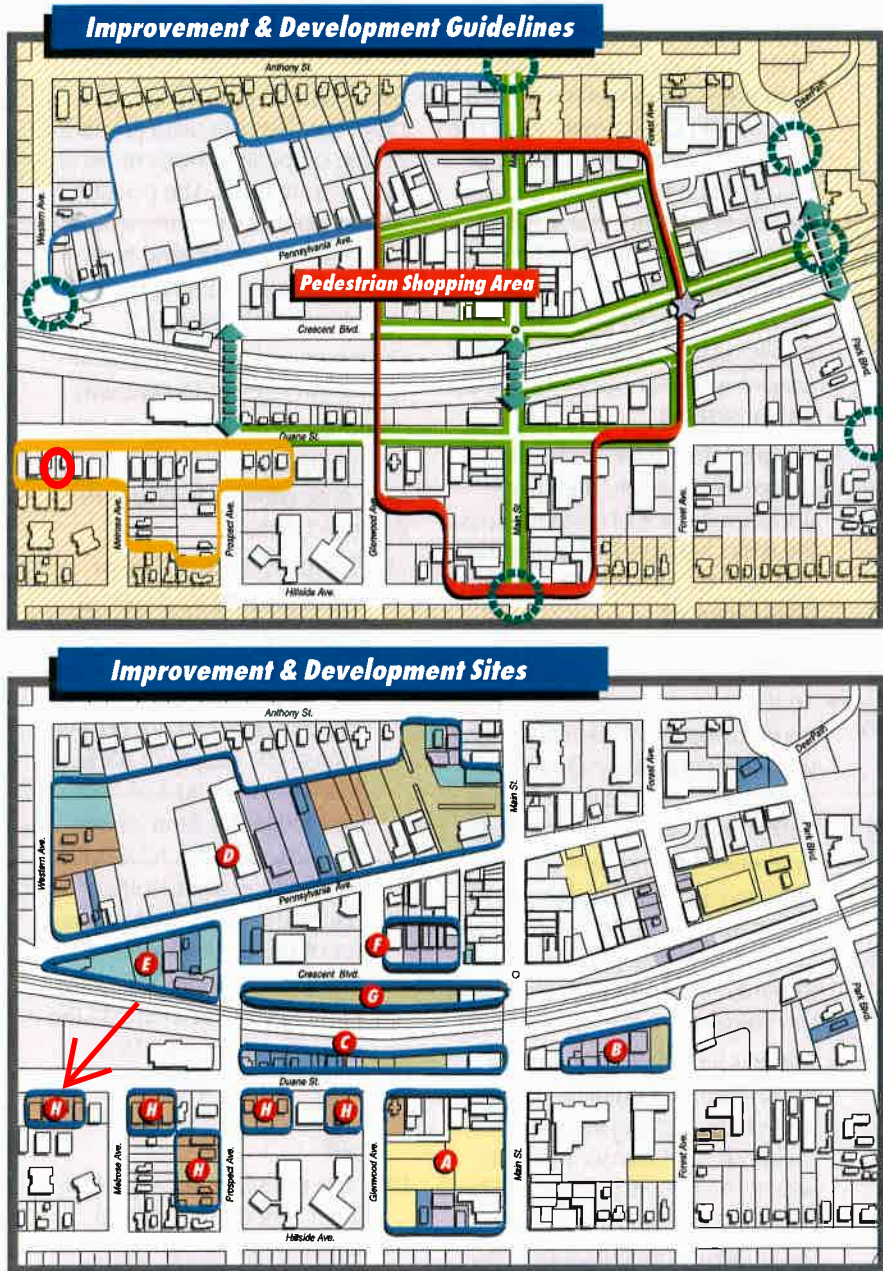
The design and development of all new multi-family residential development should be carefully controlled to ensure compatibility with surrounding uses, adequate screening and buffering, and a quality living environment.

Senior Residential:

Senior residential, including senior housing, assisted living and extended care facilities, should be provided in convenient locations to accommodate the needs of senior citizens within Glen Ellyn. Compatibly scaled new senior housing would also be acceptable in the areas designated for low- and medium-density residential.

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

- **Site F** includes the north side of Crescent Boulevard, from Glenwood Avenue east to the alley. It currently contains several small buildings with retail and service uses.

Site F should be upgraded and improved for retail and pedestrian-oriented service use, which would help strengthen the east-west dimension of the pedestrian shopping area.

A desirable long-term redevelopment pattern for this block would entail new stores and shops along the Crescent Boulevard sidewalk, with parking located to the rear of the buildings.

- **Site G** includes the south side of Crescent Boulevard between Main Street and Prospect Avenue. It currently contains Little Hands Toys, other commercial uses, and surface parking.

While this site would be a suitable location for retail or service uses, the limited depth of lots will be a major constraint to redevelopment. However, the site might be considered for a small parking deck, perhaps including some ground floor commercial space.

If new building development takes place, buildings should be positioned at street corners and other highly visible locations within the block. The one-story commercial building that houses Little Hands Toys adds to the image and character of Downtown and should be retained if possible.

If existing surface parking is retained, the lot should be extensively landscaped in order to improve views from the commuter train.

- **Site H.** Several areas in the southwest portion of Downtown are designated as "Site H." Each of these areas includes older single-family homes or multi-family structures that are showing signs of age and deferred maintenance. These properties have excellent proximity to a wide range of Downtown facilities and services as well as public transportation, and could be suitable locations for new townhomes or small condominium buildings, of a scale and character similar to the newer existing multi-family developments already located within this immediate area.

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: 11/30/2017

B. Project Name: DUANE TOWNHOME DEVELOPMENT

C. Project Description: 4-unit, 3 Level Townhomes

D. Address of Property: Lots 39, 40, 41 & 42 Glenwood, CA Phillip's Subdivision

E. Permanent Index No: 05-11-323-003 & 05- Zoning: R4

F. Name of Applicant: Allied Design-Build, Inc.

G. Address of Applicant: P.O. Box 13 * Hinsdale, Illinois 60522

H. Phone No. (Business): (847) 489-7999 (Home) (847) 489-7999

I. Fax No. (Business): N/A (Mobile) (847) 489-7999

J. E-mail Address of Applicant: smb@agssi.com

K. Name of Property Owner: DUANE STREET PROPERTIES / ELSHAFEI EQUITY PAR

L. Address of Property Owner: 1200 INT'L PARKWAY, SUITE 25 * WOODRIDGE, IL 6051

M. Phone No. (Business): 630-968-5000 (Home) 630-688-3103

N. Fax No. (Business): N/A (Mobile) 630-688-3103

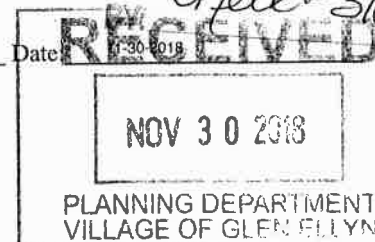
O. E-Mail Address of Property Owner: alane@navitassys.com

II. SUBMISSION REQUIRMENTS

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: NOV 30 2018



Allied Design-Build, Inc.

P.O. Box 13 * Hinsdale, IL 60522
Email: adb@agssi.com T: (847) 489-7999

November 30, 2018

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

Re: 4-Unit Duane Townhome Development

The proposed project will be a 4-unit, 3 level townhomes. Each unit is 2,450.5 sq-ft and all unit floor plans are identical.

The front yard will have single width paved driveways to each garage. The center 2 units will have a single curb cut at Duane St. splitting into 2 drives part way into the front yard. This was done to give as more green area in the front yards. Driveways are the pedestrian access from the Village sidewalk to the units until you reach the face of the building then there is a common sidewalk to reach 2 units each. The sidewalk is held back from the face of the building walls to allow for landscaping. All green areas will have grass and/or landscaping to meet Village requirements.

The ground floor will consist of a 2 car tandem garage with ample storage area, main front entry with stair up to living levels. The garage will have access to front entry and rear yard. The main level will consist of living / dining area, kitchen with energy star rated appliances, bedroom #1, and a full bath off of the hall, hall closet and a deck located off of the living / dining area. Mechanical closet is on the main level accessible from the deck. The upper level will consist of master bedroom with full bath and large closet, bedroom #3, laundry closet accessible from hall and a full bathroom located off of the hall.

The exterior elevations will have brick masonry at the ground floor level for north (front), east & west elevations. The main level and portion of the upper level will have fiber cement 5" profile lap siding. The top ½ of the upper floor and the wall above the main entries will have a stucco finish w/ reveals. The center 2 units will have Fiber cement shingles between the windows at the north elevation along with a decorative eyebrow roof over the upper floor windows. The gable roof will have architectural shingles and fascia and soffits will fiber cement. Windows will be insulated glass vinyl frame. Front entries will be protected by a shed roof with architectural shingles and decorative brackets between the entry doors. Entry doors have a clear story insulated glass transom above the insulated Architectural style doors.

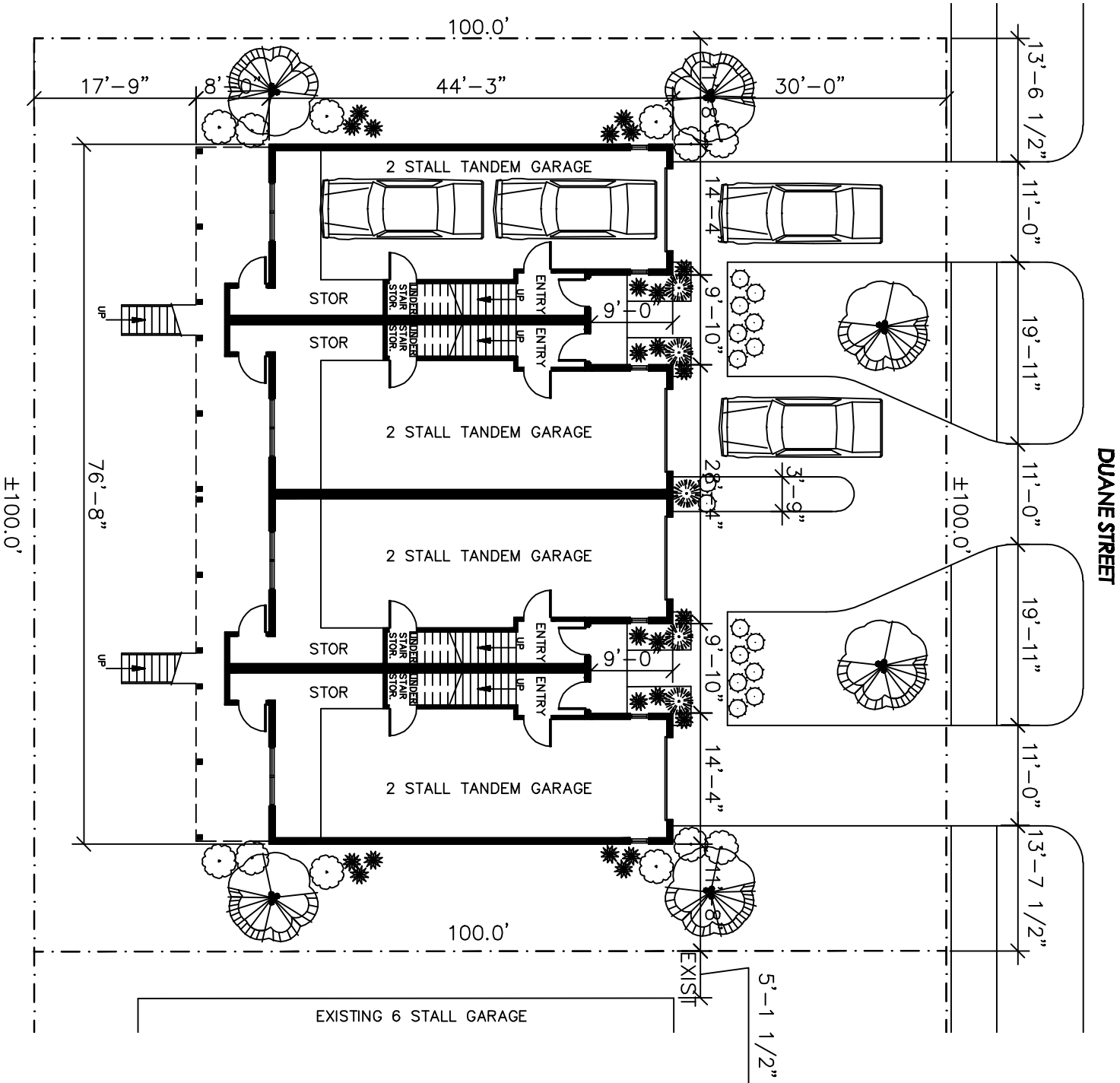
Garage doors will be insulated. The south elevation (rear) is all 5" profile fiber cement lap siding. An elevated deck for each unit is provided and a shared stair for each 2 units to access the backyard.

Sincerely,

Randall P. Bees, AIA

PROPOSED TOWNHOMES

403-407 DUANE ST.
GLEN ELLYN, ILLINOIS



SITE DATA			
SITE AREA	±10,000 S.F.		
(INCLUDES EXIST. APT)	±0.23 ACRES		
4 UNIT TOWNHOMES	9,801.0 S.F.		
CAR STALLS GARAGE	8 STALLS		
CAR STALLS SURFACE	4 STALLS		
FRONT YARD HARD SURFACE	47.5%		

ALLIED
DESIGN-BUILD, INC.
TRUST + QUALITY + VALUE
BURR RIDGE, ILLINOIS
email: adbb@agssi.com

PROJECT NO. 1826

DATE

11/21/18

SHEET
P-1R



Site / Ground Floor Plan

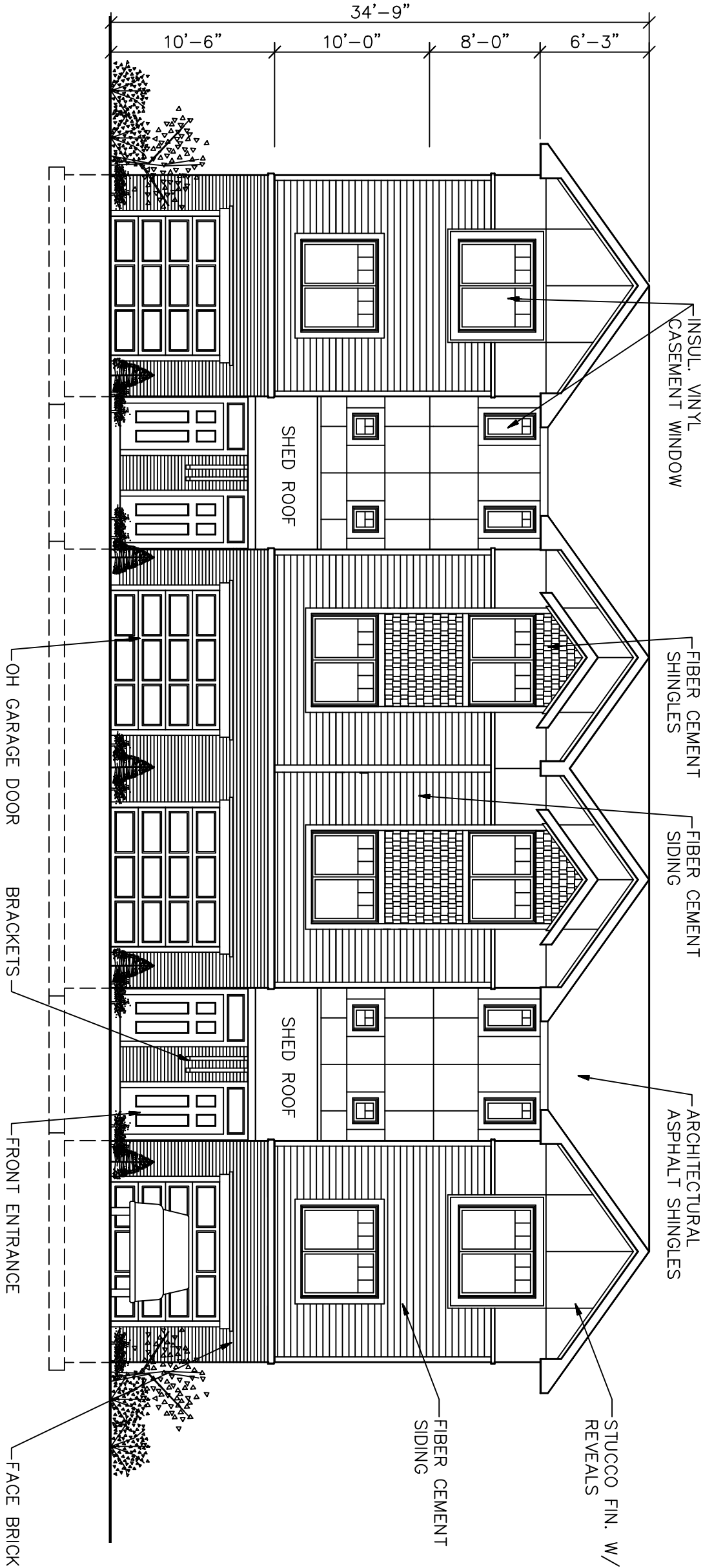
1/16" = 1'-0"

(4) 3 BEDROOM TOWNHOMES

PROPOSED TOWNHOMES

DUANE ST. & MELROSE AVE.

GLEN ELLYN, ILLINOIS



North Elevation

1/8" = 1'-0"

ALLIED
DESIGN-BUILD, INC.
TRUST + QUALITY + VALUE
BURR RIDGE, ILLINOIS
email: adb@agssi.com

PROJECT NO. 1826

DATE

11/16/18

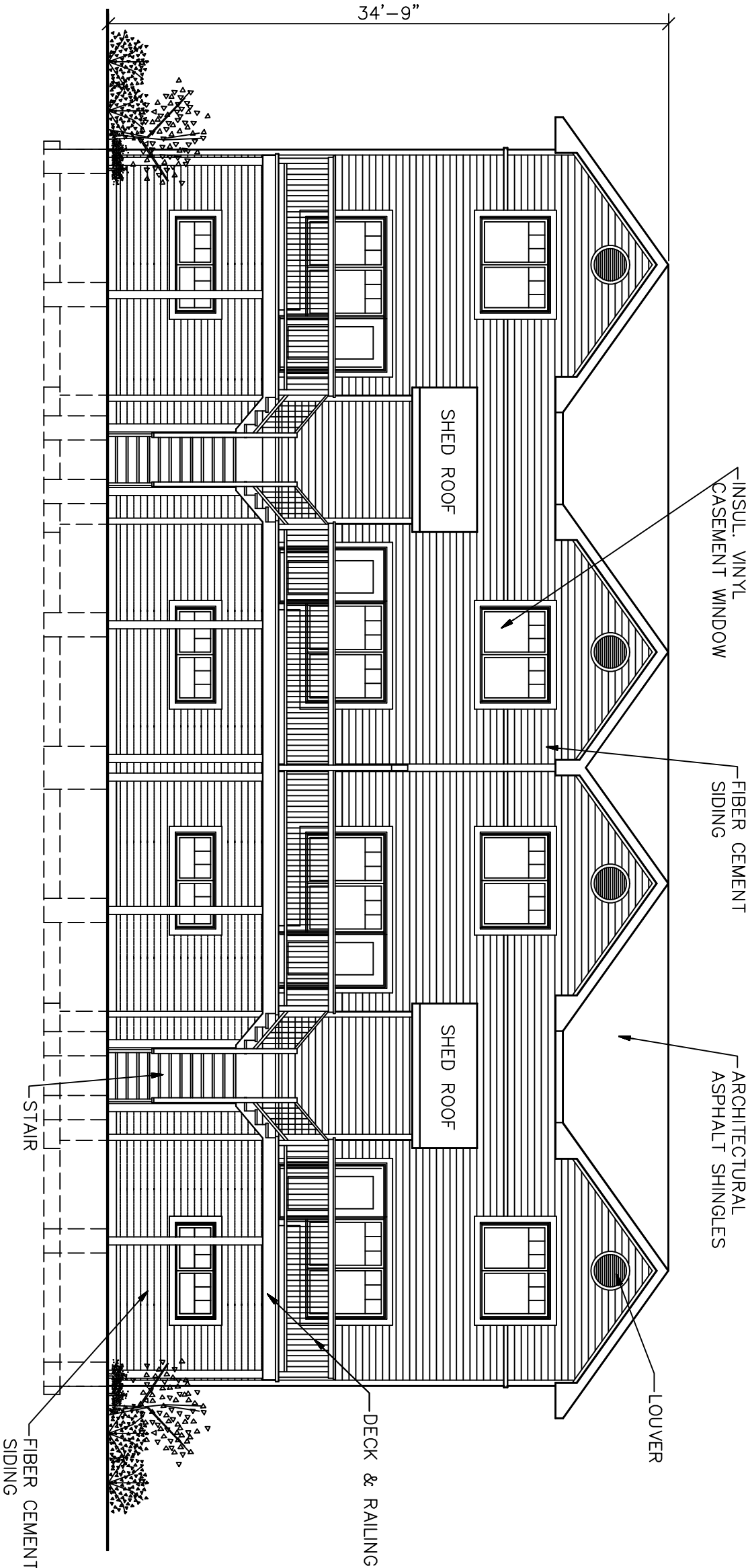
SHEET

P-3

PROPOSED TOWNHOMES

DUANE ST. & MELROSE AVE.

GLEN ELLYN, ILLINOIS



South Elevation

1/8" = 1'-0"

ALLIED
DESIGN-BUILD, INC.
TRUST + QUALITY + VALUE
BURR RIDGE, ILLINOIS
email: adb@agssi.com

PROJECT NO. 1826

DATE

11/16/18

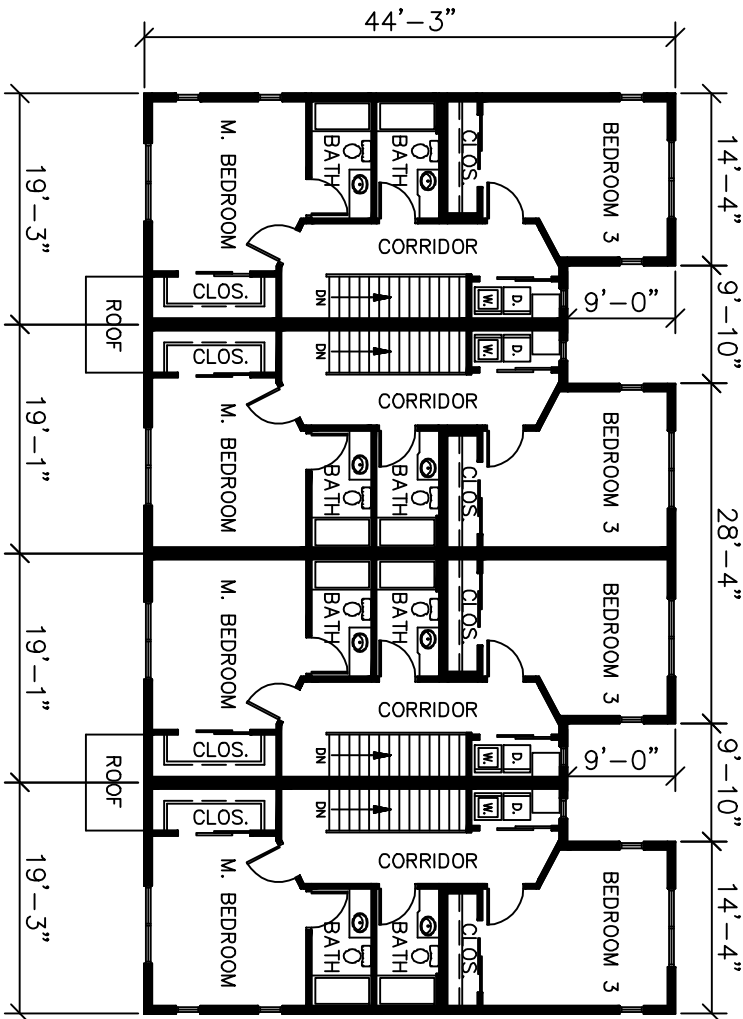
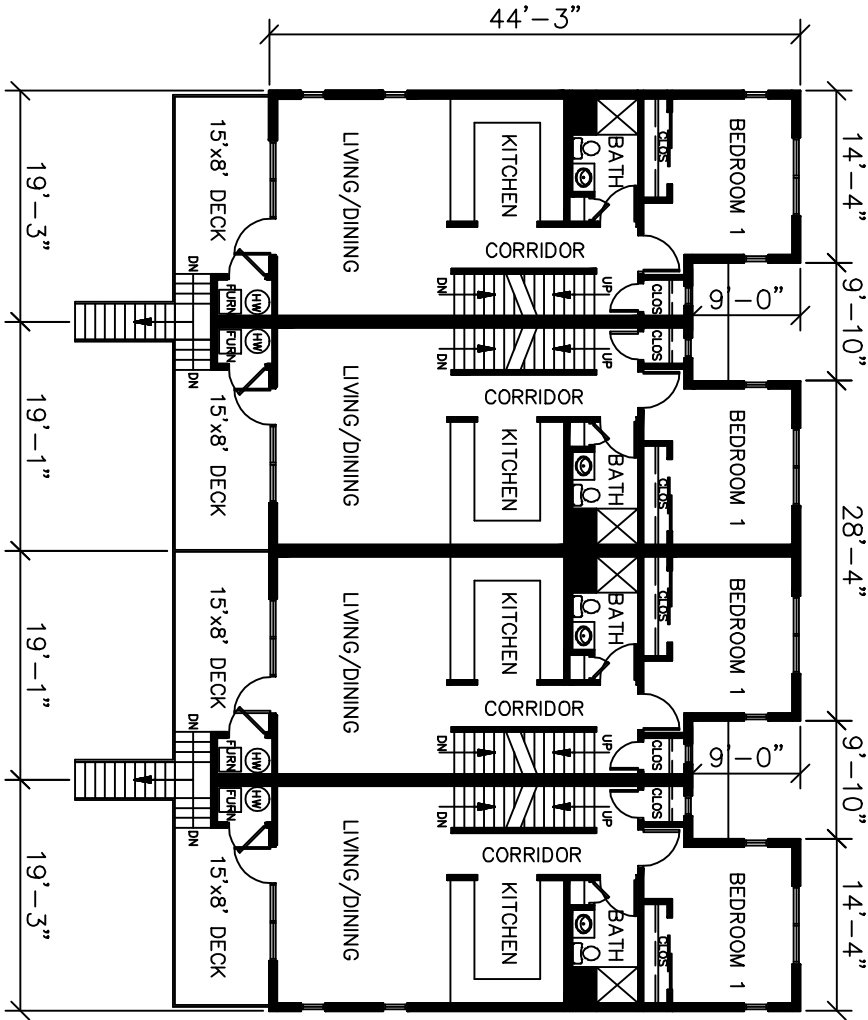
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P-4

PROPOSED TOWNHOMES

DUANE ST. & MELROSE AVE.

GLEN ELLYN, ILLINOIS



Main Floor Plan

1/16" = 1'-0"

(4) 3 BEDROOM TOWNHOMES



Upper Floor Plan

1/16" = 1'-0"

(4) 3 BEDROOM TOWNHOMES

BUILDING DATA
(4) 3 BEDROOM UNITS 2,450.25 S.F.
EACH UNIT HAS 2 GARAGE STALLS,
1 SURFACE STALL,
BULK STOR.
GARAGE & UNDER STAIR 170.2 S.F.

ALLIED
DESIGN-BUILD, INC.
TRUST + QUALITY + VALUE
BURR RIDGE, ILLINOIS
email: adb@agssi.com

PROJECT NO.	1826
DATE	10/26/18
SHEET	P-2



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 05/09/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 3958)

DOC ID: 3958

Public Hearing – 324 Roosevelt Road – Walgreens Pharmacy Sign Variation

PETITIONER: The petitioner is Philip Valenzo of Volkan Signs & Lighting, sign contractor for Walgreens Pharmacy, tenant of 324 Roosevelt Road, owned by Lambert Roosevelt, LLC.

REQUEST: Public Hearing regarding an application for approval of a Variation from the Sign Code, to accommodate the replacement of an electronic messaging sign board.

In order to accommodate the replacement, the petitioner is specifically requesting approval of a variation from Section 4-5-15(B) of the Sign Code to allow a 24 square foot area of electronic message board in lieu of the 18 square feet permitted.

**LOCATION/
ZONING:**

The subject property is located at the northeast corner of Roosevelt Road and Lambert Avenue in the C3 Service Commercial District. The surrounding zoning and land uses are as follows:

Surrounding Land Uses

North: Commercial
South: Commercial
East: Commercial
West: Commercial

Surrounding Zoning

C3 Service Commercial
C3 Service Commercial
C3 Service Commercial
C3 Service Commercial

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the April 18, 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 petitioner is proposing to replace the existing non-functional electronic message board with an approximate area of 24 square feet with a new, functional electronic message board with an approximate area of 24 square feet. The message board is embedded within a larger freestanding sign that is located on the southwest corner of the property near the intersection of Lambert Avenue and Roosevelt Road. The freestanding sign faces east/west.

At the time of construction, the freestanding sign and electronic message board were in compliance with the Village Sign Code. When the Sign Code was amended in 2014, the allowable area of an electronic message board was reduced from 23 square feet to 18 square feet. This rendered the message board legal non-conforming. Village Code requires legal non-conforming signs to be brought into compliance with the current Code or seek relief when structurally altered or replaced.

In order for the petitioner to comply with the current Village Sign Code, the entire existing freestanding sign, including the brick structure surrounding the message board, would have to be removed and replaced. This would come at a significant cost to the petitioner. The variation request of 5 square feet would allow for the existing freestanding sign to remain and for the broken electronic message board to be replaced.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing for the requested Variation from the Sign Code. In reviewing the application, the Commission should consider the criteria from Section 4-5-17(G)3 of the Sign Code for the Sign Variations. The Plan Commission should consider the petitioner's request and make a recommendation to the Village Board for approval, approval with conditions or denial.

ATTACHMENTS:

- § Aerial Map
- § Zoning Map
- § Certificate of Publication
- § Location Map for Public Hearing Notice
- § Mailing Labels for Public Hearing Notice
- § Section 4-5-17(G)3 of the Sign Code
- § Petitioner's Application
- § Sign Elevation

cc: Lambert Roosevelt, LLC

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 324,
Walgreens\Walgreens, SV\PC Staff Report.doc

ATTACHMENTS:

- Aerial Map (PDF)

- Zoning Map (PDF)
- Certificate of Publication (PDF)
- Location Map for Public Hearing Notice (PDF)
- Mailing Labels for Public Hearing Notice (PDF)
- Section 4-5-17(G)3 of the Sign (PDF)
- Petitioner's Application (PDF)
- Sign Elevation (PDF)

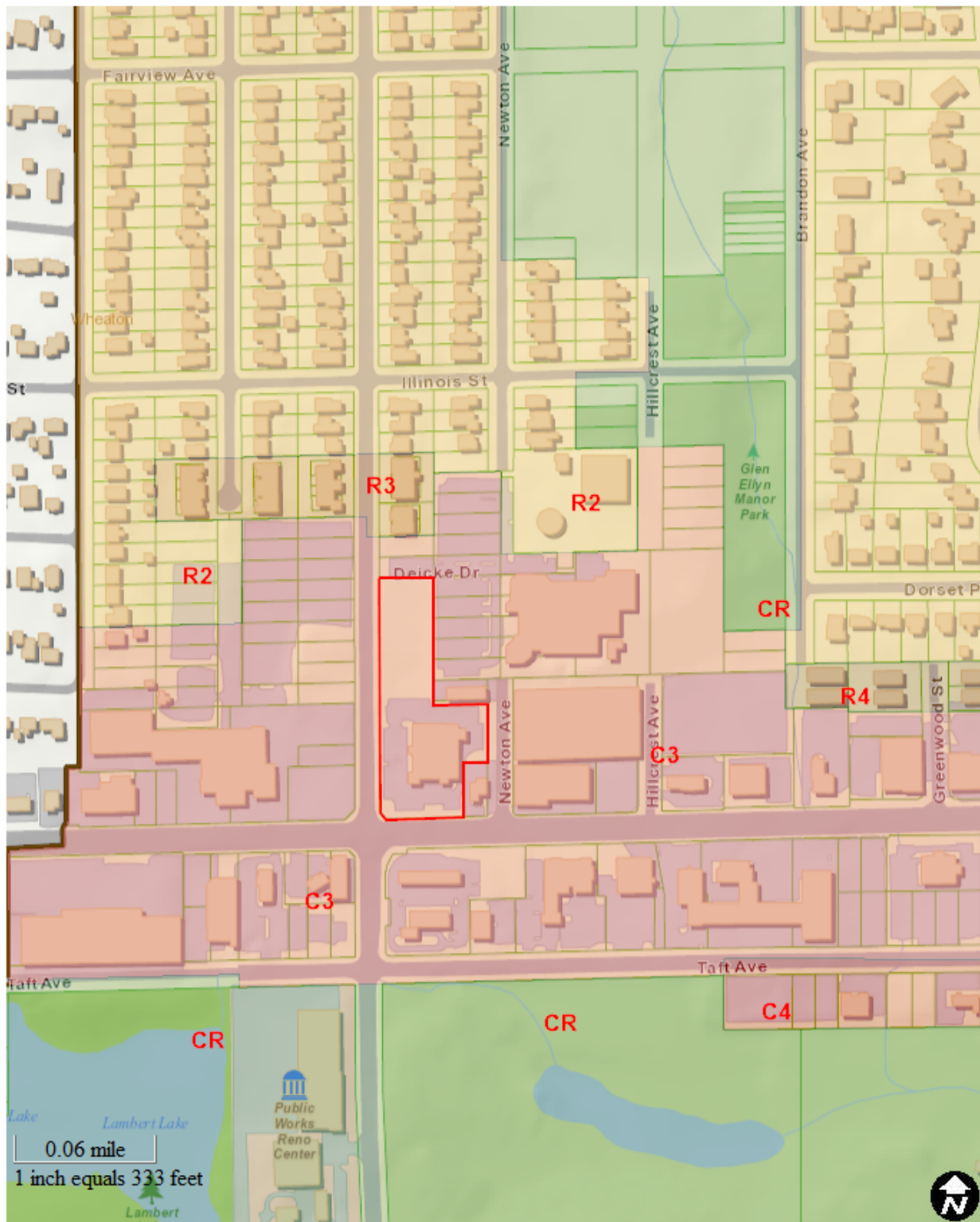


Map created on February 26, 2019.

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Map created on February 26, 2019.

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Zoning

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

F.1.c

NOT

RECEIVED
APR 22 2019
VILLAGE OF GLEN ELLYN

Packet Pg. 66

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream, Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights, Hanover Park, Hinsdale, Itasca, Keeneyville, Lisle, Lombard, Medinah, Naperville, Oakbrook, Oakbrook Terrace, 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 of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 18-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 *Paula Bost*
Designee of the Publisher and Officer of the Daily Herald

Control # 4522991

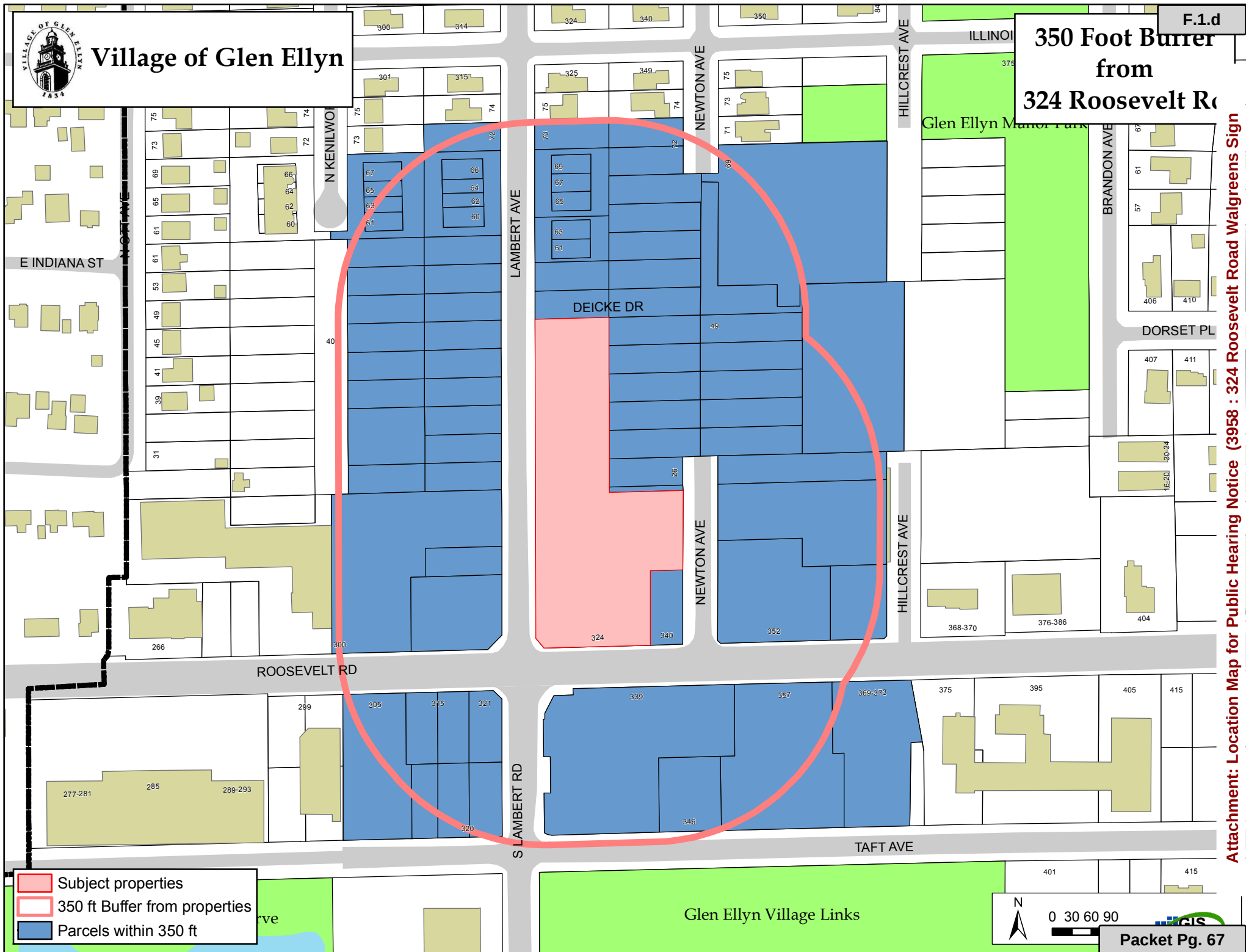
NOT
F.1.c
The property is located in the C3 Commercial District and legally described as follows:
PARCEL 1: LOT 1 AND OUTLOT A IN CENTRUM'S FINAL PLAT OF A RESUBDIVISION OF PART OF BLOCK 13 IN GLEN ELLYN MANOR BEING A SUBDIVISION OF PART OF THE SOUTH-EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT OF RESUBDIVISION AS RECORDED IN DEED RECORD BOOK 12, PAGE 2002-101250, IN DUPAGE COUNTY, ILLINOIS; AND
PARCEL 2: NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF FAR EASEMENTS CREATED BY AGREEMENT RECORDED IN DEED RECORD BOOK 5, PAGE 2001-24396, FOR CONNECTING, INSTALLING, USING, OPERATING, MAINTAINING, REPAIRING, REPLACING, AND RENEWING A STORMWATER MANAGEMENT FACILITY MANAGED BY ROSCH OVER, ON AND THROUGH LOTS 5, 6, 7, 8, 9, 10, 11, 12, 13, AND 14 IN BLOCK 13 IN GLEN ELLYN MANOR, BEING A SUBDIVISION OF PART OF THE SOUTH-EAST 1/4 OF SECTION 15, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO SAID PLAT THEREOF RECORDED IN DEED RECORD BOOK 12, PAGE 2002-101250, IN DUPAGE COUNTY, ILLINOIS; 05-15-420-055 & 05-15-420-056
Information related to the request, including the plans for the proposed project are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Community Development Department, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Laura Kenney, Planning Director, 630-547-5241.
Individuals with disabilities who plan to attend the hearing and who require certain accommodations are asked 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. Published in Daily Herald April 18, 2019 (4522991)



Village of Glen Ellyn

350 Foot Buffer from 324 Roosevelt Rd

F.1.d



JERRY HAGGERTY CHEVROLET
300 W ROOSEVELT RD
GLEN ELLYN, IL 60137

WALGREENS
300 WILMOT RD
DEERFIELD, IL 60015

YMCA OF NW DU PAGE CO
49 DEICKE DR
GLEN ELLYN, IL 60137

TOWER SERVICES INC
6430 53RD ST
VERO BEACH, FL 32967

HU, FANG LINDSEY
331 SAINT CHARLES RD
GLEN ELLYN, IL 60137

BABBITT, GLEN & NANCY
63 N LAMBERT RD
GLEN ELLYN, IL 60137

CRAIL, JONATHAN & R
66 LAMBERT
GLEN ELLYN, IL 60137

KRZYSKO, RICHARD A
67 LAMBERT RD
GLEN ELLYN, IL 60137

DREISILKER 352 TR
352 ROOSEVELT RD
GLEN ELLEN, IL 60137

ZIMMY, IRVIN & MARY
72 NEWTON AVE
GLEN ELLYN, IL 60137

RANDALL, PATRICIA A
69 N LAMBERT AVE
GLEN ELLYN, IL 60137

BUDA, TIMOTHY
67 KENILWORTH AVE
GLEN ELLYN, IL 60137

LAMBERT TOWNHOUSE ASSOC
67 N LAMBERT RD
GLEN ELLYN, IL 60137

CTLTC B7800723932
10 S LASALLE ST 2750
CHICAGO, IL 60603

BAIRD, RONALD R
5763 CAMINITO EMPRESA
LA JOLLA, CA 92037

DREISILKER 352 TR
352 ROOSEVELT RD
GLEN ELLEN, IL 60137

ZIMNY, IRVIN C & MARY T
72 NEWTON
GLEN ELLYN, IL 60137

LOZANO, ERNESTO
62 N LAMBERT RD
GLEN ELLYN, IL 60137

BAIRD, RONALD R
5763 CAMINITO EMPRESA
LAJOLLA, CA 92037

KENILWORTH AVE TOWNHOME
63 KENILWORTH AVE
GLEN ELLEN, IL 60137

WALGREENS
300 WILMOT RD
DEERFIELD, IL 60015

TJU INVESTMENTS LLC
117 W WILLOW AVE
WHEATON, IL 60187

PUROLL, VIRGINIA
1300 IROQUOIS DR 220B
NAPERVILLE, IL 60563

RED CROWN INVESTMENTS LLC
446 MORRIS AVE
MUNDELEIN, IL 60060

WARCHOL, MARCIN
57 SMETHWICK LN
ELK GROVE VILL, IL 60007

NOVAK ENTERPRISESINC
324 ILLINOIS ST
GLEN ELLYN, IL 60137

PARKWAY BK & TR
477 N HARLEM AVE
HARWOOD HTS, IL 60656

LO PARDO, JEANNE M
60 N LAMBERT
GLEN ELLYN, IL 60137

BAIRD, RONALD R
5763 CAMINITO EMPRESA
LAJOLLA, CA 92037

SAWICKI, ALICE B
65 KENILWORTH AVE
GLEN ELLYN, IL 60137

KLM LLC
26-59 BLACKWOOD CT
LANARK, IL 61046

MEYER, STEVEN & MAUREEN
65 N LAMBERT RD
GLEN ELLYN, IL 60137

VELAZQUEZ, JOSE
73 N LAMBERT RD
GLEN ELLYN, IL 60137

DREISILKER 352 TR
352 ROOSEVELT RD
GLEN ELLEN, IL 60137

VP2721 TR
61 N LAMBERT RD
GLEN ELLYN, IL 60137

HYLLAND, GAYLA
63 KENILWORTH AVE
GLEN ELLYN, IL 60137

KNUEPFER, SUSAN
61 KENILWORTH AVE
GLEN ELLYN, IL 60137

DREISILKER ELECTRIC MOTOR
352 ROOSEVELT RD
GLEN ELLYN, IL 60137

TOWER SERVICES INC
6430 53RD ST
VERO BEACH, FL 32967

COMMUNITY BK WHEATON/GE
357 ROOSEVELT RD
GLEN ELLYN, IL 60137

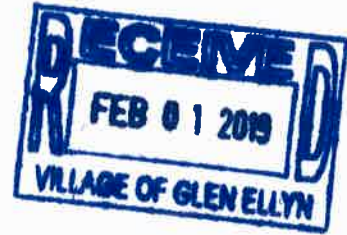
MARGARIS, PETER
10904 NELSON
WESTCHESTER, IL 60154

LAMBERT TOWNHOUSE ASSOC
67 N LAMBERT RD
GLEN ELLYN, IL 60137

4-5-17. - Sign Code administration.

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.

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.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: PHILIP VALENZO FOR VOLKAN SIGNS & LIGHTING

Address: 6002 LUNT AVE. SCHWABURG, IL, 60193

Phone No.: 847-891-3155 Fax No.: 847-891-3154

E-mail: PVALENZO@VOLKANSIGNS.COM

Ownership Interest in the Property in Question: NONE / SIGN CONTRACTOR

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

Lambert Roosevelt, LLC
2650 N. Lakeview, #2110
Chicago, IL 60614

II. PROPERTY INFORMATION

Common address: 324 Roosevelt Rd. Glen Ellyn, IL 60137

Permanent tax index number: _____ Zoning classification: _____

Present use: Retail

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:

Walgreens would like to replace the existing non operational message unit with a new like for like in size message unit. In order to do this a variation is required. The existing original message unit was installed in 2005. At that time the allowed SF for message units was 23 SF.

However, in 2014 the village adopted an 18 SF size limit on message units. This now makes the existing Walgreens message unit no longer compliant.

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):

If we lower the size of the replacement message unit the copy of the text becomes hard for passing traffic and pedestrians to see. We are requesting the variation so that we may keep the size of the unit and copy the same.

This intersections being so heavily traveled, Walgreens will also agree to display city messages such as Amber Alerts and Severe Weather alerts.

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:

Due to the current ground sign being setback from the set by 18'0" from the property line a decrease in size would make it hard for motorist and walking pedestrians to view the message on the board. However, with a like of like replacement it will be clearly visible to motorists/pedestrians.

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:

It could actually increase the property values. The current non operational message unit is creating a eye sore at the corner intersection. Also, if we lower the size of the replacement unit we would have to supply a larger housing cabinet around it which is not visually appealing.

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 granting of the variance will not be detrimental to the surrounding area and will in fact allow for a safer means for motorists to identify the store in a timely manner in order to enter the property.

CLEAR PAGE

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

This will not be detrimental to anyone, in any way shape or form. In fact, allowing the like for like size will help the general public in reading the copy on the message unit safely to this location as they will not be attempting to read the small text in a distracting manner while driving.

- 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:

This intersections being so heavily traveled, Walgreens will also agree to display city messages such as Amber Alerts and Severe Weather alerts. Also, useful information for patrons such as healthcare and pharmacy information.

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 physical surroundings of the property were not created by any persons having an interest in the property. The purpose of this variance is to allow Walgreens provide signage on their property that will safely and clearly identify their store information.

CLEAR PAGE

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

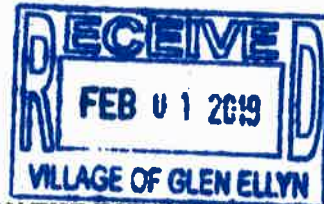
We are not asking of an increase in size but a like for like size replacement. The existing message unit is no longer operational and a eye sore to the property and surrounding areas.

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 intersections being so heavily traveled, Walgreens will also agree to display city messages such as Amber Alerts and Severe Weather alerts. There was an existing message unit at this location we would be replacing it with a like for like on sizing. There would not be a added profit.

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

The granting of the variance will not be detrimental to the surrounding area and will in fact allow for a safer means for motorists to identify the store information in a timely manner. The purpose of this variance is to allow Walgreens to provide signage on their property that will safely and clearly identify their store information in a manner that is in conformance with the size and layout of their site. Research has also shown that one electronic message unit can increase business by at least 10 %, which could result in Walgreens hiring more employees and more sales tax, serving as a value added asset.



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)

SPECIAL EVENT SIGN: (Section 4-5-7)

Please complete and submit a **HANNER SIGN PERMIT APPLICATION** for Special Event Temporary Banners, Direction Signs, and similar signs.

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☐	☒	MESSAGE BOARD REPLACEMENT	8'-8" x 2'-8"	23.11 SF.	
Words/Symbols:						
2	☐	☐				
Words/Symbols:						
3	☐	☐				
Words/Symbols:						
4	☐	☐				
Words/Symbols:						
5	☐	☐				
Words/Symbols:						
6	☐	☐				
Words/Symbols:						
7	☐	☐				
Words/Symbols:						
8	☐	☐				
Words/Symbols:						

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: Sign Variation

III. OWNER:

- A. Owner of Property: LAMBERT ROOSEVELT, LLC
- B. Owner's Address: 2650 N. LAKEVIEW #2110 CHICAGO, IL 60614
- C. Owner's Home Phone Number: _____ Fax: _____
- D. Owner's Work Phone Number: 773 459-5360
- E. Owner's E-mail: dgoodview@yahoo.com
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

IV. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: _____
- B. Petitioner's Address: _____
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: _____
- E. Petitioner's E-mail: _____

V. LOCATION OF PROPERTY:

- A. General Location of Property: 324 Roosevelt Rd. Glen Ellyn, Ill 60137
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): SEE WARRANTY DEED
- D. Legal Description (Please attach) SEE WARRANTY DEED

VI. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village

Attachment: Petitioner's Application (3958 : 324 Roosevelt Road Walgreens Sign Variation)

without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village. These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Planning and Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Planning and Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Planning and Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Planning and Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, then reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, and development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the

fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

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

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

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

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

Petitioner



Owner ROBERT D. THOMAS, CO-MANAGER

Date: 3-15-18

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

Attachment: Petitioner's Application (3958 : 324 Roosevelt Road Walgreens Sign Variation)

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

X LAMBERT ROOSEVELT, LLC owner of the property described as

SEE LEGAL DESCRIPTION ON ATTACHED WARRANTY DEED

verify that PHILIP VALENZO - I

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

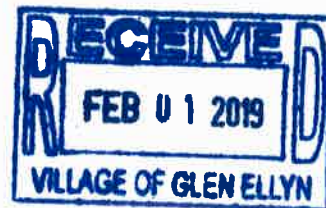
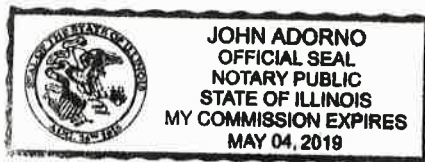
ROBERT D. THOMAS
CO-MANAGER

Subscribed and sworn to before me this

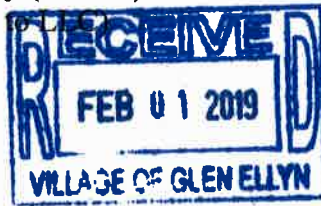
15 day of MARCH, 2018

John Adorno

Notary Public



WARRANTY DEED
Statutory (Illinois)
 (LLC to LLC)



THE GRANTORS,
BARON, LLC,

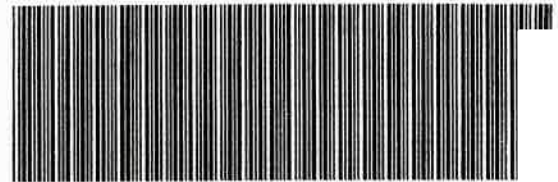
an Illinois limited liability company maintaining its principal offices at 33 N. LaSalle St., Suite 2100, Chicago, IL 60602 and **DRISKILL CRAT LLC**, a Delaware limited liability company maintaining its principal offices at 901 Main St., 12th Floor, Dallas, TX 75202, for and in consideration of TEN DOLLARS (\$10.00) and other good and valuable consideration in hand paid, and pursuant to the unanimous consent of the Members of said companies, **CONVEY and WARRANT to the GRANTEE, LAMBERT-ROOSEVELT, LLC**, an Illinois limited liability company, c/o Robert Thomas, 2650 N. Lakeview, Unit 1109, Chicago, IL 60614, the following Real Estate situated in the County of DuPage in the State of Illinois, to wit:

Parcel 1: Lot 1 and Outlot A in Centrum's Final Plat of Resubdivision, being a Resubdivision of part of Block 13 in Glen Ellyn Manor, being a Subdivision of part of the Southeast ¼ of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to said Plat of Resubdivision recorded April 12, 2002 as Document R2002-101250, in DuPage County, Illinois

Parcel 2: Non-exclusive Easement for the benefit of Parcel 1 as created by Easement Agreement recorded December 5, 2001 as Document R2001-264396 for connecting, installing, using, operating, maintaining, repairing, replacing and renewing a Stormwater Management Facility upon, across, over, on and through Lots 5, 6, 7, 8, 9, 10, 11, 12, 13 and 14 in Block 13 in Glen Ellyn Manor, being a Subdivision of part of the Southeast ¼ of Section 15, Township 39 North, Range 10, East of the Third Principal Meridian, according to said Plat thereof recorded January 16, 1922 as Document 153289, in DuPage County, Illinois

Permanent Real Estate Index Number: 05-15-420-055 and 05-15-420-056

Address of Real Estate: 324 Roosevelt Rd., Glen Ellyn, IL 60137



J.P. "RICK" CARNEY
 DUPAGE COUNTY RECORDER
 AUG. 17, 2004 1:40 P
 DEED 05-15-420-0
003 PAGES R2004-21952

(Above Space for Recorder's Use Only)



SUBJECT TO: covenants, conditions, and restrictions of record and General Taxes for 2003 and subsequent years.

In Witness Whereof, said Grantors have caused their names to be signed to these presents by their Managers, this 13th day of August, 2004.

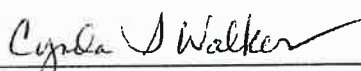
BARON, LLC

an Illinois limited liability company,

by 
Ronald L. Barnard, its Manager

DRISKILL CRAT LLC,

a Delaware limited liability company
by its Manager, Bank of America, N.A.
as Co-Trustee of the Driskill
Charitable Remainder Annuity Trust

by 
Cynda S. Walker, Vice President
of Bank of America, N.A.
\$ 9,348.75

STATE OF ILLINOIS)
) ss.
COUNTY OF COOK)



I, the undersigned, a Notary Public in and for the county and state aforesaid, DO HEREBY CERTIFY that Ronald L. Barnard, personally known to me to be the Manager of Baron, LLC, an Illinois limited liability company, and personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person and acknowledged that as such authorized officer, he signed and delivered the said instrument pursuant to authority given by the Members of said company, as his free and voluntary act, and as the free and voluntary act of the Manager of Baron, LLC for the uses and purposes therein set forth.

Given under my hand and official seal, this 9th day of August, 2004.

[SEAL]




Notary Public

Site Identification

Walgreens Store 5927
324 Roosevelt Road
Glen Ellyn, Illinois

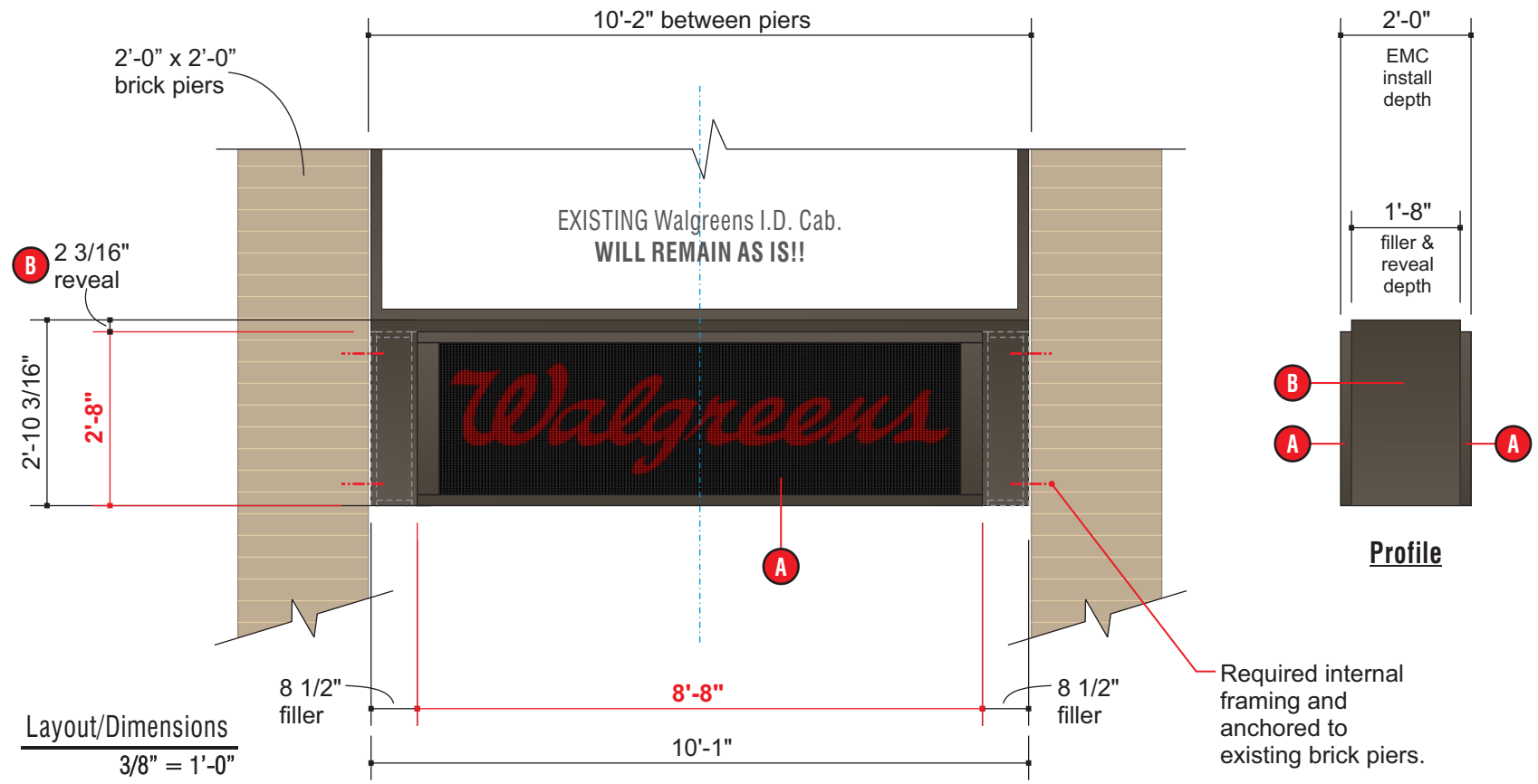
Attachment: Sign Elevation (3958 : 324 Roosevelt Road Walgreens Sign Variation)



DESIGN DATE: 01 / 29 / 2018
ACCOUNT REP. T. Harris
DESIGNER: LMK
APPROVED BY: T. Harris

Site Identification

D/F Electronic Message Center Retro-Fit ONLY
onto Existing Brick Piers



GENERAL SPECIFICATIONS:

- A** NEW 2'-8" x 8'-8" **WATCHFIRE** D/F Electronic Message Center - ALL RED. E.M.C. and required aluminum Filler and Reveal to match #313 Dark Bronze. Filler and Reveal TO BE PROVIDED BY KIEFFER. NEW E.M.C. will be mounted to EXISTING 2' x 2' BRICK PIERS - SEE DRAWING ABOVE!!
- B** NEW aluminum FILLER and REVEAL as required. ALL will be fabricated aluminum and painted to match #313 Dark BRONZE to match EMC cabinet.

Reference drawing C74166 for fabrication details will be done by MFG. @ time of order.

NOTE! No welding can be done on or around message centers. This will affect the operation of the unit and with VOID both manufacturer and Kieffer warranty. Responsibility of damaged units due to welding will fall upon the installer.

COLOR SCHEDULE:	
	Paint to match #313 Dk.BRONZE

Walgreens Store 5927
324 Roosevelt Road
Glen Ellyn, Illinois

REVISIONS:	A	-	-	E	-	-
	B	-	-	F	-	-
	C	-	-	G	-	-
	D	-	-	H	-	-

UL **US** **LISTED**

☒ Artwork ☒ Design ☒ Survey

ALL BOXES CHECKED TO ENTER ORDER

Kieffer | Starlite
National Sign Manufacturers and Consultants

B74166

