



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, June 27, 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 November 9, 2017 Plan Commission Meeting**
 - 1. November 9, 2017 Draft Plan Commission Meeting Minutes
- D. Public Hearing - 723 -737 Hill Avenue & 356 Taylor Avenue - Karch's Minor Resubdivision**
 - 1. Karch's Taylor & Hill Resubdivision
- E. Public Hearing - 530 - 536 Crescent Boulevard & 427 N. Main Street - Downtown Off-Premise Signage - Sign Variations**
 - 1. Public Hearing to consider Sign Variations for the properties located at 530 Crescent Blvd., 532-534 Crescent Blvd., 536 Crescent Blvd. and 427 N. Main St. to allow existing off-premise real estate signs to remain on the properties
- F. Trustee's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjournment**
- K. Agenda Items**

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

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

cc: Glen Ellyn Plan Commission
Craig Pryde, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci 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: 06/27/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4037)

DOC ID: 4037

November 9, 2017 Draft 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.

The minutes were added to the May 9, 2019 meeting agenda for approval but there were only three members of the Plan Commission at this meeting that had attended the November 9, 2017 meeting. A minimum of five Plan Commissioners are needed to approve the minutes. The minutes were then added to the May 23, 2019 meeting agenda, but this meeting was cancelled due to a lack of quorum.

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 (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.

PLAN COMMISSION

-4-

NOVEMBER 9, 2017

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

PLAN COMMISSION

-6-

NOVEMBER 9, 2017

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

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.

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

-18-

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: 06/27/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4035)

DOC ID: 4035

Karch's Taylor & Hill Resubdivision

PETITIONER: The petitioners are Gary C. and Ann B. Karch, owners of the properties commonly known as 723 Hill Avenue, 727 Hill Avenue, 737 Hill Avenue, and 356 Taylor Avenue.

REQUEST: The petitioners are requesting approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code, in order to make slight alterations to the existing lot lines and exchange land between the four (4) properties.

PUBLIC NOTICE: A notice of public hearing for the request was published in the June 12, 2019 edition of the Daily Herald. Property owners within 250 feet of the properties were notified by mail of the public hearing and public hearing placards were placed on the 723 Hill Avenue and 356 Taylor Avenue sites.

ZONING

& LOCATION:

The subject properties are located on the southwest corner of the Hill Avenue and Taylor Avenue intersection. The properties are zoned R2 Residential District. The lots are currently developed with four (4) single-family homes that will remain on the properties. The surrounding properties are also zoned R2 Residential District and developed with single-family homes.



PROJECT SUMMARY:

The subject properties are under common ownership and have a total

combined area of 55,962 square feet between the four (4) lots. The proposed re-subdivision makes slight changes to the existing lot lines of the four (4) properties for several purposes, as outlined below. There are no non-conforming conditions being created by moving the lot lines as proposed, and in many cases, the existing non-conforming conditions on some of the properties have been improved upon or completely eliminated, as shown in **Figures 1-4**. The petitioners have provided Plats of Survey of the existing and proposed conditions for each lot, which are attached for the Plan Commission's information.

The Karch's have indicated that they would like to decrease the size of 723 Hill Avenue in order to prevent future subdivision of the lot. They are proposing to transfer approximately 20 feet of the east part of the property to 727 Hill Avenue (the property directly adjacent to the east). An appropriate setback between the principal structure and the east interior lot line will be maintained and the lot width will be reduced to 113.82 feet, effectively making the lot un-subdividable. In addition, the petitioners would like to straighten out the south lot line of the property at 723 Hill Avenue and are transferring some of the square footage in the rear of the property to the 356 Taylor Avenue property (to the southeast).

The 727 Hill Avenue property, directly to the east, currently has a non-conforming lot area and lot width (as indicated in Figure 1 and Figure 2). This property would become a conforming lot by receiving the additional square footage from 723 Hill Avenue.

The 737 Hill Avenue property, to the east of 727 Hill Avenue, is also non-conforming with a patio that encroaches .8 feet onto the 737 Hill Avenue property. The Karch's are proposing to eliminate the patio encroachment by shifting the westerly lot line on 737 Hill Avenue one foot to the west. Note, the side yard setback to the patio would still be non-comforting, albeit reduced.

The southernmost property in the subdivision, 356 Taylor Avenue, is proposed to receive approximately 3,600 square feet of property from the 723 Hill Avenue property. The 356 Taylor Avenue property is already a conforming lot, so the main purpose for this transfer of land is to straighten out the rear lot line of the 723 Hill Avenue property and reduce its size, as previously mentioned.

PROJECT ANALYSIS:

Figures 1-4 below provide additional details about the existing and proposed conditions on each lot as compared to the Code requirements in the District Regulations. **Figure 1** illustrates that the proposed subdivision will result in all properties having a Code compliant lot width. **Figure 2** shows that each

of the four lots will have conforming lot areas following the resubdivision of the subject properties. **Figures 3 and 4** demonstrate that each of the side yard setbacks are either in conformance with the Code, existing non-conformities have been reduced, or that the conditions have not changed. For these reasons, staff is in support of the proposed re-subdivision of the subject properties.

	Code Req. Lot Width	Existing Lot Width	Proposed Lot Width
723 Hill Avenue	66 feet	136.77 feet	117.63 feet
727 Hill Avenue	66 feet	50.11 feet	68.25 feet
737 Hill Avenue	80 feet	97.50 feet	98.50 feet
356 Taylor Avenue	66 feet	79.15 feet	79.15 feet

Figure 1: Lot Width

	Code Req. Lot Area	Existing Lot Area	Proposed Lot Area
723 Hill Avenue	8,712 sq. feet	25,908 sq. feet	19,284 sq. feet
727 Hill Avenue	8,712 sq. feet	7,799 sq. feet	10,623 sq. feet
737 Hill Avenue	8,800 sq. feet	12,851 sq. feet	13,007 sq. feet
356 Taylor Avenue	8,712 sq. feet	9,404 sq. feet	13,048 sq. feet

Figure 2: Lot Area

	Code Req. Side Yard Setback (Left) ²	Existing Side Yard Setback (Left)	Proposed Code Req. Side Yard Setback (Left)	Proposed Side Yard Setback (Left)
723 Hill Avenue	13.67 feet	(~)52.50 feet	11.76 feet	(~)52.50 feet
727 Hill Avenue	6.50 feet	7.51 feet	6.83 feet	26.65 feet
737 Hill Avenue	9.75 feet	(-)8 feet	9.85 feet	.26 feet
356 Taylor Avenue	7.92 feet	13.41 feet	7.92 feet	13.41 feet

Figure 3: Side Yard Setbacks (Left)

¹ Note that the side yard setback is determined as a percentage of the lot width.

² The left side yard setback is from the west lot line, except for the Taylor Ave. property, which is from the north lot line.

	Code Req. Side Yard Setback (Right) ²	Existing Side Yard Setback (Right)	Proposed Code Req. Side Yard Setback (Right)	Proposed Side Yard Setback (Right)
723 Hill Avenue	13.67 feet	30.95 feet	11.76 feet	11.81 feet
727 Hill Avenue	6.50 feet	7.94 feet	6.83 feet	6.94 feet
737 Hill Avenue	30 feet (corner)	(~)26.88 feet	30 feet (corner)	(~)26.88 feet
356 Taylor Avenue	7.92 feet	(-)1.50 feet	7.92 feet	(-)1.50 feet

Figure 4: Side Yard Setbacks (Right)

¹ Note that the side yard setback is determined as a percentage of the lot width.

² The right side yard setback is from the east lot line, except for the Taylor Ave. property, which is from the south lot line.

MINOR SUBDIVISION SUBMITTALS:

All documentation required to process a minor subdivision as required by Section 11-3-5 of the Subdivision Code has been provided for the Plan

Commission's review with the exception of the items listed below. The Subdivision Code is written to address typical subdivisions which generally include construction of some kind. In this case, the property owners are simply shifting lot lines. Staff did not feel that the required submittals below were necessary to review as part of this request. A reason for each omission is provided in bold below. The Plan Commission may request that any of this information be provided in order to have a full understanding of the impacts of the resubdivision.

11-3-5(B)3 Submission Requirements:

- (o) Legal descriptions of any areas to be dedicated or reserved for public use, with the purposes indicated thereon, and of any area to be reserved by deed covenant for the common use of all property owners;

This information is not included on the Plat of resubdivision, because there are no proposed areas to be dedicated for public use or any areas to be reserved for common use.

- (p) A soil condition survey to determine the corrosiveness of soils;

This information has not been provided because there is no new construction proposed as part of the resubdivision. The structures on the properties will remain as they are currently constructed.

- (q) Information regarding the ownership and maintenance responsibilities of public and nonpublic improvements, including, but not limited to:
 1. Common areas not owned by the Village, such as stormwater management facilities; and
 2. Public areas in the public right-of-way such as islands and entrance acres;

This information has not been provided because there are no stormwater management facilities or public areas in the public-right of-way proposed as part of this resubdivision.

11-3-5(D) Supporting documents:

1. Plan Commission:

- (a) All construction plans, specifications and drawings including profiles, cross sections and details where applicable of all proposed public improvements. Elevations shall be referred to the standard national geodetic vertical datum;

This information has not been provided because there is no proposed construction or any public improvements proposed as part of the resubdivision.

- (b) A tree preservation plan identifying which trees, if any, are to be preserved and protected during construction of the subdivision;

This information has not been requested of the petitioner; it is not anticipated that any trees will be removed and there is no construction proposed as part of the resubdivision.

- (c) A hydraulic report prepared by a licensed engineer to verify the adequacy of the proposed water distribution system;

This information has not been requested of the petitioner; all of the subject properties are currently improved with single family homes on each lot. Each of the single family homes is currently adequately served by the Village's water distribution system.

- (d) A site grading plan;

This information has not been requested of the petitioner; there are no proposed changes to the grading on the site.

- (e) A utility plan;

This information has not been requested of the petitioner; the existing utilities will remain as they currently are. There are no proposed changes to the utilities servicing the single family homes on these lots.

- (f) A plan showing the location of any sidewalks, multiuse paths, parkway trees and streetlights;

This information has not been requested of the petitioner. In typical subdivisions the Village would require that sidewalks, parkway trees and streetlights be installed, however in this case all of those improvements are already in place.

- (g) Protective covenants of a homeowners' or other property owners' association including provisions for maintenance of any common amenities;

This information has not been requested of the petitioner; the existing single family homes are not within an HOA and there are no common amenities on the subject properties.

- (h) If the owner places restrictions on any of the land contained in the subdivision greater than those required by the zoning ordinance or this title, such restrictions or reference thereto shall be required to be indicated on the subdivision plat, and the Village Board shall require that restrictive covenants be recorded with the county recorder of deeds in a form to be approved by the attorney for the Village;

The owners of the property have not placed any restrictions or covenants on the land.

- (j) Written evidence from the proper governmental agencies of their willingness to accept and maintain dedicated areas;

This information has not been requested because there are no areas to be dedicated to any government agencies.

- (k) Neither the Village Board nor the Plan Commission shall approve such plat, unless, in addition to any other requirements of such Village Board or Plan Commission, the topographical and profile studies submitted with the subdivision plat have on their face a certification of a licensed professional engineer, and the owner of the land or his duly authorized attorney, to the effect that to the best of their knowledge and belief the drainage of surface waters will not be changed by the construction of such subdivision or any part thereof, or, that if such surface water drainage will be changed, adequate provision has been made for collection and diversion of such surface waters into public areas, or drains which the subdivider has a right to use, and that such surface waters will not be deposited on the property of adjoining landowners in such concentrations as may cause damage to the adjoining property because of the construction of the subdivision. The topographical and profile studies required herein shall not be recorded, but shall be retained and filed by the Village as permanent public documents; and

Topographical and profile studies have not been requested because there is no construction being proposed as part of the resubdivision and drainage on the site will not be changed.

- (l) Neither the Village Board nor the Plan Commission shall approve a final plat unless in addition to any other requirements of such Village Board or Plan Commission, when said plat has any lands bordering on or including any public waters of the state in which the state of Illinois has any property rights or property interests, unless such subdivision plat is approved by the department of transportation, nor shall any person offer or present for recording or record any map, plat or subdivision of lands, any part of which as shown on the map, plat or subdivision is situated within 500 feet of any surface drain or watercourse serving a tributary area of 640 acres or more, until such map, plat or subdivision of lands has been reviewed by the department of transportation either independently or in cooperation with federal, state or local agencies, for the purpose of determining, for the protection of persons and property, the flood hazards involved and a report thereon filed by that department with the recorder.

There are no lands bordering on or including any public waters of the state within the proposed resubdivision.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a public hearing in order to

consider the petitioners' request for a Minor Subdivision, and make a recommendation to the Village Board for approval, approval with conditions, or denial of the final plat.

In reviewing the requested Minor Subdivision, the Commission should consider the criteria in Section 11-1-4 of the Subdivision Regulations Code.

ATTACHMENTS: Aerial Photo
 Zoning & Location Map
 Notice of Public Hearing
 Map of Properties Notified
 Mailing Labels for Public Hearing Notice
 Certificate of Publication
 Existing Plats of Survey for Each Lot
 Proposed Plats of Survey for Each Lot
 Proposed Plat of Re-Subdivision
 Petitioner's Application Packet
 Section 11-1-4 of the Subdivision Regulations Code

cc: Staci Springer, Community Development Director
 Rich Daubert, Village Engineer
 Bob Minix, Village Engineer
 Amy McKenna, Village Engineer
 Steve Noorgard, Applicant Attorney
 Gary C. and Ann B. Karch, Property Owners

ATTACHMENTS:

- 1. Aerial Photo (PDF)
- 2. Zoning Map (PDF)
- 3. Notice of Public Hearing (PDF)
- 4. Map of Properties Notified (PDF)
- 5. Mailing Labels for Public Hearing Notice (PDF)
- 6. Certificate of Publication (PDF)
- 7. Existing Plat - 723 Hill Ave (PDF)
- 8. Existing Plat - 727 Hill Ave (PDF)
- 9. Existing Plat - 737 Hill Ave (PDF)
- 10. Existing Plat - 356 Taylor Ave (PDF)
- 11. Proposed Plat - 723 Hill Ave (PDF)
- 12. Proposed Plat - 727 Hill Ave (PDF)
- 13. Proposed Plat - 737 Hill Ave (PDF)
- 14. Proposed Plat - 356 Taylor Ave (PDF)
- 15. Plat of Resubdivision (PDF)

- 16. Petitioners' Application Packet (PDF)
- 17. Section 11-1-4 of the Subdivision Regulations Code (PDF)



Map created on June 20, 2019.

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Map created on June 20, 2019.

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NOTICE OF PUBLIC HEARING

Gary C. and Ann B. Karch, owners of 723 Hill Avenue, 727 Hill Avenue, 737 Hill Avenue, and 356 Taylor Avenue are proposing to resubdivide these four (4) single-family lots. In order to accommodate the project, the petitioner is requesting approval of a Minor Subdivision to make slight alterations to the existing lot lines and exchange land between the four (4) properties. The subject sites are located on the southwest corner of the Hill Avenue and Taylor Avenue intersection and are zoned R2 Residential District. The lots are currently developed with four (4) single-family homes that will remain on the properties.

Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Glen Ellyn Plan Commission will conduct a public hearing to consider the petitioners' request for approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code on **Thursday, June 27 at 7:00 p.m.** in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The subject properties are legally described as follows:

723 Hill Avenue

PARCEL 1: LOT 3 (EXCEPT THE SOUTH 1 FOOT THEREOF) OF JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12, IN E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 2: LOT 4 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 3: THAT PART OF THE WEST HALF OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK, 246.75 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID BLOCK, 178.5 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK; THENCE WESTERLY ON THE SOUTH LINE OF SAID BLOCK, 30 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID BLOCK, 43 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ON THE NORTH LINE OF SAID BLOCK, 43 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE SOUTHERLY 229.05 FEET THEREOF, AS MEASURED ON THE EASTERLY AND WESTERLY LINES THEREOF, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-043

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727 Hill Avenue

LOT 2 IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12, OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, RECORDED MARCH 16, 1925, AS DOCUMENT 189688 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-024

737 Hill Avenue

LOT 1 IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST ½ OF BLOCK 12 OF E.W. ZANDER AND CO.'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-025

356 Taylor Avenue

LOT 4 (EXCEPT THE SOUTH 1 FOOT) IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST ½ BLOCK 12 OF E.W. ZANDER AND CO'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION RECORDED MARCH 16, 1925 AS DOCUMENT 189688, IN DUPAGE COUNTY, ILLINOIS.

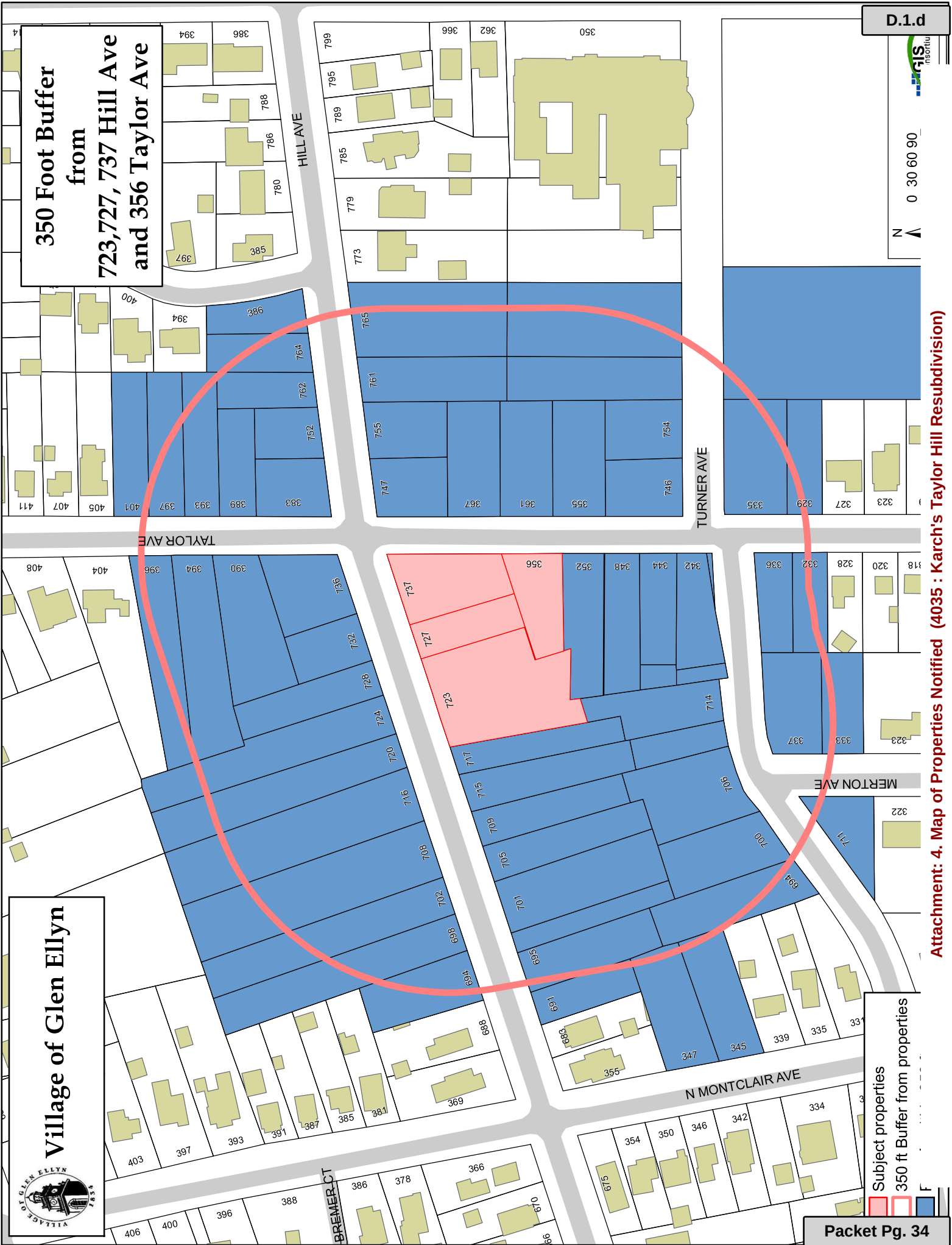
P.I.N. 05-14-205-026

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Plans related to the proposed subdivision are available for public review in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the subdivision should be directed to Laura Kenney, Planning Intern, 630-547-5241.

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

Laura Kenney
Planning Intern

X:\Plandev\PLANNING\SUBDIV\MINOR SUBDIVISIONS\Hill Avenue & Taylor Avenue\PC\3. Notice of Public Hearing.docx



ALBRECHT, MICHAEL & DIANE
OR CURRENT PROPERTY OWNER
332 TAYLOR AVE
GLEN ELLYN, IL 60137

BARRICK, KENNETH
OR CURRENT PROPERTY OWNER
747 HILL AVE
GLEN ELLYN, IL 60137

CAPPOZZO, JACK C
OR CURRENT PROPERTY OWNER
755 HILL AVE
GLEN ELLYN, IL 60137

CONSTANTINE, ROBT & LINDA
OR CURRENT PROPERTY OWNER
401 TAYLOR AVE
GLEN ELLYN, IL 60137

DAVIDSON, J & D ZACCARINE
OR CURRENT PROPERTY OWNER
694 HILL AVE
GLEN ELLYN, IL 60137

FRENCH, PENN & MICHELLE
OR CURRENT PROPERTY OWNER
746 TURNER AVE
GLEN ELLYN, IL 60137

GONZALEZ, DIEGO & SHERRY
OR CURRENT PROPERTY OWNER
691 HILL AVE
GLEN ELLYN, IL 60137

HARDESTY, BARTHOLOMEW & L
OR CURRENT PROPERTY OWNER
390 TAYLOR AVE
GLEN ELLYN, IL 60137

KADLEC, GREG & AMY
OR CURRENT PROPERTY OWNER
347 MONTCLAIR AVE
GLEN ELLYN, IL 60137

LE BEAU, MICHAEL
OR CURRENT PROPERTY OWNER
716 HILL AVE
GLEN ELLYN, IL 60137

ALECK, TIMOTHY & JUDITH
OR CURRENT PROPERTY OWNER
394 TAYLOR AVE
GLEN ELLYN, IL 60137

BOLAND, TRAVIS J & JOLYN
OR CURRENT PROPERTY OWNER
1917 E EVERGREEN ST
WHEATON, IL 60187

CASSIDY, JENNIFER
OR CURRENT PROPERTY OWNER
764 HILL AVE
GLEN ELLYN, IL 60137

COSTELLO, BARBARA & J
OR CURRENT PROPERTY OWNER
762 HILL AVE
GLEN ELLYN, IL 60137

DEAN JR, CHARLES & M
OR CURRENT PROPERTY OWNER
711 TURNER AVE
GLEN ELLYN, IL 60137

GE 10 LLC
OR CURRENT PROPERTY OWNER
2001 BUTTERFIELD RD
DOWNERS GROVE, IL 60515

HALKYARD, MATTHEW & KAREN
OR CURRENT PROPERTY OWNER
708 HILL AVE
GLEN ELLYN, IL 60137

HERMANN, MARK F & LISA J
OR CURRENT PROPERTY OWNER
698 HILL AVE
GLEN ELLYN, IL 60137

KARCH, GARY C & ANN
OR CURRENT PROPERTY OWNER
737 HILL AVE
GLEN ELLYN, IL 60137

LETTENBERGER, THOMAS & A
OR CURRENT PROPERTY OWNER
355 TAYLOR AVE
GLEN ELLYN, IL 60137

ARCAN, MARGARET
OR CURRENT PROPERTY OWNER
22W131 VALLEYVIEW DR
GLEN ELLYN, IL 60137

BOURKE, JAMES P
OR CURRENT PROPERTY OWNER
705 HILL AVE
GLEN ELLYN, IL 60137

CHICAGO TITLE 8002358738
OR CURRENT PROPERTY OWNER
10 S LA SALLE ST 2750
CHICAGO, IL 60603

CURTH, DANIEL
OR CURRENT PROPERTY OWNER
389 TAYLOR AVE
GLEN ELLYN, IL 60137

FORD, DOUGLAS J & PAULA
OR CURRENT PROPERTY OWNER
344 TAYLOR AVE
GLEN ELLYN, IL 60137

GIRARDI, JOSEPH G
OR CURRENT PROPERTY OWNER
700 TURNER AVE
GLEN ELLYN, IL 60137

HALL, JOHN & J NOEL
OR CURRENT PROPERTY OWNER
754 TURNER AVE
GLEN ELLYN, IL 60137

HOUGHTON LARSEN TR, G
OR CURRENT PROPERTY OWNER
736 HILL AVE
GLEN ELLYN, IL 60137

KIDD II, WESLEY E & ALICE
OR CURRENT PROPERTY OWNER
701 HILL AVE
GLEN ELLYN, IL 60137

LEWIS, ANDREW & STEPHANIE
OR CURRENT PROPERTY OWNER
728 HILL AVE
GLEN ELLYN, IL 60137

LUNDH, BRIAN & CHRISTINA
OR CURRENT PROPERTY OWNER
386 CARLETON AVE
GLEN ELLYN, IL 60137

MORTENSEN, P & J MATCZAK
OR CURRENT PROPERTY OWNER
702 HILL AVE
GLEN ELLYN, IL 60137

O DONNELL, PATRICK & MEGAN
OR CURRENT PROPERTY OWNER
709 HILL AVE
GLEN ELLYN, IL 60137

RICHARDS, GEORGE & P L
OR CURRENT PROPERTY OWNER
329 TAYLOR AVE
GLEN ELLYN, IL 60137

RUCKSTAETTER, JOHN A & D
OR CURRENT PROPERTY OWNER
348 S TAYLOR AVE
GLEN ELLYN, IL 60137

SCHMITZ, ERICA & ZACHARY
OR CURRENT PROPERTY OWNER
336 TAYLOR AVE
GLEN ELLYN, IL 60137

SERGI, DOMINIC & LAUREN
OR CURRENT PROPERTY OWNER
765 HILL AVE
GLEN ELLYN, IL 60137

SWIKLE, TODD
OR CURRENT PROPERTY OWNER
361 TAYLOR AVE
GLEN ELLYN, IL 60137

VAN DYKE, BRANDON & KELLY
OR CURRENT PROPERTY OWNER
761 HILL AVE
GLEN ELLYN, IL 60137

MEYERS, PATRICK & NANCY
OR CURRENT PROPERTY OWNER
352 TAYLOR AVE
GLEN ELLYN, IL 60137

MUELLER, GEORGE & KATHRYN
OR CURRENT PROPERTY OWNER
345 MONTCLAIR AVE
GLEN ELLYN, IL 60137

PHILLIPSON, ERIC & KARYN
OR CURRENT PROPERTY OWNER
717 HILL AVE
GLEN ELLYN, IL 60137

RIZZO, MARIO & MARY
OR CURRENT PROPERTY OWNER
715 HILL ST
GLEN ELLYN, IL 60137

SADOWSKI, DANIEL & SUSAN
OR CURRENT PROPERTY OWNER
333 MERTON AVE
GLEN ELLYN, IL 60137

SCHOENHERR, AARON & J
OR CURRENT PROPERTY OWNER
695 HILL AVE
GLEN ELLYN, IL 60137

SIMEO, JOSEPH
OR CURRENT PROPERTY OWNER
367 TAYLOR AVE
GLEN ELLYN, IL 60137

TOLMAN, ERIC & KRISTI
OR CURRENT PROPERTY OWNER
396 TAYLOR AVE
GLEN ELLYN, IL 60137

WELCH, ZACKERY
OR CURRENT PROPERTY OWNER
720 HILL AVE
GLEN ELLYN, IL 60137

MOCKO, JONATHAN & COLLEEN
OR CURRENT PROPERTY OWNER
714 TURNER AVE
GLEN ELLYN, IL 60137

NIBBIO, PAUL & ANNMARIE
OR CURRENT PROPERTY OWNER
724 HILL AVE
GLEN ELLYN, IL 60137

RAJECK, MERRILL & JANET
OR CURRENT PROPERTY OWNER
337 MERTON AVE
GLEN ELLYN, IL 60137

ROSSMAN, M & R SIERENS
OR CURRENT PROPERTY OWNER
706 TURNER AVE
GLEN ELLYN, IL 60137

SCHMIDT, STEPHEN & LINDA
OR CURRENT PROPERTY OWNER
694 TURNER AVE
GLEN ELLYN, IL 60137

SCHOOL DISTRICT NO 41
OR CURRENT PROPERTY OWNER
793 N MAIN ST
GLEN ELLYN, IL 60137

STORM, JOSH & AMY
OR CURRENT PROPERTY OWNER
342 TAYLOR AVE
GLEN ELLYN, IL 60137

TROMPETER, LINDA M
OR CURRENT PROPERTY OWNER
732 HILL AVE
GLEN ELLYN, IL 60137

WRIGHT, JONATHAN P
OR CURRENT PROPERTY OWNER
393 TAYLOR AVE
GLEN ELLYN, IL 60137

NOTICE OF PUBLIC HEARING

Gary C. and Ann B. Karch, owners of 723 Hill Avenue, 727 Hill Avenue, 737 Hill Avenue, and 356 Taylor Avenue are proposing to resubdivide these four (4) single-family lots. In order to accommodate the project, the petitioner is requesting approval of a Minor Subdivision to make slight alterations to the existing lot lines and exchange land between the four (4) properties. The subject sites are located on the southwest corner of the Hill Avenue and Taylor Avenue intersection and are zoned R2 Residential District. The lots are currently developed with four (4) single-family homes that will remain on the properties. Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Glen Ellyn Plan Commission will conduct a public hearing to consider the petitioners' request for approval of a Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code on Thursday, June 27 at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. The subject properties are legally described as follows:

723 Hill Avenue
PARCEL 1: LOT 3 (EXCEPT THE SOUTH 1 FOOT THEREOF) OF JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12, IN E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 2: LOT 4 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS; ALSO

PARCEL 3: THAT PART OF THE WEST HALF OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT A POINT ON THE NORTH LINE OF SAID BLOCK, 246.75 FEET EASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE SOUTHERLY TO A POINT ON THE SOUTH LINE OF SAID BLOCK, 178.5 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK; THENCE WESTERLY ON THE SOUTH LINE OF SAID BLOCK, 30 FEET; THENCE NORTHERLY TO A POINT ON THE NORTH LINE OF SAID BLOCK, 43 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY ON THE NORTH LINE OF SAID BLOCK, 43 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE SOUTHERLY 229.05 FEET THEREOF, AS MEASURED ON THE EASTERLY AND WESTERLY LINES THEREOF, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-043

727 Hill Avenue
LOT 2 IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, RECORDED MARCH 16, 1925, AS DOCUMENT 189688 IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-024

737 Hill Avenue
LOT 1 IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST 1/2 OF BLOCK 12 OF E.W. ZANDER AND CO.'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-025

356 Taylor Avenue
LOT 4 (EXCEPT THE SOUTH 1 FOOT) IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST 1/2 BLOCK 12 OF E.W. ZANDER AND CO.'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION RECORDED MARCH 16, 1925 AS DOCUMENT 189688, IN DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-026

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Laura Kenney, Planning Intern
Published in Daily Herald June 12, 2019 (4526695)

RECEIVED

JUN 17 2019

VILLAGE OF GLEN ELLYN

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 6/12/19 in said DuPage County DAILY HERALD.

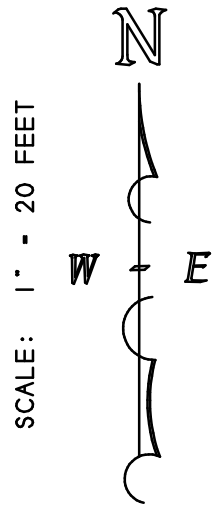
IN WITNESS WHEREOF, the undersigned, the said PADDOCK PUBLICATIONS, Inc., has caused this certificate to be signed by, this authorized agent, at Arlington Heights, Illinois.

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Danula Baltz
Designee of the Publisher and Officer of the Daily Herald

Control # 4526695



PLAT OF SURVEY

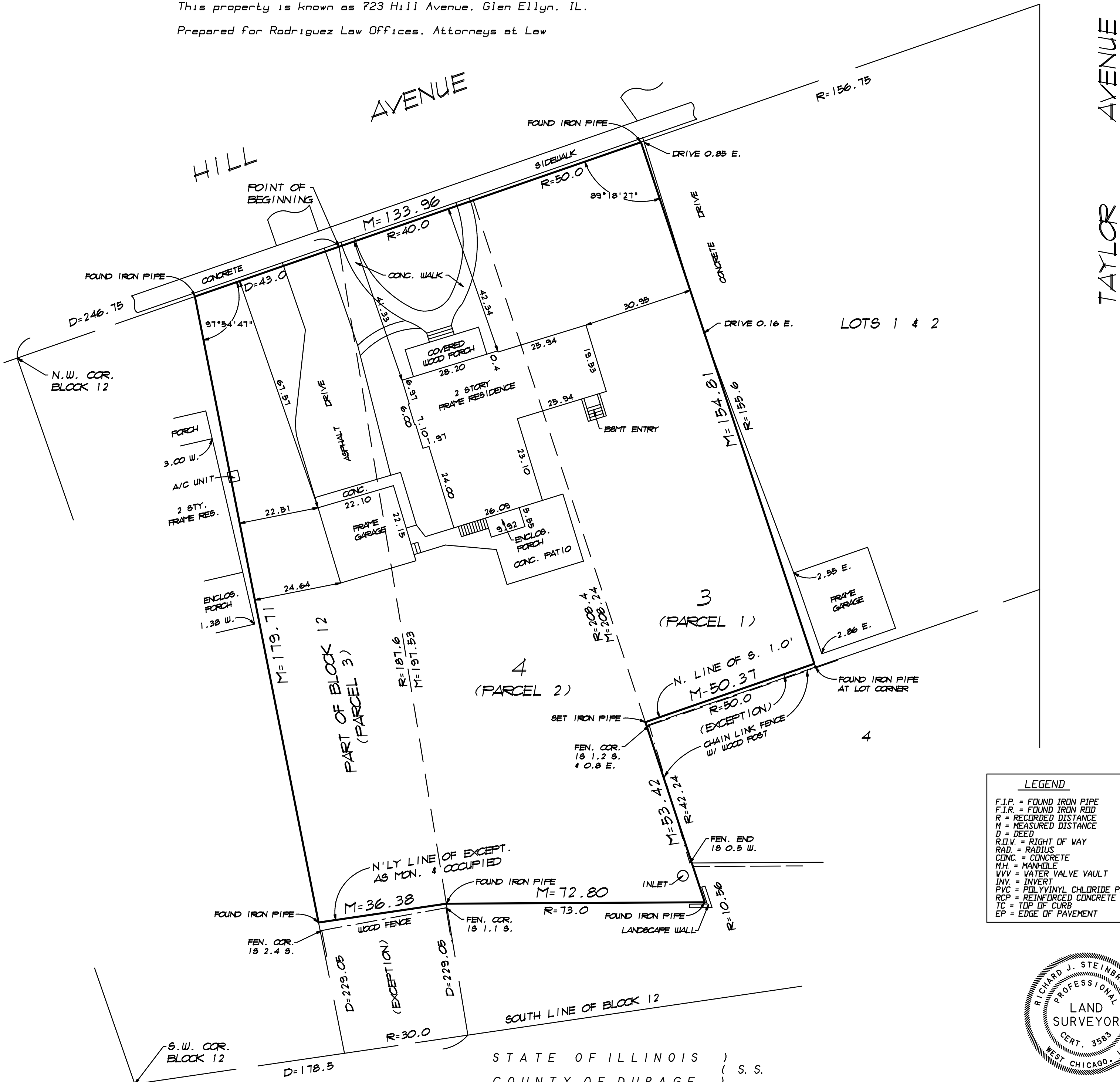
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PARCEL 2: LOT 4 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS; ALSO

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This property is known as 723 Hill Avenue, Glen Ellyn, IL.

Prepared for Rodriguez Law Offices, Attorneys at Law



STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, October 26, 2017

Steinbrecher Land Surveyors, Inc.

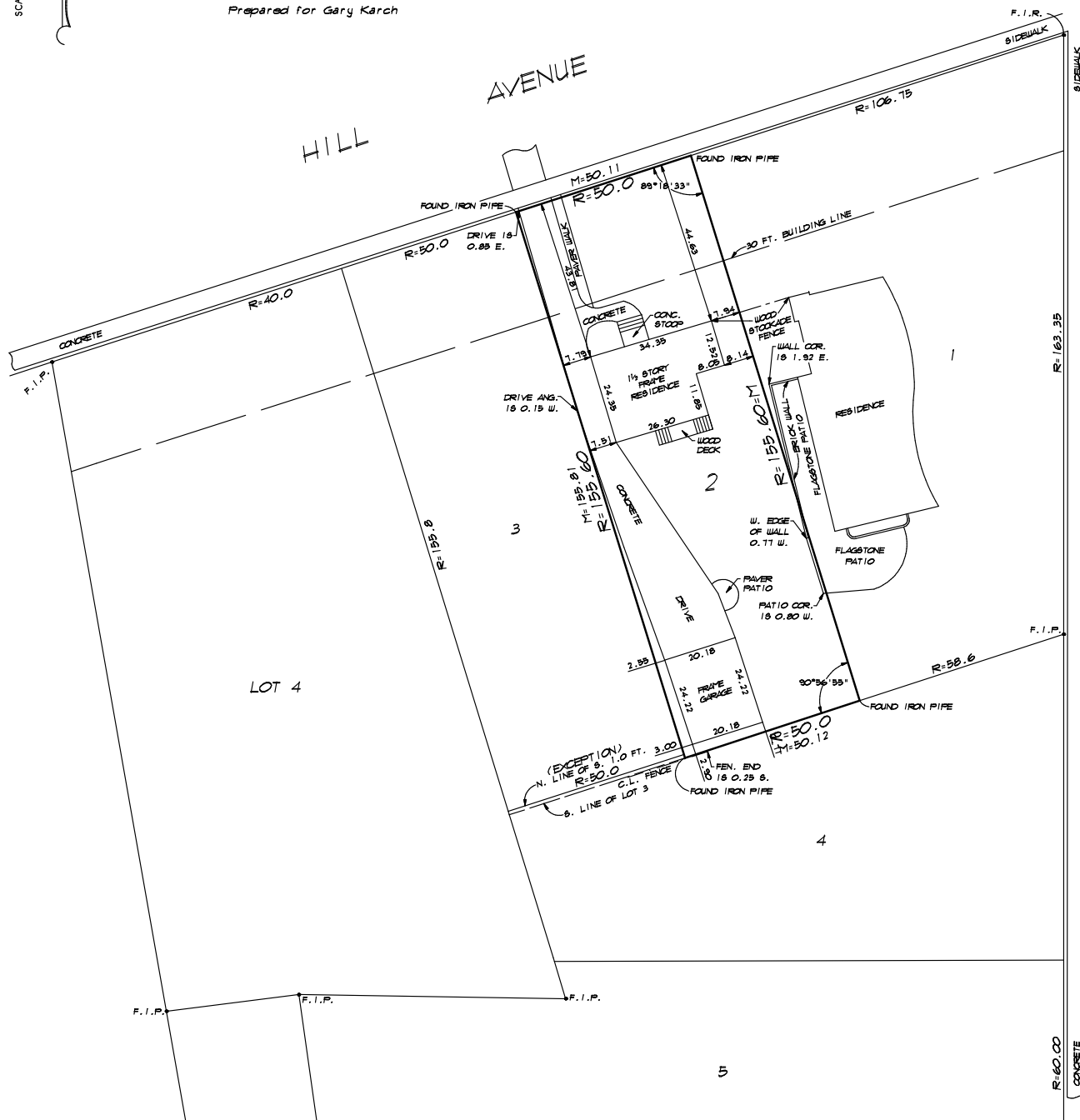
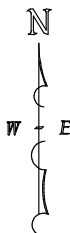
Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neilnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DD1730:723HILL

OF LOT 2 IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12, OF E.W. ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN, A SUBDIVIDE IN SECTION 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, RECORDED MARCH 16, 1925 AS DOCUMENT 189668, IN DU PAGE COUNTY, ILLINOIS.

Prepared for Gary Karch

SCALE: 1" = 20 FEET



F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
R = RECORDED DISTANCE
M = MEASURED DISTANCE
D = DEED
R.O.V. = RIGHT OF WAY
RAD. = RADIUS
CONC. = CONCRETE
M.H. = MANHOLE
W.V. = WATER VALVE VAULT
INV. = INVERT
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
TC = TOP OF CURB
EP = EDGE OF PAVEMENT

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neilnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DDI736:727HILL2

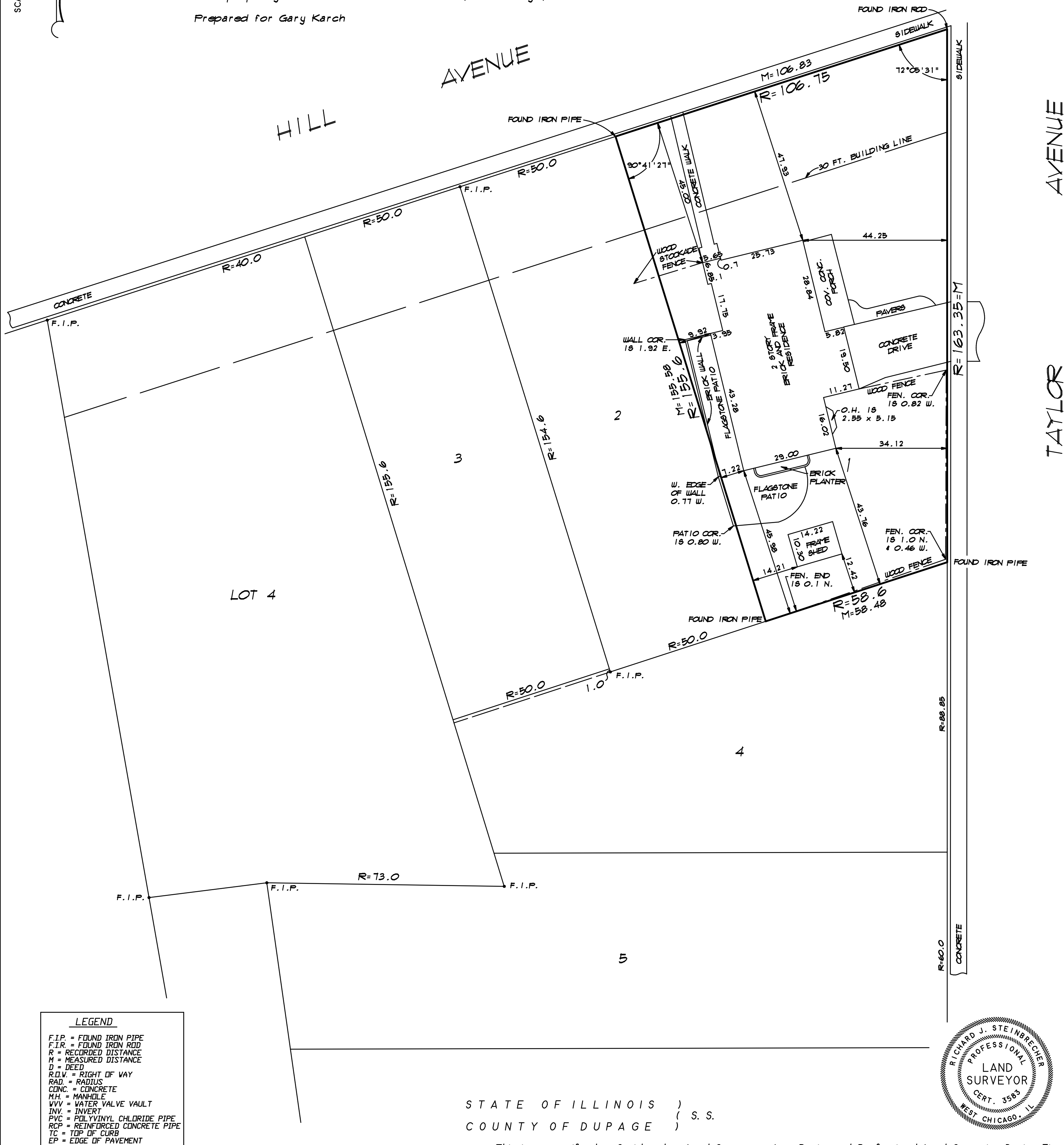


Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

SCALE: 1" = 20 FEET

This property is known as 737 Hill Avenue, Glen Ellyn, IL.

Prepared for Gary Karch



STATE OF ILLINOIS)
) S. S.
COUNTY OF DUPAGE)

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, October 20, 2018

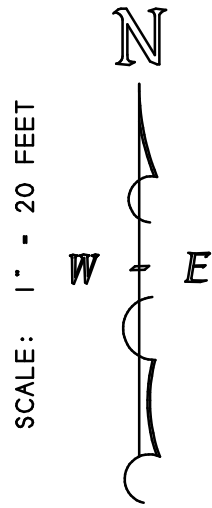
Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

Steinbrecher Land Surveyors, Inc.

 Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neltor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DDI736:737HILL2

Packet Pg. 40

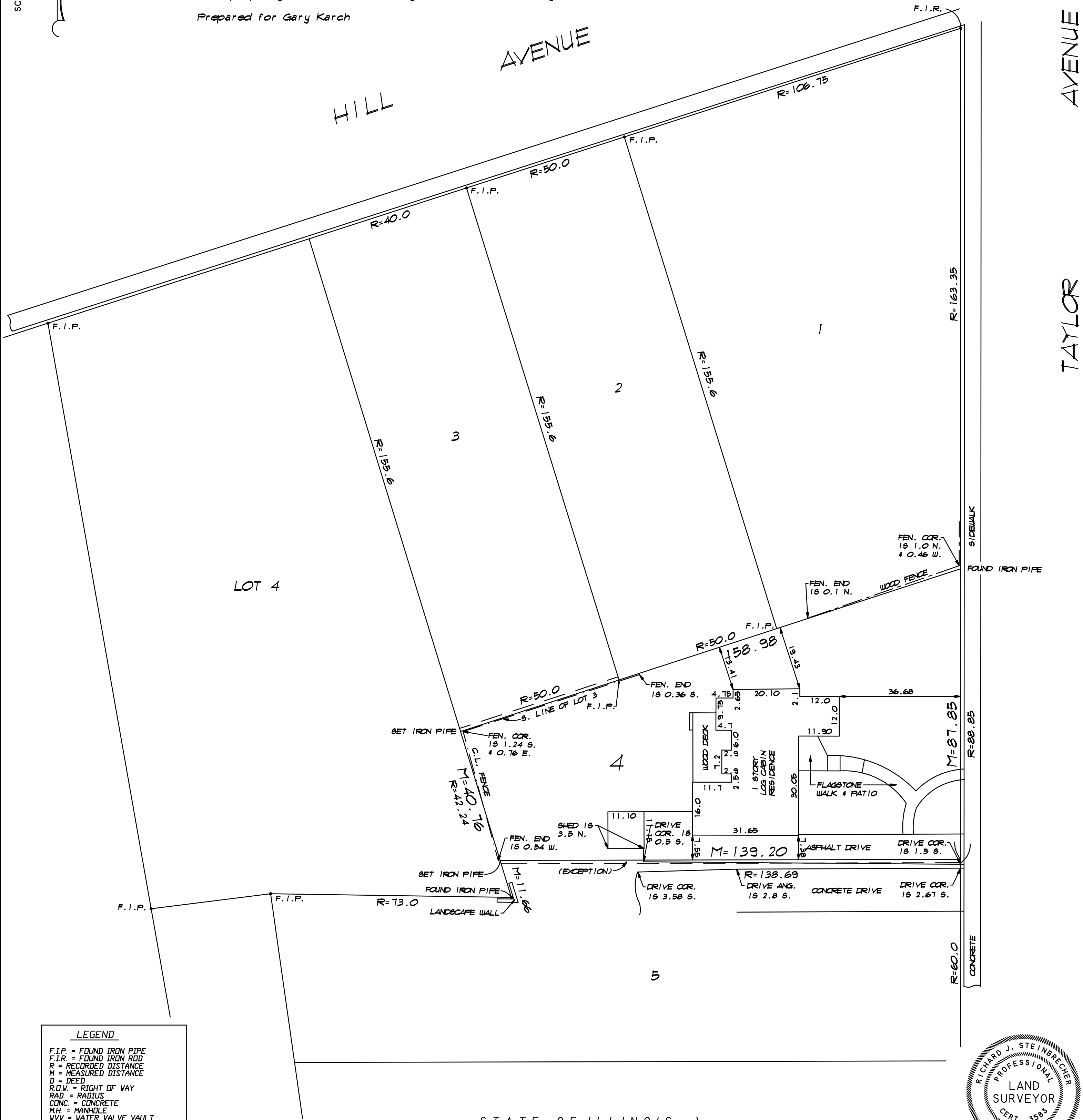


PLAT OF SURVEY

OF LOT 4 (EXCEPT THE SOUTH 1 FOOT) IN JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION, A RESUBDIVISION OF LOTS 1, 2, 3, 5 AND 6 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 OF E.W. ZANDER AND CO'S ADDITION TO GLEN ELLYN, A SUBDIVISION IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID JAMES N. BRADY'S TAYLOR AVENUE SUBDIVISION RECORDED MARCH 16, 1925 AS DOCUMENT 189688, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 356 Taylor Avenue, Glen Ellyn, IL.

Prepared for Gary Karch



LEGEND

F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
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V.V.V. = WATER VALVE VAULT
INV. = INVERT
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RCP = REINFORCED CONCRETE PIPE
TC = TOP OF CURB
EP = EDGE OF PAVEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

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West Chicago, Illinois, October 20, 2018
Revised June 6, 2019

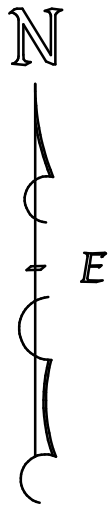
Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

Steinbrecher Land Surveyors, Inc.

Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neltner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DD1736:356TAYL2

SCALE: 1" = 20 FEET

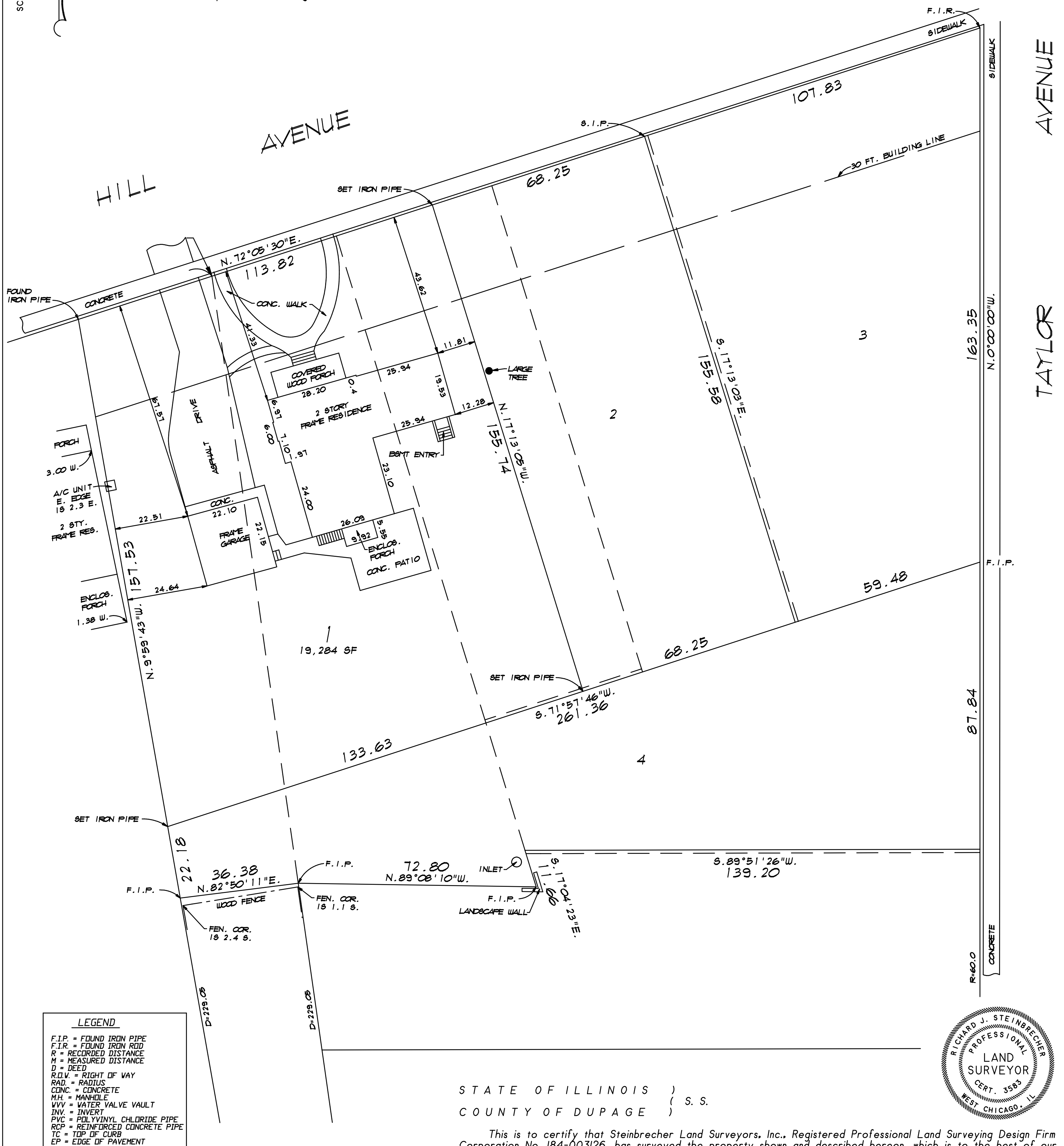


PLAT OF SURVEY

OF LOT 1 IN KARCH'S HILL AND TAYLOR RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2018 AS DOCUMENT R2018-1, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 723 Hill Avenue, Glen Ellyn, IL.

Prepared for Gary Karch



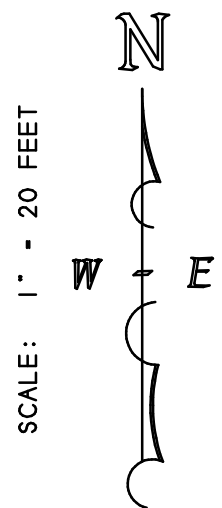
Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
 Design Firm Corporation No. 184-003126

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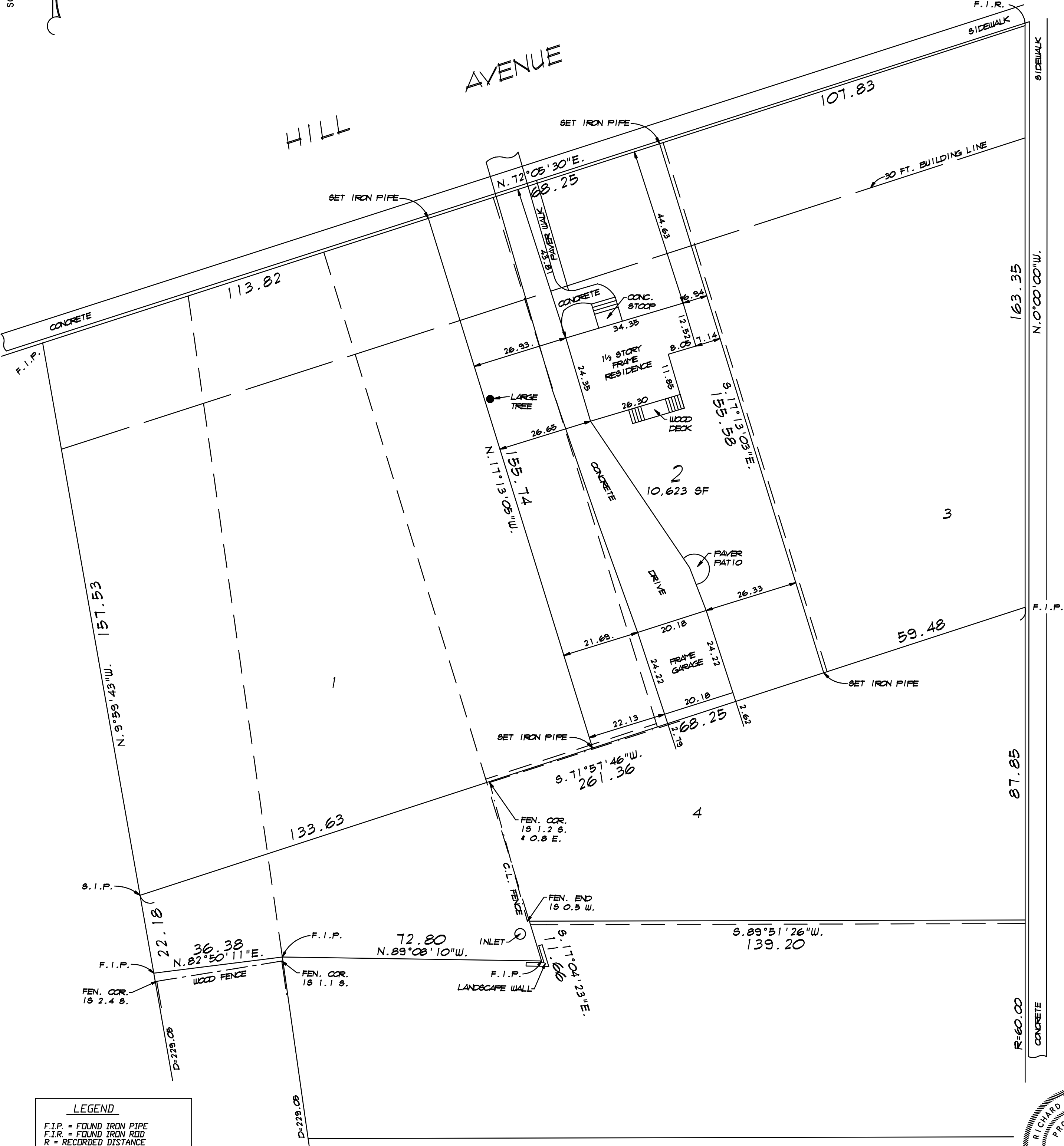
DD1737:723HILL



PLAT OF SURVEY

OF LOT 2 IN KARCH'S HILL AND TAYLOR RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER 1, 2018 AS DOCUMENT R2018-11, IN DU PAGE COUNTY, ILLINOIS.

This property is known as 727 Hill Avenue, Glen Ellyn, IL.
Prepared for Gary Karch



- LEGEND**
- F.I.P. = FOUND IRON PIPE
 - F.I.R. = FOUND IRON ROD
 - R = RECORDED DISTANCE
 - M = MEASURED DISTANCE
 - D = DEED
 - R.O.V. = RIGHT OF WAY
 - RAD. = RADIUS
 - CONC. = CONCRETE
 - M.H. = MANHOLE
 - V.V.V. = WATER VALVE VAULT
 - INV. = INVERT
 - PVC = POLYVINYL CHLORIDE PIPE
 - RCP = REINFORCED CONCRETE PIPE
 - TC = TOP OF CURB
 - EP = EDGE OF PAVEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

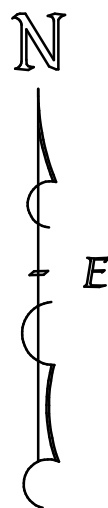
West Chicago, Illinois, October 20, 2018

Steinbrecher Land Surveyors, Inc.
Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neltner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902



Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

SCALE: 1" = 20 FEET

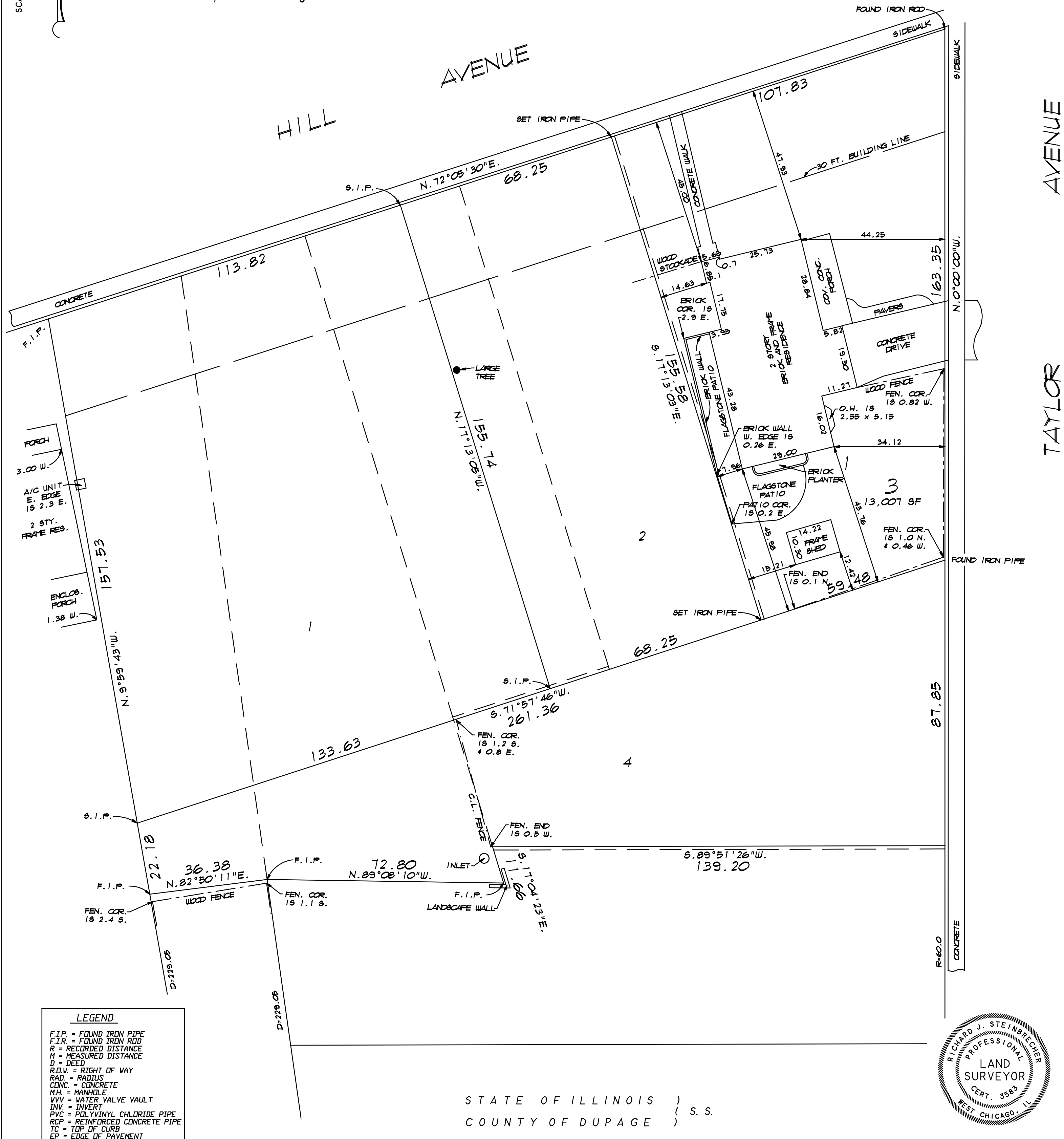


PLAT OF SURVEY

OF LOT 3 IN KARCH'S HILL AND TAYLOR RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER , 2018 AS DOCUMENT R2018- , IN DU PAGE COUNTY, ILLINOIS.

This property is known as 737 Hill Avenue, Glen Ellyn, IL.

Prepared for Gary Karch



STATE OF ILLINOIS)
COUNTY OF DUPAGE) S. S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, October 20, 2018

Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

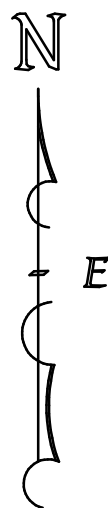
Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neltner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

DD1737:737HILL

SCALE: 1" = 20 FEET



PLAT OF SURVEY

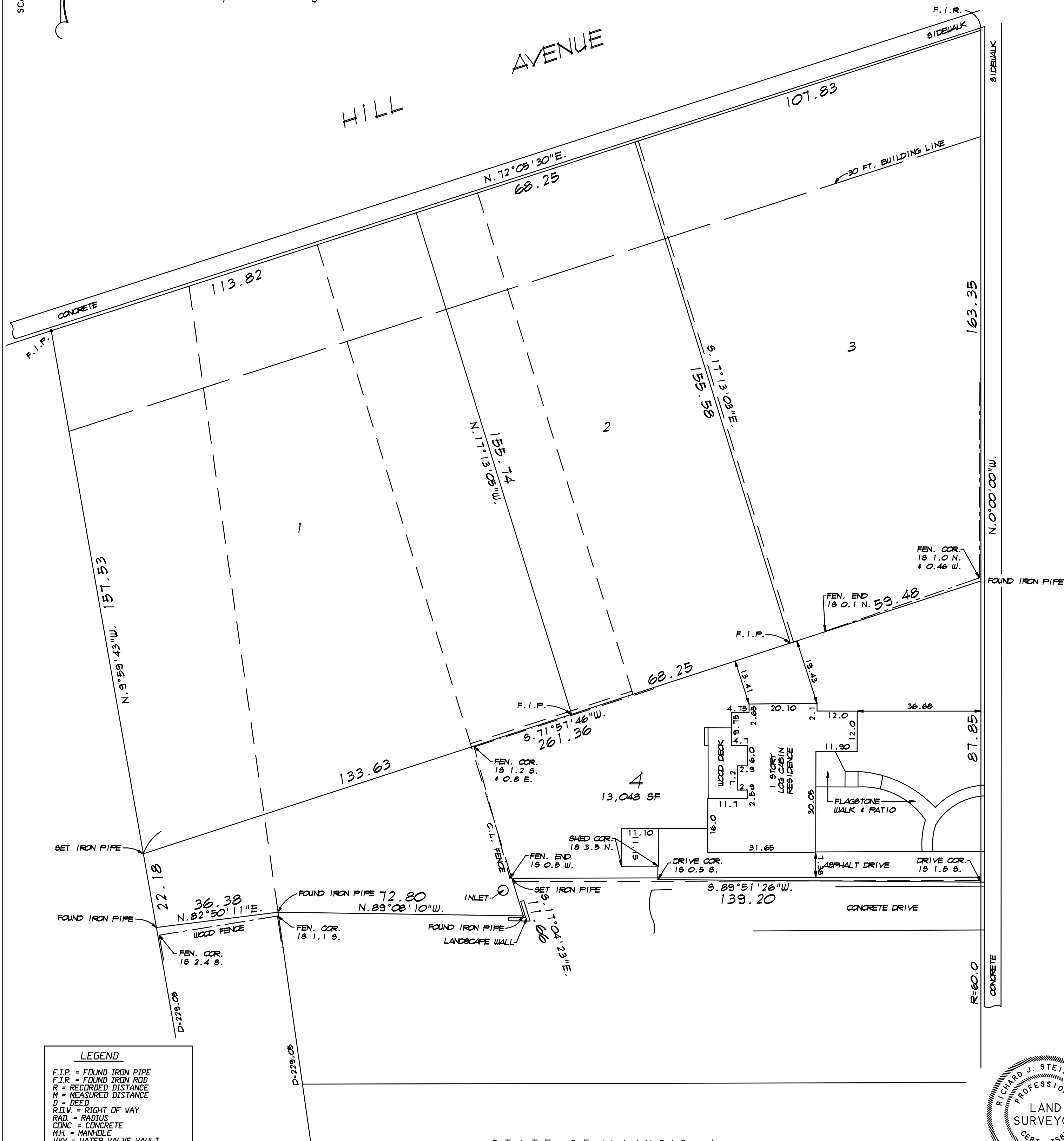
OF LOT 4 IN KARCH'S HILL AND TAYLOR RESUBDIVISION, BEING A RESUBDIVISION IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED NOVEMBER , 2018 AS DOCUMENT R2018- , IN DU PAGE COUNTY, ILLINOIS.

This property is known as 356 Taylor Avenue, Glen Ellyn, IL.

Prepared for Gary Karch

HILL AVENUE

TAYLOR AVENUE



LEGEND

F.I.P. = FOUND IRON PIPE
F.I.R. = FOUND IRON ROD
R = RECORDED DISTANCE
M = MEASURED DISTANCE
D = DEED
R.O.V. = RIGHT OF WAY
RAD. = RADIUS
CONC. = CONCRETE
M.H. = MANHOLE
V.V. = WATER VALVE VAULT
INV. = INVERT
PVC = POLYVINYL CHLORIDE PIPE
RCP = REINFORCED CONCRETE PIPE
TC = TOP OF CURB
EP = EDGE OF PAVEMENT

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

This is to certify that Steinbrecher Land Surveyors, Inc., Registered Professional Land Surveying Design Firm Corporation No. 184-003126, has surveyed the property shown and described hereon, which is to the best of our knowledge and belief, a correct representation thereof. This professional service conforms to the current Illinois minimum standards for a boundary survey.

West Chicago, Illinois, October 20, 2018

Richard J. Steinbrecher
Professional Land Surveyor 3583
License expires Nov. 30, 2020

Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
Design Firm Corporation No. 184-003126
141 S. Neltner Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

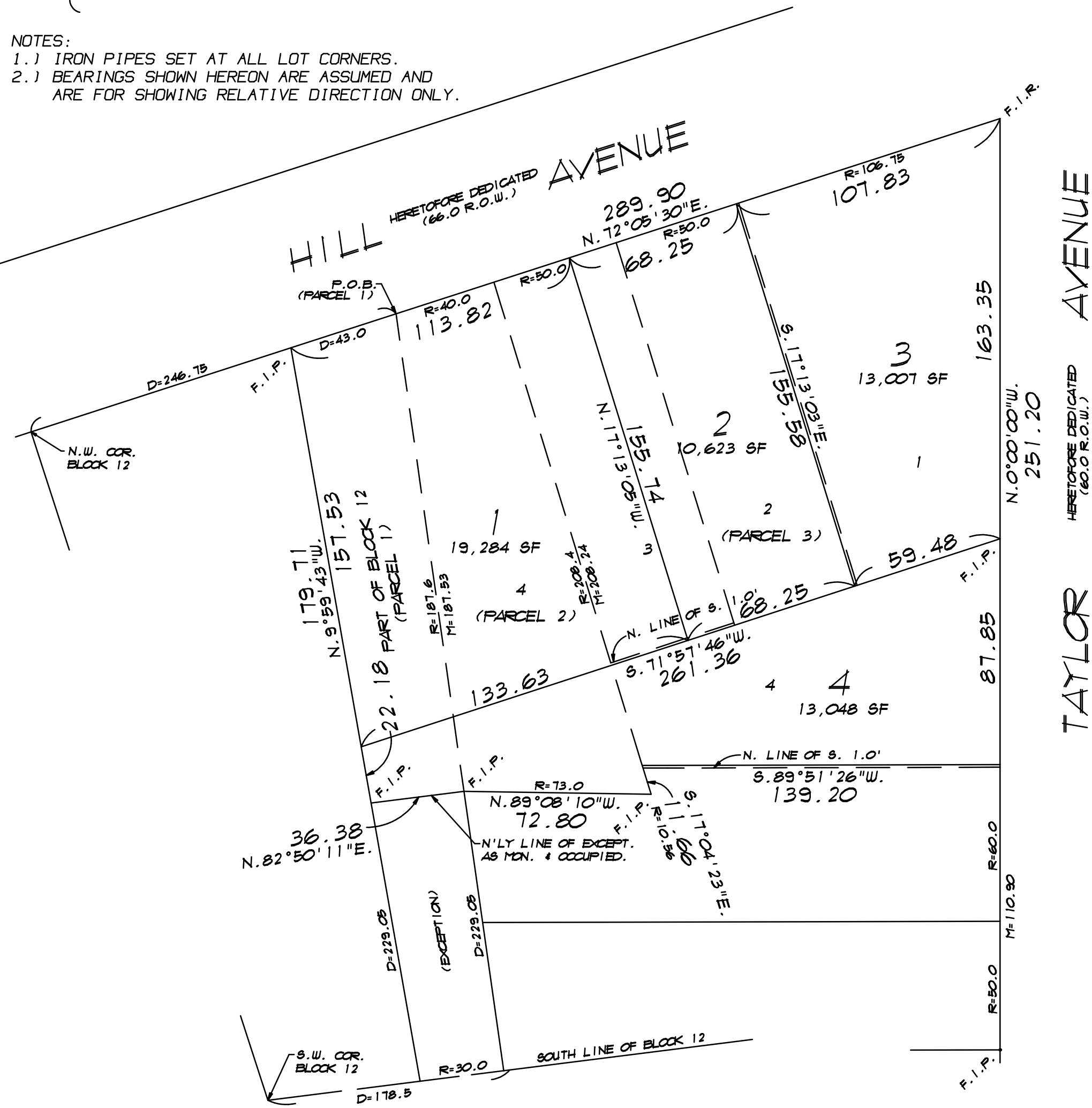
DD1737:356TAYLR

KARCH'S HILL AND TAYLOR RESUBDIVISION

IN THE NORTHEAST QUARTER OF SECTION 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN,
IN DU PAGE COUNTY, ILLINOIS.

P.I.N. 05-14-205-024, 05-14-205-025, 05-14-205-026, 05-14-205-043

NOTES:
1.) IRON PIPES SET AT ALL LOT CORNERS.
2.) BEARINGS SHOWN HEREON ARE ASSUMED AND
ARE FOR SHOWING RELATIVE DIRECTION ONLY.



STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

THIS INSTRUMENT, NO. _____, WAS FILED FOR RECORD IN THE RECORDER'S
OFFICE OF DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2018.

COUNTY RECORDER

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

I, _____, VILLAGE ENGINEER OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, DO
HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO
PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE
BOARD OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, INSOFAR AS THEY PERTAIN TO THE SUBJECT PLAT,
HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY THAT THE REQUIRED BOND, CASH OR ESCROW ACCOUNT
IS POSTED FOR THE COMPLETION OF THE IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND
DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER MY JURISDICTION, BASED ON ENGINEER'S
PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC
AUTHORITIES HAVING JURISDICTION, EXCEPT _____.

DATED AT GLEN ELLYN, DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, 2018.

VILLAGE ENGINEER

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT WE, STEINBRECHER LAND SURVEYORS, INC., LAND SURVEYING DESIGN
FIRM NO. 184-003126, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY:

PARCEL 1: OF THAT PART OF THE WEST HALF OF BLOCK 12 OF E.W. ZANDER AND COMPANY'S ADDITION
TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, DESCRIBED AS COMMENCING AT A POINT OF THE NORTH LINE OF SAID BLOCK, 246.75 FEET
EASTERLY FROM THE NORTHWEST CORNER OF SAID BLOCK AND RUNNING THENCE SOUTHERLY TO A POINT ON
THE SOUTH LINE OF SAID BLOCK, 178.5 FEET EASTERLY FROM THE SOUTHWEST CORNER OF SAID BLOCK,
43 FEET WESTERLY OF THE SOUTH LINE OF SAID BLOCK, 30 FEET; THENCE NORTHERLY TO A POINT ON
THE NORTH LINE OF SAID BLOCK, 43 FEET WESTERLY OF THE PLACE OF BEGINNING; THENCE EASTERLY
ON THE NORTH LINE OF SAID BLOCK, 43 FEET TO THE PLACE OF BEGINNING, EXCEPTING THE SOUTHERLY
229.05 FEET THEREOF AS MEASURED ON THE EASTERLY AND WESTERLY LINES THEREOF, IN DU PAGE
COUNTY, ILLINOIS.

PARCEL 2: OF LOT 4 OF JAMES N. BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 OF E.W.
ZANDER AND COMPANY'S ADDITION TO GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE
10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

PARCEL 3: OF LOTS 1, 2, 3 AND 4 (EXCEPT THE SOUTH 1 FOOT OF SAID LOT 4) OF JAMES N. BRADY'S
TAYLOR AVENUE SUBDIVISION, BEING A RESUBDIVISION OF LOTS 1, 2, 3, 5, AND 6 OF JAMES N.
BRADY'S SUBDIVISION OF THE EAST HALF OF BLOCK 12 IN E.W. ZANDER AND COMPANY'S ADDITION TO
GLEN ELLYN IN SECTIONS 11 AND 14, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL
MERIDIAN, IN DU PAGE COUNTY, ILLINOIS.

AS SHOWN ON THE ANNEXED PLAT WHICH TO THE BEST OF OUR KNOWLEDGE AND BELIEF, IS A CORRECT
REPRESENTATION OF SAID SURVEY AND SUBDIVISION, ALL DISTANCES ARE IN FEET AND DECIMAL PARTS
THEREOF. SCALE OF MAP IS 40 FEET TO ONE INCH.

WE FURTHER CERTIFY THAT THE LAND INCLUDED IN THE ANNEXED PLAT IS WITHIN THE LIMITS OF THE
VILLAGE OF GLEN ELLYN, WHICH HAS ADOPTED A CITY PLAN AND IS EXERCISING THE SPECIAL POWERS
AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE ILLINOIS MUNICIPAL CODE.

WE FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT IS LOCATED WITHIN
A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED ON THE FLOOD INSURANCE RATE MAP FOR THE VILLAGE
OF GLEN ELLYN, MAP NUMBER 17043C0503 H, DATED DECEMBER 16, 2004.

WEST CHICAGO, ILLINOIS, JUNE 5, 2019.



STEINBRECHER LAND SURVEYORS, INC., By:

RICHARD J. STEINBRECHER
PROFESSIONAL LAND SURVEYOR 3583
MY LICENSE EXPIRES NOVEMBER 30, 2020

Steinbrecher Land Surveyors, Inc.



Professional Land Surveying
Design Firm Corporation No. 184-003126

141 S. Nellnor Blvd., West Chicago, IL 60185-2844
(630) 293-8900 Fax 293-8902

PREPARED FOR:
GARY AND ANN KARCH
737 HILL AVENUE
GLEN ELLYN, IL. 60137

SUBMITTED BY AND RETURN TO:
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL. 60137

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

I, PAUL HINDS, COUNTY CLERK OF DU PAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT
THAT I FIND NO DELINQUENT GENERAL TAXES, NO UNPAID CURRENT GENERAL TAXES, NO UNPAID
FORFEITED TAXES, NO DELINQUENT OR UNPAID CURRENT SPECIAL ASSESSMENTS, NO REDEEMABLE TAX
SALES AGAINST ANY OF THE LAND SHOWN ON THIS PLAT.

GIVEN UNDER MY HAND AND SEAL AT WHEATON, DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF
_____, 2018.

COUNTY CLERK

VILLAGE BOARD CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

APPROVED BY THE PRESIDENT AND VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, DU PAGE
COUNTY, ILLINOIS.

THIS ____ DAY OF _____, 2018.

ATTEST:

CLERK

PRESIDENT

I, _____, VILLAGE CLERK OF THE VILLAGE OF GLEN ELLYN, ILLINOIS, DO
HEREBY CERTIFY THAT THE ANNEXED PLAT WAS PRESENTED TO AND BY ORDINANCE DULY APPROVED BY
THE VILLAGE BOARD OF THE VILLAGE OF GLEN ELLYN, AT ITS MEETING HELD ON _____, 2018.
IN WITNESS WHEREOF I HAVE HEREONTO SET THE SEAL OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

CLERK

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLEN ELLYN, ILLINOIS.

THIS ____ DAY OF _____, 2018.

ATTEST:

RECORDING SECRETARY

CHAIRMAN

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

I, _____, VILLAGE COLLECTOR FOR THE VILLAGE OF GLEN ELLYN, DO HEREBY
CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS
OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND
DESCRIBED ON THIS PLAT.

DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF _____, 2018.

VILLAGE COLLECTOR

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT GARY C. KARCH AND ANN B. KARCH, ARE THE HOLDERS OF
RECORD TITLE OF THE PROPERTY SHOWN AND DESCRIBED HEREON AND HAVE CAUSED THE SAME TO
BE SURVEYED AND RESUBDIVIDED AS HEREON SHOWN FOR THE USES AND PURPOSES THEREIN SET
FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE HEREON
SHOWN.

WE FURTHER CERTIFY THAT THIS PROPERTY IS WITHIN THE LIMITS OF GLENBARD TOWNSHIP HIGH
SCHOOL DISTRICT 87 AND GLEN ELLYN ELEMENTARY SCHOOL DISTRICT 41.

DATED THIS ____ DAY OF _____, 2018.

GARY C. KARCH

ANN B. KARCH

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE
AFORESAID, DO HEREBY CERTIFY THAT GARY C. KARCH AND ANN B. KARCH, PERSONALLY KNOWN TO ME
TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED
IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES HEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

TRUSTEE'S CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

THIS IS TO CERTIFY THAT CHICAGO TITLE LAND TRUST COMPANY AS TRUSTEE UNDER THE
PROVISIONS OF A CERTIAN TRUST AGREEMENT DATED JANUARY 6, 2012 AND KNOWN AS TRUST NUMBER
8002358738 IS THE HOLDER OF RECORD TITLE TO PART OF THE PROPERTY SHOWN AND DESCRIBED
ON THE ANNEXED PLAT, AND HAS CAUSED THE SAME TO BE PLATTED AS SHOWN FOR THE USES AND
PURPOSES THEREIN SET FORTH, AND SAID CHICAGO TITLE LAND TRUST COMPANY HEREBY ACKNOWLEDGE
AND ADOPTS THE SAME UNDER THE STYLE AND TITLE HEREON SHOWN.

DATED THIS ____ DAY OF _____, 2018.

ATTEST:

BY:

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
(SS.
COUNTY OF DU PAGE)

I, _____, A NOTARY PUBLIC IN AND FOR THE COUNTY IN THE STATE
AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____, PERSONALLY KNOWN
TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT, APPEARED
IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE FOREGOING INSTRUMENT AS
THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF CHICAGO TITLE LAND
TRUST COMPANY, AS TRUSTEE AS AFORESAID, FOR THE PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL, THIS ____ DAY OF _____, 2018.

MY COMMISSION EXPIRES _____

NOTARY PUBLIC

LAW OFFICE OF
STEVEN K. NORGAARD, P.C.
 493 DUANE STREET
 GLEN ELLYN, ILLINOIS 60137

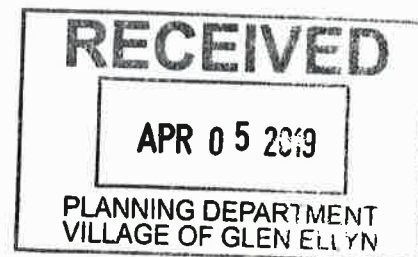
Sender's email:
sn@norgaardlaw.com

(630) 545-1005

Fax (630) 545-1051

April 4, 2019

Director of Planning & Development
 Village of Glen Ellyn
 535 Duane Street
 Glen Ellyn, IL 60137



Re: Minor Subdivision 356 Taylor, 723, 727 and 737 Hill
Zoning Variation Request 737 Hill

Dear Director:

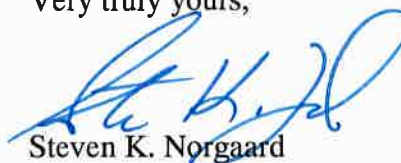
I represent Gary C. Karch and Ann B. Karck in connection with their Application for Minor Subdivision and Application for Variance related to the referenced properties.

Mr. and Mrs. Collie Karch own and reside in the home located at 737 Hill, Glen Ellyn (the "737 Property"). In addition they own the other referenced properties. The proposed resubdivision makes slight changes to the existing lot lines of the four properties for several purposes. The first purpose is to decrease the size of 723 Hill to prevent future development. The second purpose is to ameliorate small encroachments of improvements from a property onto a neighboring property. The third purpose is to make the lot lines more regular. Finally, the new lot lines will minimize a non-conforming condition on the 737 Property. Does not intend to construct new improvements, demolish existing improvements, change grading, reconfigure drainage or undertake any work in connection with the resubdivision. Rather, it is simply altering the lot lines.

The zoning variation request relates the 737 Property only. The current improvements violate the interior side yard setback. The home on the 737 Property has likely violated the setback since it was built in 1939. With Village consent by permit, the applicant added on to the home within the setback in 1995. While the applicant's resubdivision helps ameliorate the non-conformity, the home remains non-conforming. Mr. and Mrs. Karch have submitted the variance application at the Planning and Development staff's suggestion to obtain legal, non-conforming status.

Copies of the recorded deeds for all properties are part of the application of which this letter is a part. If you have any questions, please feel free to contact me.

Very truly yours,


 Steven K. Norgaard

cc: Mr. and Mrs. Gary C. Karch

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)

Steinbrecher Land Surveyors, Inc.

Professional Land Surveyors since 1929

141 S. Neltner Blvd., West Chicago, IL 60185

630.293.8900.office/630.293.8902.fax

Rich@slandsurveyors.com

RECEIVED

JUN 07 2019

VILLAGE OF GLEN ELLYN

HILL & TAYLOR RESUBDIVISION

6.7.19

	EXISTING	PROPOSED
<u>723 Hill</u>		
Lot Area	25.908 SF	19,284 SF
Lot Coverage Ratio (Res. w/porch)	0.07	0.10
Distance @ 30.0' Setback	136.77	117.63
Minimum Side Yard Setback	30.95	11.81
Minimum Impervious Setback	20.65	20.65
Impervious Area Calculation		
30' Front Yard	0.18	0.21
40' Rear Yard	n/a	n/a
<u>727 Hill</u>		
Lot Area	7,799 SF	10,623 SF
Lot Coverage Ratio	0.10	.07
Distance @ 30.0' Setback	50.11	68.25
Minimum Side Yard Setback	7.51	6.94
Minimum Impervious Setback	-0.15 (Encroachment)	18.98
Impervious Area Calculation		
30' Front Yard	0.24	0.18
40' Rear Yard	0.38	0.28

Rich Shulman

Steinbrecher Land Surveyors, Inc.

Professional Land Surveyors since 1929

141 S. Neltnor Blvd., West Chicago, IL 60185

630.293.8900.office/630.293.8902.fax

Rich@slandsurveyors.com

RECEIVED

JUN 07 2019

VILLAGE OF GLEN ELLYN

HILL & TAYLOR RESUBDIVISION – PAGE 2

6.7.19

737 Hill

Lot Area	12,851 SF	13,007 SF
Lot Coverage Ratio (Res. w/porch)	0.19	0.19
Distance @ 30.0' Setback	97.50	98.50
Minimum Side Yard Setback	7.22	7.96
Minimum Impervious Setback	-0.8 (Encroachment)	0.26
Impervious Area Calculation		
30' Front Yard	0.04	0.04
30' Corner Side	0.17	0.17
40' Rear Yard	0.30	0.29

356 Taylor

Lot Area	9,404 SF	13,048 SF
Lot Coverage Ratio	0.14	0.10
Distance @ 30.0' Setback	79.15	79.15
Minimum Side Yard Setback	7.38	7.38
Minimum Impervious Setback	-1.50 (Encroachment)	-1.50
Impervious Area Calculation		
30' Front Yard	0.16	0.16
40' Rear Yard	0.04	n/a

Rich Shulman

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)



VILLAGE OF GLEN ELLYN

Minor Subdivision Application Packet

Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)

MINOR SUBDIVISION APPLICATION

Definition: A Minor Subdivision as defined by the Subdivision Regulations Code is, “any subdivision resulting in the creation of three or four lots, or subdivision resulting in the creation of two lots in which one or both of the proposed lots or associated public improvements will not conform to standards established by the Village’s Zoning Ordinance and/or Subdivision Regulations.”

Process:

1. Meeting with Planning and Development staff (recommended);
2. Pre-application meeting with Plan Commission (encouraged);
3. Preparation of Final Plat of Subdivision, application and supporting materials;
4. Submission of formal application, Final Plat supporting materials, fees and escrow;
5. Review of application packet by Village staff;
6. Revisions to and submission of revised application packet (as needed);
7. Review of revised application packet by Village Staff (as needed);
8. Public hearing notice published in the newspaper, notice sent to surrounding property owners, and sign(s) placed on site;
9. Review by Plan Commission at public hearing;
10. Preparation of minutes/transcripts from Plan Commission meeting;
11. Review by Village Board at workshop or pre-board meeting;
12. Action by Village Board at meeting (adoption of Ordinance).

MINOR SUBDIVISION APPLICATION PROCESS

1. **Meeting with Staff (optional):** It is recommended that the petitioner meet with the Director of Planning and Development, or his or her designee, to informally discuss the proposed Subdivision prior to filling out a formal application. At this meeting, the petitioner should provide general information that describes or outlines the existing conditions of the site and the proposed Subdivision. Planning and Development staff will provide any comments or recommendations about the request to the petitioner and review the application process, including the types and number of required submittals and estimated review time.
2. **Pre-application meeting with Plan Commission (encouraged):** Before formal application is made, the petitioner is encouraged to appear before the Plan Commission at a pre-application conference. A pre-application conference requires an application fee of two hundred and fifty dollars (\$250.00). The purpose of the pre-application conference is to allow the petitioner to informally present the proposed subdivision to the Plan Commission and to solicit the Commission's input prior to preparing Subdivision documents. To accommodate a pre-application meeting 20 copies of a concept plan, a narrative description of the project and the required application fee, must be submitted as well as any additional exhibits requested by the Planning and Development staff.

At the Pre-application Conference, the petitioner may request a waiver of specific required submittals.

3. **Required Submittals:** The petitioner shall submit the following items with four (4) complete and collated copies of a Minor Subdivision application along with the required application fee and items that may be reasonably requested by the Village staff or the Plan Commission as indicated on the attached submittals checklist;
 - a. **Application:** Completed application for Minor Subdivision approval (form attached);
 - b. **Proof of Ownership:** A copy of a deed, title policy or other proof of ownership as approved by the Planning and Development staff;
 - c. **Disclosure of Interest:** If the subject property is held in a trust, a complete disclosure of interest of the ownership, including the names of trustees and beneficial owners, shall be provided. If the subject property is owned by a corporation, a disclosure of the shareholders with interest in 5% or more of the property including the names of the officers and directors should be provided (forms attached);
 - d. **Plat of Survey:** A current Plat of Survey of the property, prepared by a land surveyor registered with the State of Illinois, including a statement that the property is or is not in the floodplain;
 - e. **Plans:** A preliminary Plat of Subdivision is not required. However, depending on the scope of the project, the Planning and Development Director, at his or her discretion, may require the submission of plans and documentation typically required on a Preliminary Plat including but not

limited to, grading plans, utility plans, public improvement specifications and tree survey and analysis;

- f. **Affidavit of Authorization:** If the petitioner is someone other than the property owner, a document signed by the owner of the subject property which authorizes the petitioner to represent them for the subdivision request shall be provided (form attached);
- g. **Land Use Opinion:** A Land Use Opinion from the Kane DuPage Soil and Water Conservation District Board;
- h. **Final Plat of Subdivision:** A Final plat of Subdivision that conforms to the requirements set forth in Section 11-3-5 B(2) and (3) of the Subdivision Regulations Code;
- i. **Additional Materials:** The Planning and Development Director may, at his or her discretion, require the submission of such other additional materials or data related to the possible impact of the proposed uses of the subdivision on public facilities and services.

NOTE: The petitioner should have the surveyor sign a Letter of Authorization (form attached) which designates a representative from the Village of Glen Ellyn as the agent to record the Final Plat of Subdivision or such authorization may be granted on the Plat.

- 4. **Escrow Deposit:** The Subdivider shall deposit cash for an escrow account in an amount to be determined by the Director of Planning and Development to cover Village out of pocket expenses including all costs directly attributable to recording testimony of all witnesses at public hearings, reproduction costs, public notice mailing costs, newspaper publication charges and all expenses for professional consultants including, but not limited to, attorneys, engineers, traffic engineers, planners, wetland consultants or other professionals outside the employee staff. Additionally, the petitioner must fill out and sign the attached Reimbursement of Fees Agreement.
- 5. **Staff Review:** Once the application is received it will be forwarded to the appropriate Village staff and consultants for review. Staff will attempt to review the request within 30 days of receipt. After staff has reviewed the application and determined that it is complete (which may require the submittal of additional information or revision of plans per comments by Village staff and consultants) the request will be scheduled for consideration at the first available public hearing before the Plan Commission. An additional thirty (30) complete and collated application packets must be submitted a minimum of two (2) weeks before the scheduled public hearing before the Plan Commission.
- 6. **Public Hearing Notice:** Not more than 30 days, nor less than 15 days before the Plan Commission public hearing the Planning and Development staff will place a legal notice in a paper of general circulation in the Village which describes the request, location of the subject property, and gives the time, date, and location of the public hearing. For those properties located within the Village boundaries the staff will also mail a notice of the subdivision request to all property owners within 250 feet of the subject property and cause to be placed on the subject property, not less than 15 days prior to the public hearing, one or more signs which announce that a public hearing regarding the subject property will be held.

7. **Plan Commission Public Hearing:** The Planning and Development staff will submit the application, supporting materials, staff reports and any other documents to the Plan Commission to conduct the public hearing thereon. The Plan Commission meets on the second and fourth Thursday of each month at 7:00 p.m. in the Glen Ellyn Civic Center, 535 Duane Street.

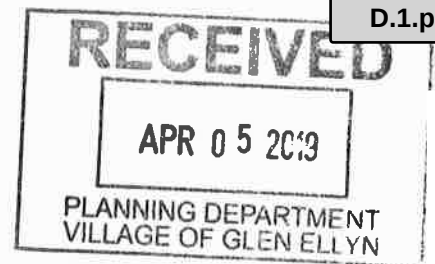
The petitioner or his/her representative must attend the public hearing. It is the responsibility of the petitioner to present any arguments supporting the request for approval of a Minor Subdivision in a complete and logical manner and to have available all evidence necessary to support the request.

After the public hearing is closed, the Plan Commission will take a vote on the request. The Plan Commission may recommend approval, approval with conditions, or denial of the request to the Village Board. In making its recommendation, the Plan Commission shall consider how the request complies with the criteria in Section 11-3-10 of the Subdivision Regulations Code for granting approval of a Subdivision and may recommend conditions that are deemed necessary and in the interests and needs of the community to keep with the provisions in the Subdivision Regulations Code.

8. **Village Board Action:** The recommendation from the Plan Commission will be placed on a Village Board agenda for consideration and action. The Village Board will review the request at a workshop or pre-board meeting prior to the actual Village Board meeting. The Village Board may decide to approve, approve with conditions, or deny the request. Action on the application will be by an Ordinance, which is adopted by the Village Board.

If the decision is to approve the Final Plat, the Village Clerk will cause the approved Plat to be recorded with the DuPage County Recorder. Following approval of the subdivision by the Village, the petitioner may seek building permits. Building permits must be applied for within 18 months from the date of the ordinance, unless the petitioner has requested and been granted an extension from the Village Board in the approving Ordinance, or the subdivision will become null and void. The Planning and Development Department will compare plans submitted for permits against the plans approved by the Village Board and any conditions set forth in the approving Ordinance.

Questions may be directed to the Planning and Development Department at 630-547-5250.



Village of Glen Ellyn

535 Duane Street • Glen Ellyn, Illinois 60137 • Phone: (630) 547-5250 • Fax: (630) 547-5370

APPLICATION FOR MINOR SUBDIVISION APPROVAL

CLEAR PAGE

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

DATE FILED: 03/29/19 APPLICATION NUMBER: _____

I. APPLICANT INFORMATION:

Name: Gary C. Karch and Ann B. Karch

Address: 737 Hill, Glen Ellyn, IL 60137

Phone Number: (Home) 630-858-9248 (Business) 312-984-7543

Mobile Number: 312-927-9585

Fax: _____

Email: Karch78@comcast.net

Property Interest of Applicant: Owner

(Owner, Contract Purchaser, Owner Representative)

II. OWNER INFORMATION:

Name: Same as applicant above

Address: _____

Phone Number: (Home) _____ (Business) _____

Mobile Number: _____ Fax: _____

Email: _____

III. PROPERTY INFORMATION:

Address: 356 Taylor, 737 Hill, 727 Hill and 723 Hill

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)

Legal Description of Property:

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Legal descriptions attached.**PINS: 05-14-205-026, 05-14-205-025, 05-14-205-024, 05-14-205-043**Permanent Index No.: **see box above** Zoning: **R2- single family residential**Lot Dimensions: **Apprx. 290 x 251 x 247 x 179** Lot Area: **55,992 square feet**

Present Use:

Four single family residences on four parcels.

Description of Subdivision:

Reconfiguration of lot lines among existing parcels.Estimated Date to Begin Construction: **None required.**

Name(s), Address(es) and Phone Numbers of consultants (Architects, Engineers, Attorneys, etc.):

Attorney: Steven K. Norgaard
493 Duane Street, Suite 400
Glen Ellyn, IL 60137
Phone: 630-545-1005
Fax: 630-545-1051

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)

IV. APPROVAL STANDARDS:

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Narrative Statement: Please provide a narrative statement. The narrative statement should include, but not be limited to, information concerning the proposed use of the lots, the type and number of dwelling units and/or type of business or industry and the manner in which subdivision is to be served by public utilities. A separate sheet may be used if necessary.

The proposed use of the four lots will not change and the owner has no plans for demolition or construction. Utility service will not change. Owner seeks to alter the current lot lines in a manner reducing the dimensions of the largest lot, ameliorating existing encroachments and discouraging future subdivision which might add an additional lot onto Hill Avenue. Owner lives at 737 Hill and has purchased the adjacent property on Taylor (to the south) and two adjacent properties on Hill Avenue with the view of maintaining the character of the existing neighborhood.

Section 11-3-10 of the Subdivision Code requires that the following six (6) criteria be met before a Subdivision can be approved. Please describe how the proposed Subdivision meets these requirements. The information provided will be used by the Plan Commission in considering the request.

Please describe how the proposed subdivision meets the following criteria.

1. The proposed subdivision conforms to the provisions set forth in this Subdivision Ordinance, including the rules and regulations referenced in Section 11-4-1 of the Subdivision Code.

The lots will remain zoned R2 and the four existing homes will remain after the resubdivision, thus there will be no new construction or any need for new streets, drainage or utilities. For these reasons, the provisions subdivision conforms to all provisions of the Subdivision Ordinance.

2. Definite provision has been made for a water supply system that is sufficient in terms of quantity, dependability, and quality to provide an appropriate supply of water for the type of subdivision proposed.

The water supply system will be unchanged.

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3. A public sewage system is proposed and adequate provision has been made for such system or, if other methods of sewage disposal are proposed that such systems will comply with federal, state, and local laws and regulations.

The public sewage system will be unchanged.

4. All areas of the proposed subdivision which may involve soil or topographical conditions presenting hazards or requiring special precaution have been identified by the Subdivider and that the proposed uses of these areas are compatible with such conditions.

The soil and topography will be unchanged as no earth will be disturbed.

5. The proposed subdivision will not be detrimental to the public health, safety and welfare.

No construction will be undertaken so public health, safety and welfare will be unaffected.

6. No development shall be approved if such development, at full occupancy, will result in or increase traffic on an arterial or collector street to such an extent that the street does not function at a level of service deemed acceptable by the Village. The applicant may propose and construct the approved tragic mitigation measures to provide adequate roadway capacity for the proposed development.

Traffic will not increase as the number of residences (4) is unchanged. Driveways of existing residences will not be altered.

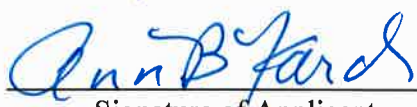
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I (We) certify that all of the statements and documents submitted as part of this application are true to the best of my (our) knowledge and belief.

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

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

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

<u>3-29-19</u>	Gary C. Karch	<u></u>
Date	Print Name	Signature of Applicant
<u>3-29-19</u>	Ann B. Karch	<u></u>
Date	Print Name	Signature of Applicant
<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)

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APR 05 2019

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

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OWNERSHIP BY LAND TRUST

Date: **01/29/19**Address: **723 Hill and 356 Taylor**

Legal Description:

See attached sheet

TRUSTEE: **Chicago Title Land Trust Company** TRUST: **8002358738**Address: **10 S. LaSalle Street, Suite 2750, Glen Ellyn, IL 60137**

LIST ALL BENEFICIARIES:

Name: **Gary C. Karch** Address: **737 Hill, Glen Ellyn, IL 60137**Name: **Ann B. Karch** Address: **737 Hill, Glen Ellyn, IL 60137**

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

AFFIDAVIT OF AUTHORIZATION

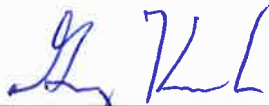
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I, Gary C. Karch owner of the property described as

723 Hill Ave., 727 Hill Ave., 737 Hill Ave. and 356 Taylor Ave.

verify that Steven K. Norgaard

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


OWNER SIGNATURE

Subscribed and sworn to before me this

29th day of March, 20 19
Colleen M Bigelow

Notary Public



IDNR ENDANGERED SPECIES CONSULTATION

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Minor Subdivision application packet. The online EcoCAT information and application can be found at <https://dnr.illinois.gov/ecopublic/>.

Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

What actions require consultation?

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

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

What actions are exempt from consultation?

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

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

**KANE DUPAGE SOIL AND WATER CONSERVATION DISTRICT
LAND USE OPINION**

A Land Use Opinion from the Kane DuPage Soil and Water Conservation District may be required to be submitted with an application for approval of a Minor Subdivision.

If a Land Use Opinion is required for your project, the required fee and application should be submitted directly to the Kane DuPage Soil and Water Conservation District. A link to this typing enabled form can be found at:

<http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp13.pdf> .

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PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

I. DESCRIPTION OF PROJECT: Karch's Hill and Taylor Resubdivision

II. OWNER:

- A. Owner of Property: Gary C. Karch and Ann B. Karch
- B. Owner's Address: 737 Hill Ave., Glen Ellyn, IL 60137
- C. Owner's Home Phone Number: 630-858-9248 Fax: _____
- D. Owner's Work Phone Number: 312-984-7543
- E. Owner's E-mail: Karch78@comcast.net
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: Gary C. Karch and Ann B. Karch
- B. Petitioner's Address: 737 Hill Ave., Glen Ellyn, IL 60137
- C. Petitioner's Home Phone Number: 630-858-9248
- D. Petitioner's Work Number: 312-984-7543
- E. Petitioner's E-mail: Karch78@comcast.net

IV. LOCATION OF PROPERTY:

- A. General Location of Property: Southwest corner of Hill and Taylor
- B. Acreage of Parcel: 55,992 Square feet
- C. Permanent Index Number(s): 05-14-205-026, 05-14-205-025, 05-14-205-024, 05-14-205-043
- D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

The Ordinances of the Village require the owners of property, or individuals seeking to utilize property, to receive approval by ordinance or the issuance of a permit to undertake various uses or improvements of property in the Village. These uses can include requests for textual or map changes in the Zoning Ordinance, applications for building permits, requests for zoning relief and other similar requests. The Village has established a fee schedule for the anticipated use of staff time in processing such petitions or applications. In many cases, however the Village cannot reasonably evaluate the validity or compliance of the petition or application with the Ordinances of the Village without the use of reports from various consultants. In some cases, the application or petition requires among other things, public hearings and associated public notice costs, preparation of minutes or transcripts from the public hearing or meeting, recording costs of Ordinances and the preparation of reports by consultants whose services require the payment of out-of-pocket expenses by the Village.

These expenses would not have been incurred but for the petition or application. The Village does not intend to seek to make a profit on its utilization of such consultants, but requires that the applicant, or the person receiving benefit, shall be obligated to reimburse the out-of-pocket expenses incurred by the Village. The Village shall seek to employ consultants who shall charge rates consistent with those paid by private parties who seek similar consulting services. The Village intends, through this Agreement, to cause the payment of out-of-pocket expenses and to require the creation of an escrow fund to guarantee that the petition or application will not result in the citizens of the Village being required to pay for costs incurred at the request of the owner or applicant.

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

Minor Subdivision Application Packet FILLABLE 081817 lg.docx

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.

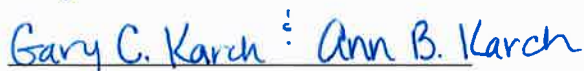
Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval 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

Village of Glen Ellyn


Owner

By: _____
Planning and Development Director

Date: 3.29.19

Date: _____

Attachment: 16. Petitioners' Application Packet (4035 : Karch's Taylor Hill Resubdivision)

11-1-4. - Purposes.

The standards established by this title are designed:

- (A) To ensure that the Village exercises proper authority and oversight in conjunction with the subdivision of land;
- (B) To ensure that sufficient arrangements are made for adequate public facilities and services and that the Village will not be required to bear more than its fair share of the expense of providing public facilities and services by requiring developers to provide sufficient resources through fees, dedication of land, or similar measures to ensure the provision of capital facilities required to serve the properties created by the development;
- (C) To guide future growth and development of the Village in accordance with the official plan;
- (D) To supplement and facilitate enforcement of the building and zoning ordinances of the Village;
- (E) To protect the health, safety and welfare of the residents of the Village and of developments approved in unincorporated territories within the Village's planning area;
- (F) To protect the character and the social and economic stability of all parts of the Village and to encourage the orderly and beneficial development of all parts of the Village;
- (G) To protect and conserve the value of land throughout the Village and the value of the buildings and improvements upon the land, and to minimize conflicts among the uses of land and buildings;
- (H) To guide public and private policy and action in order to provide adequate and efficient transportation, water, sewerage, schools, parks, playgrounds, recreation and other public requirements and facilities;
- (I) To provide a beneficial relationship between the uses of land and buildings and the circulation of traffic throughout the Village, specifically to avoid congestion on streets and highways, and provide for pedestrian traffic movement appropriate to the various uses of land and buildings, and provide for the proper location and width of streets and building lines;
- (J) To establish reasonable standards of design and procedures for subdivisions and resubdivisions, in order to further the orderly layout and use of land;
- (K) To ensure proper legal descriptions and monumenting of subdivided land;
- (L) To prevent pollution of air, streams and ponds, assure the adequacy of drainage facilities, safeguard the water table and encourage wise use and management of natural resources in order to preserve the integrity, stability and beauty of the community;
- (M) To preserve the natural beauty and topography of the Village and to ensure appropriate development in regard to these natural features;
- (N) To provide for open spaces through the most efficient design layout of the land; and
- (O) To remedy the problems associated with inappropriately or illegally subdivided lands.

(Ord. 5334, 2-28-2005)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 06/27/19 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Public Hearing
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4036)

DOC ID: 4036

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

UPDATE:

At the April 18, 2019 Plan Commission meeting (minutes attached), the Plan Commissioners reviewed several applications for sign variations to allow off-premise real estate signage in the downtown. The Commission raised a number of legal questions related to the Commission's authority to impose conditions on the off-premise signs. The following is a summary response from the Village's legal counsel on this matter. The remainder of the staff report has not been changed, but has been included to remind the Commission of the history involved with the request.

**SUMMARY
FROM LEGAL
COUNSEL:**

The Village's legal counsel has suggested that the Village is within its right to require that the illegal signs be removed in order to bring these properties into compliance with the Sign Code (regardless of the time that has elapsed). It is also within the Village's right to amend the Sign Code to permit off-premise signs, or to grant variations to the Sign Code to allow these off-premise signs.

If the Village chooses to approve variations to allow the signs to remain, conditions could be added to the approval to include the following:

- Requiring the removal of the signs upon change of property ownership
- Restricting the use of the sign to the current lease holder
- Limiting the signs to their "historic use", or continued use of the signs as they have been used in the past
- Requiring removal of the signs if they become damaged by more than 50%
- Prohibiting the expansion, enlargement, replacement, structural alteration, or relocation of the sign
- Placing a time limitation on how long the signs can remain
- Requiring that the signs be removed if abandoned for 30 days or more

If the Village decides to grant relief to the owners of these illegal signs in the form of variations, the Village can condition that relief on reasonable

conditions that are intended to mitigate the impact of these signs and ultimately bring them into conformance with the Sign Code.

Previous Staff Report Information to Follow:

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

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

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

ZONING: All of the properties are located in the C5A, Central Business District Retail Core. Properties located at 530 Crescent Boulevard, 532-534 Crescent Boulevard, & 536 Crescent Boulevard are bordered by zoning district CR, Conservation Recreation to the south. The property located at 427 North Main Street is bordered by zoning district C5B, Central Business District Service Subdistrict to the east.

**PUBLIC
HEARING:**

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

**BACKGROUND
INFO:**

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

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

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

As reflected in the abovementioned variation requests there are a varying number of signs on the properties, which also vary in size. The property

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

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

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

**COMMISSION
ACTION:**

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

ATTACHMENTS:

Petitioners' Application Packets
 Location & Zoning Maps
 Aerial Views of Sites
 Staff Memo to the Village Board, dated May 7, 2018
 Staff Memo to the Village Board, dated July 27, 2018
 Minutes - May 7, 2018 Village Board Workshop Meeting

Minutes - June 25, 2018 Village Board Meeting
 Minutes - September 17, 2018 Village Board Workshop Meeting
 Applicable Sections from the Sign Code
 Public Hearing Notice
 Map of Properties Notified of the Public Hearing
 List of Properties Notified of the Public Hearing
 Certificate of Publication
 Plan Commission Meeting Minutes from April 18, 2019

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

x:\plandev\planning\signs\violations\downtown signage\staff report illegal signs.doc

ATTACHMENTS:

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

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



APPLICATION FOR SIGN VARIATION

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

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

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

CLEAR PAGE

I. APPLICANT INFORMATION

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

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

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

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

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

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

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

(MCR)

II. PROPERTY INFORMATION

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

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

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

(MCR)

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

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

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

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

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

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

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

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

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

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

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

See response to #3 above.

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

See response to #3 above.

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

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

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

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

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

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

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

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

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

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

None noted.

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VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

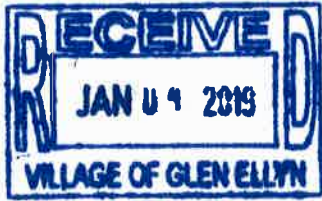
I (We) certify that all of the statements and documents submitted as part of this application are true and complete to the best of my (our) knowledge and belief.

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

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

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

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



OWNERSHIP BY A CORPORATION

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

Legal description to follow if required.

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

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



AFFIDAVIT OF AUTHORIZATION

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

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

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

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

Joshua Bundy
 Owner Signature

PROPERTY MANAGER
As Agent for OWI

Subscribed and sworn to before me this

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





SIGNAGE WORKSHEET

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

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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: _____

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DUNKIN DON
RITE-WAY
CUSTOM Ho

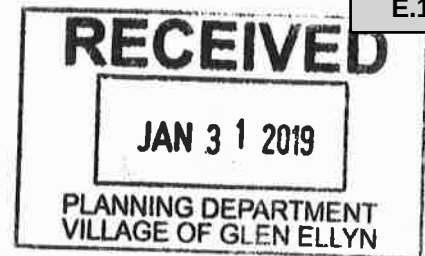
SIGN TYPES: (*Please specify one of the following sign types)

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

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

Attachment: Petitioners' Application Packets (4036 : Sign Variations for Off-Premise Real Estate Signage Downtown)

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



APPLICATION FOR SIGN VARIATION

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

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

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

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

I. APPLICANT INFORMATION

CLEAR PAGE

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

II. PROPERTY INFORMATION

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

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

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

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

VILLAGE BOARD MINUTES - SEPTEMBER 17, 2018

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

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

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VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

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

Attachment: Petitioners' Application Packets (4036 : Sign Variations for Off-Premise Real Estate Signage Downtown)

AFFIDAVIT OF AUTHORIZATION

I, _____ owner of the property described as

N/A

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

Owner Signature

Subscribed and sworn to before me this

_____ day of _____, 20____

Notary Public

SIGNAGE WORKSHEET

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

CLEAR PAGE

FACILITY TYPES:

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

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

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

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

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

APPLICATION FOR SIGN VARIATION

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

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

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

CLEAR PAGE

I. APPLICANT INFORMATION

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

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

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

II. PROPERTY INFORMATION

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

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

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

IV. VILLAGE BOARD ACTION

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

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

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

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

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

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

We're requesting a variation based on the Village Board meeting on 9/17/18. See page 6, paragraph 3 of minutes which states:
 "There was a discussion by the Board regarding grandfathering and the Board decided the 9 signs can remain, there can be no change in sign size and the content of these signs can be changed"

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

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

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

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

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

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

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

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

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

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

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

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

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

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

If anything my sign draws people to the property.

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

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

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

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

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

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

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

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

 Date Print Name Signature of Applicant

 Date Print Name Signature of Applicant

OWNERSHIP BY LAND TRUST

CLEAR PAGE

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

Address: _____

LIST ALL BENEFICIARIES:

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

Name: _____ Address: _____

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

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

CLEAR PAGE

AFFIDAVIT OF AUTHORIZATION

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

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

William E. Tegen
 Owner Signature

Subscribed and sworn to before me this

7th day of March, 2019

Notary Public

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

SIGNAGE WORKSHEET

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

CLEAR PAGE

FACILITY TYPES:

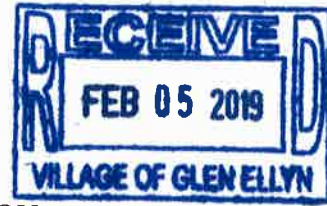
- ☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment in one building on one property)
☐ NONRESIDENTIAL ESTABLISHMENT (For one establishment if more than one establishment is in the building or on the property)
☒ MULTI-TENANT DEVELOPMENT (For a development with more than two establishments on one property)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

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

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

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

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



APPLICATION FOR SIGN VARIATION

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

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

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

CLEAR PAGE

I. APPLICANT INFORMATION

Name: **Chris Kouros**

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

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

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

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

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

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

II. PROPERTY INFORMATION

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

Permanent tax index number: **05-11-328-002** Zoning classification: **C**

Present use: **Vacant**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

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

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

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

The sign is within code 4-5-2:

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

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

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

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

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

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

CLEAR PAGE

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

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

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

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

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

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

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

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

CLEAR PAGE

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

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

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

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

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

CLEAR PAGE

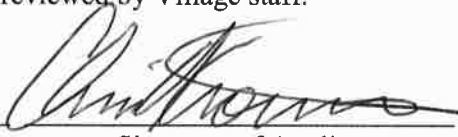
VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

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

OWNERSHIP BY LAND TRUST

CLEAR PAGE

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

Legal Description:

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

LIST ALL BENEFICIARIES:

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

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Katy Balabinis owner of the property described as

427 N Main St.
Glen Ellyn, IL
60137

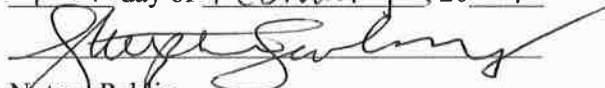
verify that Chris Kouros

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


Owner Signature

Subscribed and sworn to before me this

4th day of February, 2019


Notary Public



SIGNAGE WORKSHEET

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

CLEAR PAGE

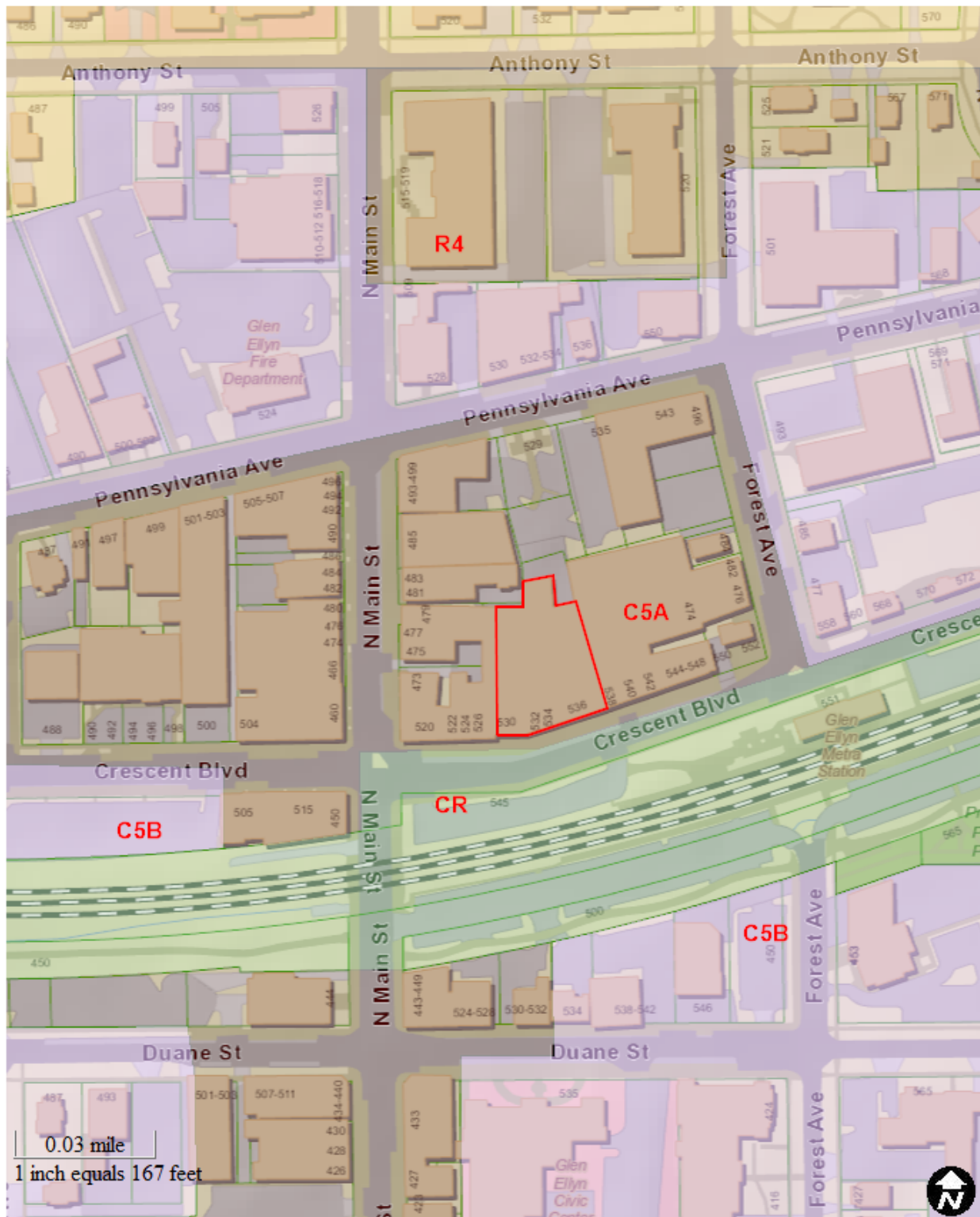
FACILITY TYPES:

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

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

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

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



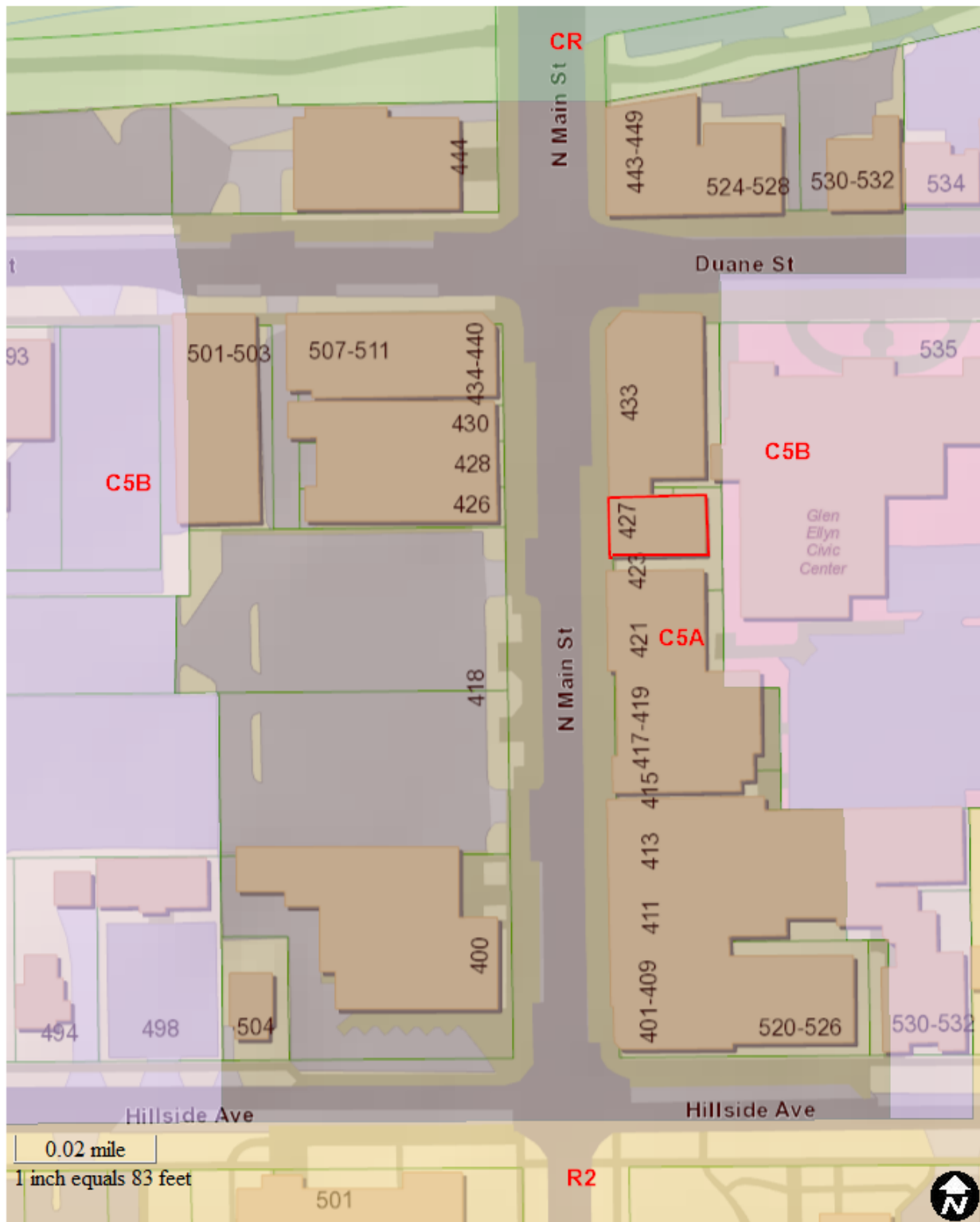
Map created on April 9, 2019.

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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

Zoning Map 427 North Main



Map created on April 9, 2019.

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Map created on April 9, 2019.

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Map created on April 9, 2019.

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MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: May 7, 2018

RE: 2014 Sign Code – Review and Potential Amendments



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

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

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

Although the frequency of sign variations in the C3 district along Roosevelt Road has decreased slightly since the 2014 adoption, the amount of sign variations approved in the C5 Districts, however, has increased. The most common type of variation approved in the C5 Districts was to increase the allowable square footage of wall signs and the number of signs. Portions of the Sign Code, therefore, should be further evaluated and amended to address various circumstances that were not anticipated as part of the 2014 adoption. Staff is recommending the following revisions be reviewed and considered for amendment:

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

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

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

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

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

1. Gas Station Signage

The Sign Code does not currently address gas stations which are unique uses that require a greater amount of signage than other commercial uses. Pump canopies will typically contain the fuel company name and logo (i.e. Shell or Mobil) on each side of the canopy that fronts a street, which typically amounts to 2 or 3 additional signs. Each side of each gas pump will often contain 2-3 advertising components that make up additional signage on the pump. This type of signage is generally consistent with Automatic Teller Machine (ATM) signage, which is considered exempt and not included in calculations of the total allowable number and size of signs on a premises. Currently, gas stations are required to seek a substantial amount of variations to the Sign Code because of their unique use. The last 4 gas stations to be approved by the Village had a combined total of 170 signs on the property. Most of these “signs” are actually logos and business names located on each gas pump. Consideration should be given to exempting certain types of signage associated with gas stations to address canopy signage and gas pump signage.

2. Landscaping for Non-Conforming Signs

The Sign Code requires 2 square feet of landscaping at the base of a free-standing sign for each 1 square foot of sign area. This landscaping is installed with new free-standing signs and whenever an existing non-conforming sign is modified or altered. The Sign Code is unclear regarding whether the required landscaping at the base of a free standing sign should be met when a non-conforming sign is modified or altered. The language should be clarified to clearly require landscaping for nonconforming freestanding signs that are required to be brought into compliance with the Sign Code.

3. Balloon Displays outside the Downtown

The current Sign Code allows business in the C5 Central Business district to have balloon displays without a special event permit provided they do not exceed a maximum of 2 bunches of balloons with no more than 6 balloons per bunch. These balloon displays are considered exempt signs because they attract attention to a business. These are allowed in the C5 district, but are not allowed without a special event permit in any other commercial district in the Village. Business located in the C3 Service Commercial district along Roosevelt Road will often inquire about special event signage, including balloon displays, for occasions such as grand openings, sales, etc. The amount of special event signage, however, is limited to banner signs only and would not allow balloon displays in the C3 district. Staff recommends that the C3 and C2 Commercial districts be allowed to have balloon displays in the same manner as the C5 district.

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

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

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

5. Awning Signage

The current Sign Code allows each business in the downtown with street frontage to have 1 sign on the exterior elevation of the building, whether it be a wall sign, an awning sign, a projecting sign, or a marquee sign. The maximum area for a wall, awning, or marquee in the downtown is 0.5 square feet of signage for each lineal foot of establishment frontage of the business (recommended to be doubled in #4 above). The current Sign Code considers any lettering or logos placed on any part of the awning, including the valance, to be signage. Awnings that contain no lettering or logos are not considered signs and are not subject to the Sign Code. Since only 1 sign is permitted, commercial establishments that contain multiple awnings may only place lettering and logos on 1 of the awnings. This prohibits businesses with multiple awnings from containing lettering and logos on the valance without a variation, even if no other signage is placed on the main surface area of the awning. This issue arose with Edie Boutique's signage which required a variation in Glen Ellyn but the same of signage was permitted in Park Ridge without the need for a variation. Staff researched Park Ridge's regulations and recommends that Glen Ellyn's awning regulations be amended to match Park Ridge's. Specifically, signage on an awning valance would be considered exempt from the Sign Code provided that the valance does not exceed 8 inches in height and no letter or logos exceed 6 inches in height. This is similar to the regulations in Park Ridge and would have allowed Edie Boutique to install their existing signage without a variation. Please see the attached photo of the constructed Edie's awning sign.

6. Exempt Projecting Signs in the Downtown from Regulation

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

7. Signage along Illinois Prairie Path and Union Pacific Railroad

When the Sign Code was updated, a provision was included to allow properties with rear building walls parallel to the Illinois Prairie Path or Union Pacific Railroad to have an additional sign along the rear building wall facing the railroad/Prairie Path. The current language has been misinterpreted by some to allow 2 signs on the front of businesses with their frontage facing the railroad/Prairie Path, such as Bombay Joe's. The allowance for an additional sign, was intended to provide exposure for the rear of businesses located along either of these 2 corridors. Clarification should be provided for this provision.

8. Roosevelt Road Freestanding Sign Setbacks

The previous 1993 Sign Code required all signs to be a minimum of 55 feet from the centerline of Roosevelt Road. The revised 2014 Sign Code only requires a 5 foot setback from the property line which has been problematic. Recently, some signage that was installed 5 feet from the property line has posed visibility issues for motorists. The attached photo illustrates a monument sign that meets the minimum setback requirement but obstructs vehicle sight distance. We recommend the setback be increased from 5 feet to 10 feet to allow an improved line of sight for drivers.

9. Political Campaign Signs

Political campaign signs are considered exempt signs provided that they do not exceed 32 square feet in area. Per State Statute, only the size of political signs in residential districts can be regulated. Communities may not limit the number of political signs nor the amount of time that political signs are permitted to be displayed in residential districts. This Statute, however, only applies to residential districts therefore allowing the Village to place time limits on political signs in non-residential districts. Other exempt signs, such as real estate signs and temporary construction signs, are required to be removed once a specific circumstance has been achieved (such as a home being sold or a certificate of occupancy being issued). It is recommended that time limits be placed on political campaign signs located in non-residential districts as well, such as 1 week following the date of the election.

10. Permitted Variations

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

11. Dissolution of Architectural Review Commission

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

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

A. Neon and Open LED Signs

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

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

B. Real Estate Listing Signs

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

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

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

C. Video Displays in Storefront Windows

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

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

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MEMORANDUM

TO: Mark Franz, Village Manager

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

DATE: July 27, 2018

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

CC: Greg Mathews, Village Attorney



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

A. Call to Order

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

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

D. Audience Participation

None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

- *Double the current allowable square footage of building signage in the downtown from 0.5 square feet per lineal foot to 1 square foot per lineal foot of establishment frontage.*
- *Signage on an awning valance would be considered exempt from the Sign Code provided that the valance does not exceed 8 inches in height, and no letter or logos exceed 6 inches in height.*
- *Projecting signs (also known as blade signs) be exempt from the size regulation provided they do not exceed the maximum square footage of the building signage allowable for the business, with a maximum size of 8 square feet.*

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

five years for ROI.

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

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

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

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

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

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

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

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

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

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

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

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

RESULT:	DISCUSSION ONLY
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I. Other Items

None

J. Motion to Adjourn

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



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

Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

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

D. Village Recognition: (Village Clerk)

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

E. Audience Participation

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

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

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

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

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

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

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

President McGinley stated Joy Bar was approved for outdoor seating.

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

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

Items Removed from the Consent Agenda and Voted on Independently

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

L. Reminders

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

M. Other Business

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

N. Adjournment

Respectfully submitted Debbie Solomon, Recording Secretary

Reviewed and approved John A. Chereskin, Village Clerk



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

A. Call to Order

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

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

B. Pledge of Allegiance

President McGinley led the Pledge of Allegiance.

C. Roll Call

D. Audience Participation

None.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

RESULT:	DISCUSSION ONLY
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H. Other Items

None.

I. Adjournment

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

Respectfully submitted Debbie Solomon, Recording Secretary

Reviewed and approved John A. Chereskin, Village Clerk

4-5-5. - Prohibited signs.

The following signs are specifically prohibited:

- (A) Abandoned sign in accordance with section 4-5-17 of this chapter.
- (B) Attention getting devices, except for balloon displays, special event signs, public regulation signs and municipal signs expressly authorized by sections 4-5-6 and 4-5-7 of this chapter.
- (C) Bare bulb illumination (except as permitted in subsection E of this section).
- (D) Electronic identification signs.
- (E) Festoon lighting (except in the C5A and C5B zoning districts in accordance with the following):
 - 1. All such lights shall be white in color, except as otherwise allowed in association with permitted holiday decorations.
 - 2. Such festoon lighting shall not blink, flash or otherwise change in illumination intensity.
 - 3. A minimum clearance of seven feet six inches shall be maintained between ground level and any festoon lighting.
 - 4. Such festoon lighting shall be maintained and operated in good working order.
 - 5. Such festoon lighting shall not be strung across vehicular access drives, between buildings or in any location where it is the opinion of the fire chief that such lights may interfere with emergency operations.
 - 6. Bare bulbs shall be kept a safe distance away from and shall not come in contact with any combustible material.
 - 7. All festoon lighting shall conform with the applicable provisions of the Building Code.
- (F) Indexing sign.
- (G) Neon tube lighting or light emitting diode (LED) lighting outlining or illuminating the features of a building or structure including, but not limited to, windows.
- (H) Neon, LED, and lighted window signs of any type are prohibited in the C5A and C5B zoning districts with the exception of window signs that contain only the word "Open" and no other wording, logos, pictures, graphics, or any other form of advertising, provided they are no larger than three square feet.
- (I) Off premises sign or billboard sign, except for municipal signs, and special event signs authorized pursuant to sections 4-5-6 and 4-5-7 of this chapter.
- (J) Pole or pylon sign with the exception of municipal signs and private traffic directional signs authorized by section 4-5-6 of this chapter.
- (K) Portable sign, except on private property in the C5A and C5B zoning districts, pursuant to subsection 4-5-6(W) of this chapter or when authorized by the Village Manager in conjunction with construction, public notification or enforcement activities.
- (L) Roof sign, including all types of inflatable balloons and other temporary signs.
- (M) Signs attached to a tree, utility pole, light pole or light standard whether on public or private property, except as approved by the Village on village owned light poles or standards.
- (N) Signs incorporating movement such as flashing signs, rotating signs, moving signs, animated signs, signs with moving lights, searchlights, or any other sign creating the illusion of movement with the exception of public regulation and municipal signs and electronic message boards expressly authorized herein.
- (O) Signs painted directly on a roof or fence.
- (P) Sign which contains words, statements or pictures of obscene, indecent or immoral characters and which offends public morals or decency of the Glen Ellyn community.
- (Q)

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

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

Sign Type	Maximum Number	Maximum Area	Maximum Height
C5A and C5B zoning districts:			
(A) Nonresidential establishment sign (single-tenant building not part of larger development) ¹			
1. Awning sign	1 sign per establishment Corner properties may have 2 signs, 1 each on the front and corner side building elevations	1 square foot per linear foot of establishment frontage per sign not to exceed 25% of the area of any 1 awning ²	Permitted on first floor only, minimum 7'6" clearance
2. Freestanding sign ^{3, 4}		35 square feet	8 feet
3. Marquee sign	Establishments with building walls parallel or nearly parallel to the Illinois Prairie Path or Union Pacific railroad may have 1 building sign along said building wall in addition to the allowable number of building signs in Section 4-5-11(A) 1 through 4.	1 square foot per linear foot of establishment frontage per sign not to exceed 50% of marquee area	Permitted on first floor only, minimum 7'6" clearance
4. Wall sign		1 square foot per linear foot of establishment frontage per sign not to exceed 60 square feet	C5A: 15 feet and below any second floor windows C5B: No maximum height
5. Projecting sign ⁶	1 sign per establishment	6 square feet ⁷	15 feet and below any second floor windows
(B) Nonresidential establishment sign (establishments in multi-tenant buildings or located in the same development as other establishments)			
1. Awning sign	1 sign per establishment Corner properties, may have 2 signs, one each on the front and corner side building elevations	1 square foot per linear foot of establishment frontage per sign not to exceed 25% of the area of any one awning ²	Permitted on first floor only, minimum 7'6" clearance
2. Marquee sign	Establishments with building walls parallel or nearly parallel to the Illinois Prairie Path or Union Pacific railroad may have 1 building sign along said building wall in addition to the allowable number of building signs in Section 4-5-11(A) 1 through 4.	1 square foot per linear foot of establishment frontage per sign not to exceed 50% of marquee area	Permitted on first floor only, minimum 7'6" clearance
3. Wall sign		1 square foot per linear foot of establishment frontage per sign not to exceed 60 square feet	C5A: 15 feet and below any second floor windows C5B: No maximum height
4. Projecting sign ⁶	1 sign per establishment	6 square feet ⁷	15 feet and below any second floor windows
(C) Multi-tenant sign - freestanding ³	1 sign ⁴	35 square feet	8 feet
(D) Residential development identification sign ⁵			
1. Freestanding sign ⁴	1 sign is permitted for development with 20 or more dwelling units	35 square feet	8 feet
2. Wall sign		35 square feet	C5A: 15 feet C5B: No maximum height
(C) Park sign - Freestanding ⁵	1 per property	35 square feet	8 feet

Notes:

4-5-17. - Sign Code administration.

(G) *Sign variation request:*

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



NOTICE OF PUBLIC HEARING

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

530-B Crescent Boulevard

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

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

532-534 Crescent Boulevard

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

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

536-A Crescent Boulevard

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

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

427 N. Main Street

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

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

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

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

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

530 Crescent Boulevard:

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

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

532-534 Crescent Boulevard:

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

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

536 Crescent Boulevard:

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

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

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

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

427 N. Main Street:

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

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

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

Information related to the requests are available for public review at any time before or after the meeting between the hours of 8:00am and 4:30pm in the Community Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Kelly Purvis, Planner, 630-547-5371.

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

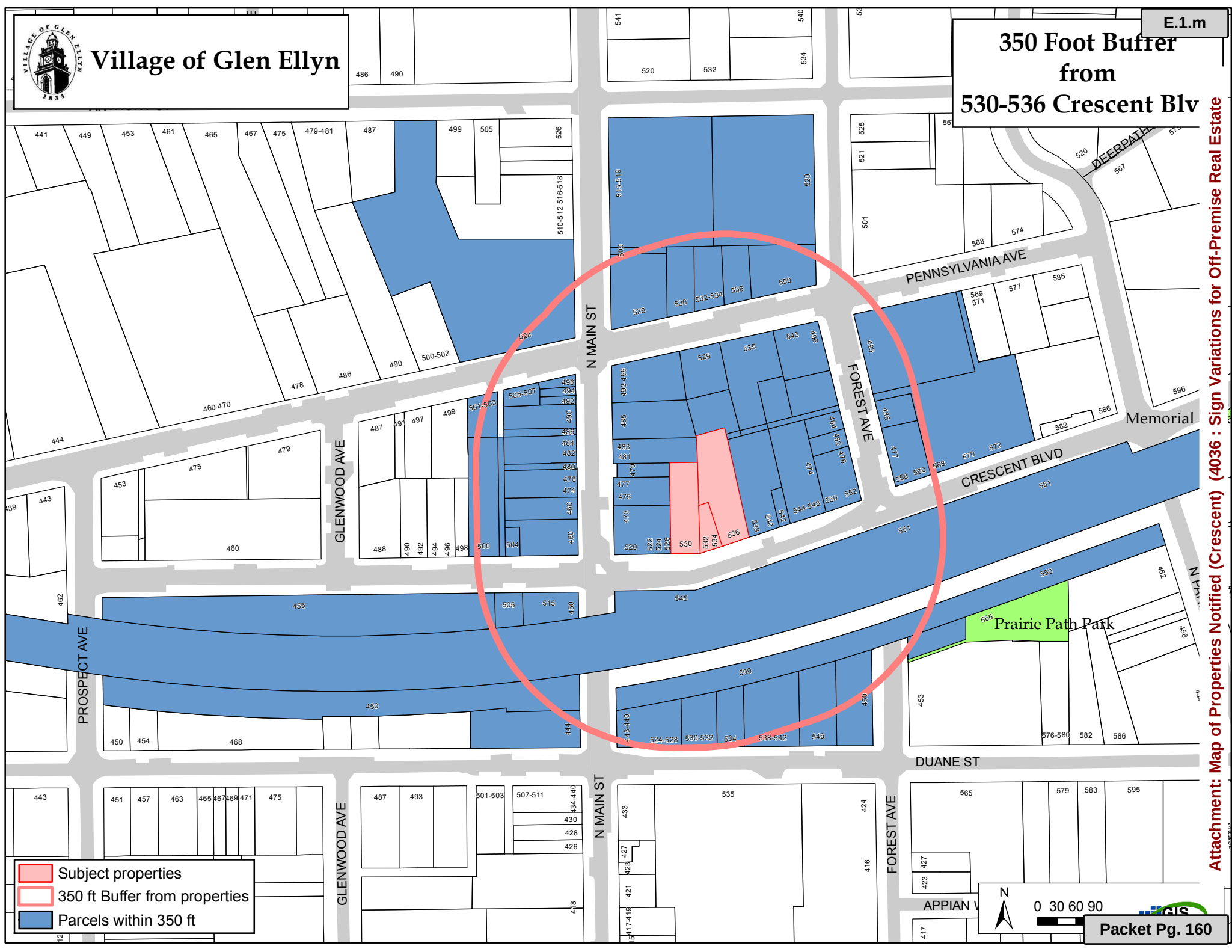
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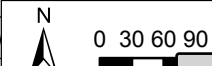
Village of Glen Ellyn

**350 Foot Buffer
from
530-536 Crescent Blv**

E.1.m



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



Attachment: Map of Properties Notified (Crescent) (4036 : Sign Variations for Off-Premise Real Estate

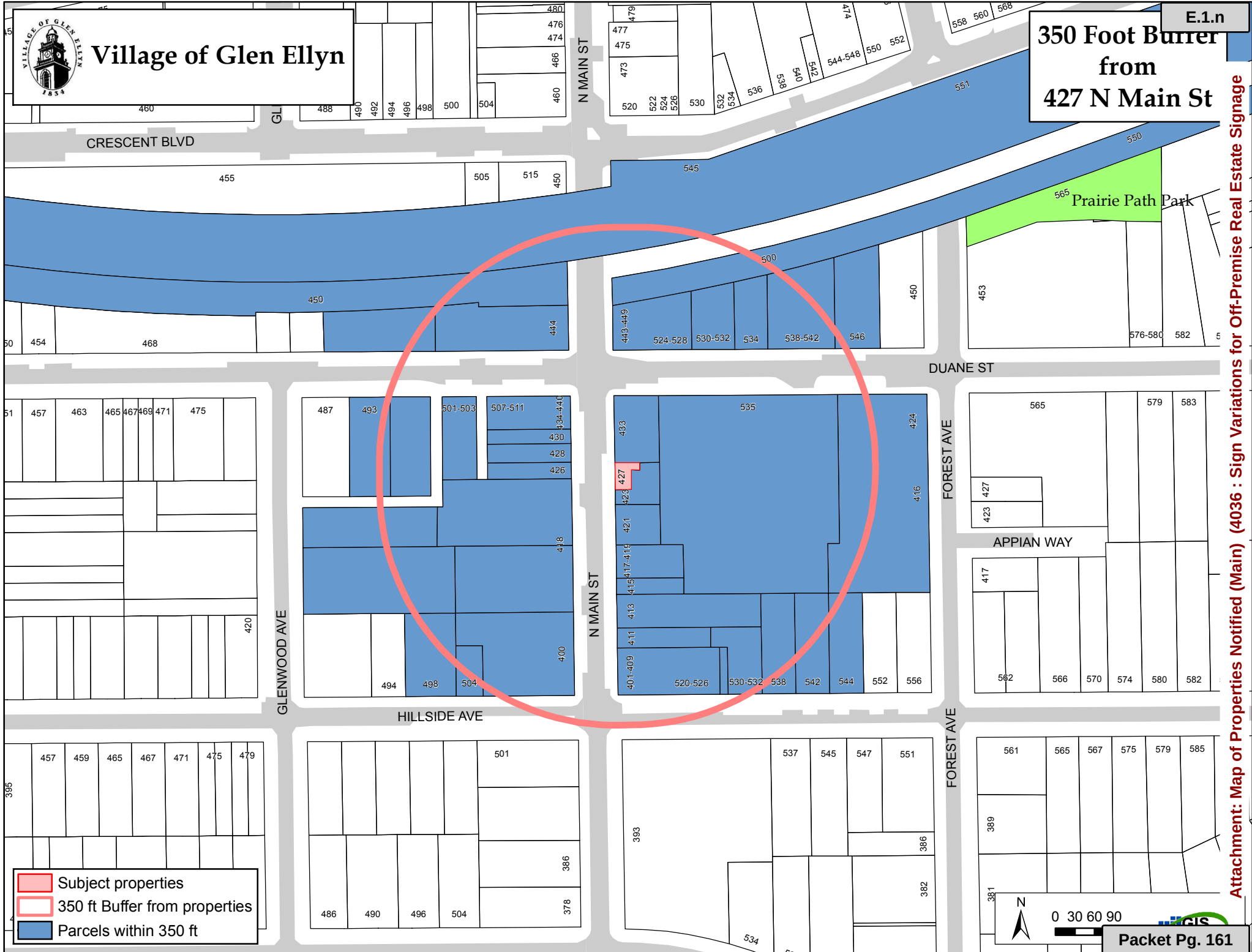


Village of Glen Ellyn

**350 Foot Buffer
from
427 N Main St**

E.1.n

Attachment: Map of Properties Notified (Main) (4036 : Sign Variations for Off-Premise Real Estate Signage



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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TOLIOS, ANGELO & PATRICIA
OR CURRENT PROPERTY OWNER
1514 STONEGATE RD
LA GRANGE PARK, IL 60526

SOMOLIK SR, RICHARD D
OR CURRENT PROPERTY OWNER
165 GERALDINE CT
SOMONAUK, IL 60552

BURKE, LOIS R
OR CURRENT PROPERTY OWNER
515 N MAIN ST 5DS
GLEN ELLYN, IL 60137

DUNCAN, MARGARET A
OR CURRENT PROPERTY OWNER
519 N MAIN ST 1E-N
GLEN ELLYN, IL 60137

DUNLAP, MARK & GAIL
OR CURRENT PROPERTY OWNER
515 N MAIN ST 3BS
GLEN ELLYN, IL 60137

SMITH, THOMAS
OR CURRENT PROPERTY OWNER
PO BOX 234
GLEN ELLYN, IL 60138

KLICHE, SANDRA S
OR CURRENT PROPERTY OWNER
369 EUGENIA
LOMBARD, IL 60148

BENES TR, WILLIAM P
OR CURRENT PROPERTY OWNER
41 W ROOSEVELT RD
VILLA PARK, IL 60181

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

BERENS, RAYMOND M
OR CURRENT PROPERTY OWNER
610 THATCHER
RIVER FOREST, IL 60305

TRYNER, ELIZABETH A INC
OR CURRENT PROPERTY OWNER
1407 COGHILL CT
N AURORA, IL 60542

SOLEM, PAMELA H
OR CURRENT PROPERTY OWNER
1305 HEATHERTON DR
NAPERVILLE, IL 60563

COSTELLO, JOSEPH N
OR CURRENT PROPERTY OWNER
95371 STEARMAN DR
NAPERVILLE, IL 60564

GLEN RECREATION LLC
OR CURRENT PROPERTY OWNER
4840 N TALMAN AVE
CHICAGO, IL 60625

STANDARD FOREST OWNER LLC
OR CURRENT PROPERTY OWNER
1901 AVENUE OF THE ST 395
LOS ANGELES, CA 90067

MARYS LANE MINK LLC
OR CURRENT PROPERTY OWNER
13400 S ROUTE 59 G258
PLAINFIELD, IL 60585

460-66 NORTH MAIN STREET
OR CURRENT PROPERTY OWNER
4520 N DOVER DR
CHICAGO, IL 60640

BURDI, MICHAEL
OR CURRENT PROPERTY OWNER
58 E WALTON
CHICAGO, IL 60611

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Packet Pg. 1

Attachment: Publication in Daily Herald (4036 : Sign Variations for Off-Premise Real Estate Signage Downtown)

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,

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.

PLAN COMMISSION

-5-

APRIL 18, 2019

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.

PLAN COMMISSION

-6-

APRIL 18, 2019

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

PLAN COMMISSION

-7-

APRIL 18, 2019

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.

PLAN COMMISSION

-8-

APRIL 18, 2019

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.

PLAN COMMISSION

-10-

APRIL 18, 2019

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

PLAN COMMISSION

-11-

APRIL 18, 2019

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.”

PLAN COMMISSION

-12-

APRIL 18, 2019

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 Hubsy, 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. Hubsy stated currently, the fire hydrants and valves are being stored outside which is not good for them. Mr. Hubsy 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. Hubsy 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. Hubsy 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. Hubsy stated it would be. Mr. Hubsy 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. Hubsy 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 close 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.

PLAN COMMISSION

-20-

APRIL 18, 2019

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