



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, March 12, 2020
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 February 13, 2020 Plan Commission Meeting**
 - 1. February 13, 2020 Plan Commission Meeting Draft Minutes
- D. Pre-application Meeting - 982-992 Hill Avenue - Patrick J. Murphy Builders, Inc. - Major Subdivision**
 - 1. A pre-application meeting to discuss a proposed 8-lot subdivision on the property located at 982-992 Hill Avenue
- E. Public Meeting - Adoption of the Official Zoning Map for 2020**
 - 1. 2020 Official Zoning Map
- F. Trustee's Report**
- G. Chairman's Report**
- H. Staff Report**
- I. Other Business**
- J. Adjournment**

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

cc: Glen Ellyn Plan Commission
Bill Enright, Plan Commission Liaison Trustee

Village of Glen Ellyn

Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planner
Katie Ashbaugh, Planner
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: 03/12/20 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

C.1

SCHEDULED

AGENDA ITEM (ID # 4388)

DOC ID: 4388

February 13, 2020 Plan Commission Meeting Draft Minutes

ATTACHMENTS:

- 2.13.20 Plan Commission Draft Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
FEBRUARY 13, 2020

Call to Order

The regular meeting of the Plan Commission was called to order by Acting Chairperson Tracy Heming-Littwin at 7:01 p.m. Plan Commissioners Lloyd Berry, Phillip Hartweg, John Mulherin, David Rodemann, Mohammed Saeed and Jamie Vondruska were present. Excused were Plan Commissioner Angela Fanella and Chairperson Loch. Also present were Village Planner Kelly Purvis, Trustee Bill Enright, Recording Secretary Debbie Solomon and Recording Secretary Barbara Dutton.

Public Comment

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

Approval of January 9, 2020 Plan Commission Minutes

Commissioner Mulherin moved, seconded by Commissioner Vondruska, to approve the minutes of the January 9, 2020 Regular Plan Commission minutes. The motion carried unanimously by voice vote.

Public Hearing – 425 Fawell – College of DuPage – Comprehensive Sign Plan Update

On the agenda was a public hearing to consider a Comprehensive Sign Plan Update at the College of DuPage at 425 Fawell Boulevard.

PUBLIC HEARING – 425 FAWELL – COLLEGE OF DUPAGE – COMPREHENSIVE SIGN PLAN UPDATE

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION, AND RECOMMENDATION REGARDING AN UPDATE TO THE COMPREHENSIVE SIGN PLAN AT THE COLLEGE OF DUPAGE.

Commissioner Mulherin moved, seconded by Commissioner Vondruska to open the public hearing at 7:03 p.m. The motion carried unanimously by voice vote.

Staff Introduction

Sworn in for the Village was Village Planner Purvis.

Village Planner Purvis provided an overview of the Comprehensive Sign Plan Update and stated the petitioner is Bruce Schmiedl, representing the College of DuPage. Village Planner Purvis showed an overview of the property and stated the College of DuPage is situated on approximately 254 acres of property located south of Fawell Boulevard and generally north of College Drive between Park Boulevard and the Village's western boundary with Wheaton. Village Planner Purvis stated the property is zoned CC - Community College District, and the surrounding land use and zoning is R0, R4, R2 & R1 to the north, CR and County Zoning and R3 Single Family to the east, R1 and County R3 to the south and Wheaton Zoning R7 Multi-Family to the west.

Village Planner Purvis stated notice of the public hearing was published on January 24, 2020 in the Daily Herald. Village Planner Purvis stated one placard was placed at the intersection of Park Boulevard and Fawell Boulevard, and another placard was placed at the intersection of Lambert Road and Fawell Boulevard due to the size of the property. Village Planner Purvis stated property owners within 250 feet were notified of the public hearing by mail.

Village Planner Purvis stated in 1994, the Village Board adopted Ordinance #4125, which approved a Sign Plan for the College of DuPage. Village Planner Purvis stated the College applied for an update to their sign plan in 2001-2002 which was granted by Ordinance #5031. Village Planner Purvis stated a number of sign variations were granted from the R1 Residential District regulations to allow a special sign district for the College. Village Planner Purvis stated since that time, the College has been rezoned to CC - Community College District. Village Planner Purvis stated Section 4-5-16 of the Sign Code, adopted on February 10, 2014, specifies that all signage within the CC district must be in accordance with the Comprehensive Sign Plan approved by the Village. Village Planner Purvis stated since the CC district does not specifically have sign regulations from which to grant variations, there are no variations being requested from the Sign Code, and the Comprehensive Sign Plan, as adopted, will serve as the regulating document for the district. Village Planner Purvis stated the Comprehensive Sign Plan is essentially the campus's own Sign Code. Village Planner Purvis stated it identifies all signage permitted on the property and allows the College to maintain and replace the signage as necessary in accordance with the plan. Village Planner Purvis stated just prior to 2010, when the College was subject to DuPage County ordinances and was going through DuPage County for building permits, the College updated their signage throughout the campus, in addition to a number of other improvements.

Village Planner Purvis stated since the approved 2002 Comprehensive Sign Plan no longer reflects the existing conditions on the property, the College of DuPage is requesting that the

“as-built” signage plan (attached), showing all of the signs that are currently on the campus, be approved. Village Planner Purvis stated they are also proposing the addition of one electronic message board (approximately 110 sf) which would wrap around the northwest corner of the McAninch Art Center (MAC). Village Planner Purvis stated if the proposed signage plan is approved, staff will recommend that the Village Board repeal Ordinance #5031 and replace it with a new Ordinance pertaining to the new sign plan. Village Planner Purvis stated there were a number of variations that were granted in Ordinance #5031 which allow the College some flexibility related to event signage and changing out the text on signage.

Village Planner Purvis stated Staff would recommend that if Ordinance #5031 is to be repealed and replaced, the following variations should be carried forward into the next Ordinance:

1. Section 4-5-7(C) to grant the College of DuPage permission to display special event directional signs in the public right-of-way without written approval by the Village Manager.
2. Section 4-5-7(C)4 to allow the College of DuPage to display special event directional signs (right-of-way) 3 days in advance of an event instead of one day as required and to remove the sign the next business day after the conclusion of the event instead of immediately after as required.
3. To allow the College of DuPage to alter the wording and/or lettering of any sign shown on the Comprehensive Sign Plan provided such alterations are in substantial conformance with the College of DuPage Comprehensive Sign Plan on file in the Community Development Department, including the size of the sign lettering.

Village Planner Purvis showed an overview of the campus and stated the College of DuPage has provided a signage summary listing all signage currently on the property as well as the additional proposed electronic building sign proposed at the MAC. Village Planner Purvis stated the summary shows that there are currently 62 signs on the property (8,960 square feet) including site signs, building signs and electronic signs. Village Planner Purvis stated site signage is generally oriented toward motorists and pedestrians and is intended to help visitors and students navigate the campus (38 site signs - 4,470 square feet). Village Planner Purvis stated building signage consists mostly of wall signs that are used to identify the various buildings on the campus (24 building signs - 4,490 square feet). Village Planner Purvis stated there are 4 electronic signs (a combination of site and building signs) on the campus totaling 315 square feet. Village Planner Purvis stated the College is proposing to add one additional electronic building sign at the MAC on the north and west corner of the building (Sign S31 on the sign plan) which would add 110 square feet of electronic building signage to the campus. Village Planner Purvis stated although the Comprehensive Sign Plan will dictate the size of the sign, the electronic sign will be subject to the Village’s electronic message board regulations,

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which prohibit flashing or scrolling messages, specify illumination levels and limit the time of day the sign can operate if visible from an adjacent residential use (among other things).

Plan Commission Questions

None

Petitioner's Presentation

Sworn in for the Petitioner was Bruce Schmiedl, Director of Facilities for the College of DuPage.

Mr. Schmiedl stated the Frida Kahlo exhibit will be at the MAC from June through August of this year, and this is a once in a lifetime opportunity. Mr. Schmiedl showed a rendering of the proposed digital poster that the College of DuPage would like to add to the MAC and stated this electronic sign will be used for current or upcoming museum exhibits and will inspire campus interest. Mr. Schmiedl showed street views from across Fawell Boulevard with an arrow pointing to the proposed sign location. Mr. Schmiedl stated this proposed sign would be somewhat obscured from view due to trees and shrubbery if you are looking at the MAC from Fawell Boulevard.

Mr. Schmiedl stated the poster art will be static and will comply with all the Village's ordinances. Mr. Schmiedl stated at the property line, there will be zero foot candles of illumination. Mr. Schmiedl stated the poster will update at intervals of no more than 15 seconds, and the poster will be equipped with photo-sensitive components that will help automatically adjust the poster's brightness to the exterior conditions. Mr. Schmiedl stated the poster will operate from 6:00 a.m. to 10:00 p.m. only, and when the poster is not in use, it will be turned off.

Plan Commission Questions

None

Public Comment

Tim Blomeke, who resides at 515 Prince Edward Road, asked if this comprehensive sign package update allows the College of DuPage to put up any additional signage. Village Planner Purvis stated the college can change lettering or replace a sign, but the college would need to come back to the Village for approval of any other new signs. Mr. Blomeke stated the residents on Fawell are concerned about drivers being distracted by these kind of signs. Mr. Blomeke stated scrolling signs can be distracting, but this sign appears to be somewhat obstructed.

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

Plan Commission Comments

Commissioner Mulherin stated he has felt there has not been enough signage on the MAC building for years. Commissioner Mulherin stated he feels this is a unique sign that will not be obtrusive, and he does hope drivers will not be distracted by this sign. Commissioner Mulherin stated this proposed sign will enhance the building, and it is an interesting approach to a sign.

Commissioner Rodemann stated this proposed sign is a tasteful solution. Commissioner Rodemann stated he likes the thoughtfulness of how this proposed sign will be programmed, and he feels this proposed sign is more of a piece of art. Commissioner Rodemann stated this proposed sign will be focused more toward pedestrians and participants on campus.

Commissioner Hartweg stated he is in favor of this proposed sign. Commissioner Hartweg stated he was a Village Board Trustee when the college's sign package was discussed, and there are more trees and shrubbery now around campus. Commissioner Hartweg stated he feels this is a good solution and is well thought out.

Commissioner Saeed stated the college has done a great service to the community, and he supports this new sign concept 100%. Commissioner Saeed stated he does understand about the traffic distraction concern.

Commissioner Berry stated he supports this.

Commissioner Vondruska stated his biggest concerns were the brightness of the sign and the hours of operation, and he feels good about these. Commissioner Vondruska stated he like the integration of the sign into the corner of the building. Commissioner Vondruska stated the MAC does not get the attention it deserves.

Acting Chairperson Heming-Littwin stated she is in favor of this due to where the proposed sign will be located on the campus property and the sign not scrolling all the time. Acting Chairperson Heming-Littwin asked if the Plan Commission was fine with keeping the three current variances, and the consensus from the Plan Commission was yes.

Commissioner Vondruska moved, seconded by Commissioner Hartweg, for the following:

Having considered the application of Bruce Schmiedl for approval of a Comprehensive Sign Plan for the College of DuPage to allow a total of 62 signs to remain on the property in their current locations, and 1 additional electronic message sign to be installed on the McAninch Art Center on the property located at 425 Fawell Boulevard in the CC – Community College District, the Plan Commission hereby recommends approval of the request based on the following findings of fact:

1. The request complies with the Statement of Purpose found in Section 4-5-2 of the Glen Ellyn Sign Code because the existing and proposed signage is appropriate in scale and in quantity for the College which serves to direct pedestrians and vehicles to their desired destination within the 254 acres site. The new proposed message board will communicate important information and event details regarding exhibits at the McAninch Arts Center. The new sign will be more than 600 feet from the property line, and will not be brighter than .5 foot candles at the property line, as required by the Village's Sign Code.
2. The plight of the College is based on unique circumstances particular to the subject property or establishment and the conditions upon which the request is based are generally not applicable to other property within the same zoning district because the Community College is the only property within the CC – Community College District, and the only Community College within the Village's limits. Due to the size of the campus and the fact that it has many buildings, the signage is important so that staff, students and visitors are able to find their way around the site.
3. The sign plan, if approved, would not have an 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 because the signs are appropriate in number and in scale to effectively communicate to pedestrians and vehicles how to get around the campus. All but one sign proposed as part of the Comprehensive Sign Plan has been on the property for almost a decade. The proposed message board sign will be far enough from surrounding properties that it will not have an adverse impact on their values.
4. The sign plan, if approved, would not have an adverse impact on the existing or desired character of the surrounding area because all but one of the signs have been on the college campus for almost a decade. The proposed electronic message board will be far enough from the property line that it will not have an adverse impact on the character of the surrounding area.
5. The sign plan, if approved, would not endanger the public health, safety or welfare because all but one of the signs have been on the property for approximately a decade

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without causing any public health or safety issues. The proposed electronic message board will be required to comply with all building permit requirements.

Therefore, having considered the petition of Bruce Schmiedl on behalf of the College of DuPage for the approval of their Comprehensive Sign Plan, the Plan Commission recommends that the Village Board approve the Sign Plan as requested, subject to the following conditions:

1. That the proposed electronic message board be constructed in substantial conformance with the plans and testimony as presented at the February 13, 2020 Plan Commission public hearing; and
2. That the electronic message board will be required to comply with the requirements for electronic message boards, Section 4-5-15 of the Sign Code; and
3. That the petitioner submit a building permit application and the required plans and documents for the Village staff to review the proposed electronic message board sign prior to beginning construction.

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

Trustee's Report

Trustee Enright stated the Village Board did approve the Parking Garage that will go behind the Civic Center. Trustee Enright stated the Village Board will be discussing the Streetscape Plan at the February 19th Village Board Workshop.

Chairperson's Report

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

Staff Report

Village Planner Purvis stated there will not be a meeting on February 27th, but there will be a meeting on March 12th for a pre-application.

Other Business

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None

Adjournment

Plan Commissioner Saeed moved, seconded by Plan Commissioner Mulherin, to adjourn the meeting at 7:38 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: 03/12/20 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4391)

DOC ID: 4391

A pre-application meeting to discuss a proposed 8-lot subdivision on the property located at 982-992 Hill Avenue

PETITIONER: The petitioner is Patrick J. Murphy Builders, Inc., the owner of the property commonly known as 982-992 Hill Avenue (previous address 21W451 Hill Avenue).

REQUEST: The petitioner is requesting a pre-application meeting regarding the proposed subdivision of a 1.79 acre parcel to allow the development of 8 single-family homes. A previous request for a 6-lot subdivision on this parcel was approved in 2006.

**LOCATION/
ZONING:**

The property is located on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue, directly across from the Glen Oak Country Club. It is zoned R2 Residential District.

The surrounding zoning and land use includes:

North:	Single Family	Unincorporated
East:	Parking Lot	CR Conservation Recreation District
South:	Glen Oak County Club	CR & Unincorporated
West:	Single Family	R2 Residential District

BACKGROUND: In 2006, Hill Street Properties, LLC entered into an annexation agreement with the Village which outlined the terms by which the subject property would be developed. A 6-lot subdivision was also approved at that time. The proposed subdivision was to be improved with custom homes in the \$1,000,000 to \$1,200,000 price range. Each of the 6 lots complied with the minimum lot requirements for the R2 Residential District. (**Ordinance 5409** and **5539** attached). Following the approval of the final plat of subdivision, the property was annexed into the Village. The final plat of subdivision was not recorded and the proposed development did not move forward. The property remains one lot of record.

In 2014, Patrick J. Murphy Builders, Inc. purchased the property with the intention of developing the 6-lot subdivision. Due to changes in the housing market since 2006, and certain qualities about the site that make it more expensive to develop, Mr. Murphy has been negotiating with Village staff for several years to amend the 2006 Annexation Agreement in order to make it more feasible to develop the property. In order to move the development

forward, Patrick J. Murphy Builders, Inc. is seeking feedback on the Plan Commission's receptivity toward an 8-lot subdivision, with smaller lots for more modest homes than were originally proposed.

PROJECT SUMMARY:

The project would include the development of 8 single-family homes on the property with first floor footprints ranging from approximately 2,100 sf - 2,700 sf. The petitioner has provided an example ground-level floor plan and an elevation (attached) to illustrate the type of product he is proposing to construct. The homes would feature first floor master bedrooms, which would be attractive to seniors and residents with limited mobility. The example floor plan includes: an attached 2-car garage; mudroom/laundry room; kitchen/informal dining room and family room; master bedroom ensuite; and a powder room. The developer has indicated that he believes there is a need for this product in Glen Ellyn and that residents are looking to sell their larger homes and downsize into smaller homes with smaller footprints, less upkeep, lower taxes and lower overall costs (see attached narrative in the petitioner's packet).

Site Development Issues.

As previously mentioned, the site is 1.79 acres. It is currently vacant and heavily wooded. The grade of the property drops approximately 23-feet from east side of the property to the west side of the property. The change in the topography is one of the things that may make the site more challenging to develop. In addition, since Hill Avenue peaks at a hill just beyond where the new proposed subdivision would be, there would likely be sightline issues for vehicles traveling westbound on Hill Avenue. For this reason, the previous approval for the 6-lot subdivision included conditions that would limit the number of curb cuts along Hill Avenue (not allowing the corner lots to have driveways on Hill Avenue) and included the requirement that the developer lower a portion of the roadway to improve the sight distance for westbound traffic. Softening the peak of the roadway adds additional costs to the project as well.

Lot Area & Lot Coverage.

Based upon the conceptual plans that have been submitted, the proposed resubdivision would create smaller lots with somewhat smaller homes than were proposed in 2006. The previously approved subdivision had lot areas ranging in size from 11,004 sf - 14,398 sf. There were no variations granted for LCR on any of the lots, so the building footprints would have been within a range of 2,200 sf - 2,879 sf.

The subdivision being proposed creates 8 lots ranging in lot area from 8,718 sf - 10,011 sf. The minimum lot area permitted in the R2 Residential district

is 8,712 sf, so the area for each lot meets the requirements of the district regulations. However, the petitioner is proposing first floor footprints ranging from 2,120 - 2,700 sf, resulting in lot coverage ratios (LCR) between 24% and 29% in lieu of the 20% LCR allowed for two-story homes (see attached Lot Coverage Ratio Exhibit).

Additional Variations.

The subject property is not a symmetrical rectangle; the east property line is 33 feet longer than the west property line. Therefore the petitioner will be requesting variations for Lot 1 and Lot 2 for lot depth. The petitioner is proposing 30 foot front yard setbacks in accordance with the district regulations, but is seeking relief from the 40 foot rear yard setback requirements for Lot 1 - Lot 4 (30 feet proposed) and Lot 5 (35 feet proposed).

Since Lot 1 and Lot 8 are corner properties, they are required to have a larger lot width (80 feet) than the interior lots and larger side yard setbacks (30 feet) than the interior lots on the corner side of the lot. The subdivision as proposed will require a variation for the lot width on Lot 8 and for the corner side yard setbacks on Lot 1 and Lot 8. See the chart below for more information. Proposed dimensions highlighted in red require a variation from the R2 district regulations of the Zoning Code.

	Lot Area	Building Footprint	LCR	Depth	Width (Corner)	Rear Setback	Corner Setback
R2 Regulations	8,712 sf	-	20%	110	66 (80)	40	30
Lot 1	8,718 sf	2,120 sf	24.3%	102.25	(91)	30	20
Lot 2	9,050 sf	2,655 sf	29.3%	108.18	83	30	-
Lot 3	9,176 sf	2,700 sf	29.4%	114.26	80	30	-
Lot 4	9,194 sf	2,700 sf	29.3%	120.4	76	30	-
Lot 5	9,176 sf	2,700 sf	29.4%	126.15	72	35	-
Lot 6	9,182 sf	2,700 sf	29.4%	131.66	69	43	-
Lot 7	9,187 sf	2,700 sf	29.3%	135.03	67	44	-
Lot 8	10,011 sf	2,700 sf	26.9%	134.01	(73)	40	20

Table. Comparison of R2 District Regulations to Proposed Subdivision Dimensions

REVIEW PROCESS:

Based upon the conceptual plans that have been submitted at this time, in order to proceed with the project, the petitioner would need to receive preliminary and final approval of a major subdivision and approval of the following variations from the Zoning Code:

1. A variation from the Zoning Code to allow a lot depth of 102.25 feet for Lot 1 and 108.18 feet for Lot 2 in lieu of the required 110 foot lot depth required; and
2. A variations from the Zoning Code to allow a lot width of approximately 73 feet for Lot 8 in lieu of the required lot width of 80 feet; and
3. A variation from the Zoning Code to allow a 30 foot rear yard setback on Lots 1 - Lot 4 and a 35 foot rear yard setback on Lot 5 in lieu of the required 40 foot rear yard setback required; and
4. A variation from the Zoning Code to allow a 24% - 29% Lot Coverage Ratio in lieu of the maximum permitted 20% Lot Coverage Ratio; and
5. A variation from the Zoning Code to allow a 20 foot corner side yard setback on Lot 1 and Lot 8 in lieu of the required 30 foot side yard setback.

HARDSHIPS:

The petitioner has provided the following hardships related to the requested variances for the Commission's consideration:

1. The Annexation Agreement from 2006 is now 14 years old and the property owner's 50% cost share to improve Hill Avenue and the Hill Avenue sightline have increased; and
2. Some subdivisions propose homes on both sides of a street. The Hill Avenue property will result in the construction of new homes on only one side of the street, leaving a larger public improvement cost burden on fewer homes; and
3. The property has two corner lots, meaning 60 feet would be removed from the buildable area (due to the corner side yard requirement); and
4. The shallow lot depths do not allow for the construction of a detached garage, leaving the Lot Coverage Ratio credit unavailable for this project; and
5. The property has a 23-foot grade change from east to west, which increases site work costs.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a pre-application meeting for the proposed development and provide comments to the Petitioner. The

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

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

1. Indicate whether or not the Commission is generally supportive of the development concept.
2. Discuss whether this project should be a 1 or 2-step approval process.
3. Discuss and provide feedback regarding the variation requests.
4. Encourage the petitioner to preserve as many of the healthy mature trees on the property as possible.
5. Clarify any concerns.

ATTACHMENTS:

- Aerial Photo of the Site
- Location & Zoning Map
- Ordinance 5409 - Previous approval
- Ordinance 5539 - Previous approval
- Petitioner's pre-application packet & narrative statement
- Floor Plan & Elevation
- Lot Coverage Exhibit

CC: Staci Springer, Community Development Director
Katie Ashbaugh, Planner
Cole Jackson, Associate Planner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Hill\Hill 982-992, Hill Avenue
Subdivision, SUB\PC Staff Report - Preapplication.doc

ATTACHMENTS:

- Aerial Photo of Site (PDF)
- Zoning & Location Map (PDF)
- Ordinance 5409 - Previous Approval (PDF)
- Ordinance - 5539 Previous Approval (Final Plat) (PDF)

- Petitioner's Application & Narrative (PDF)
- Floor Plan & Elevation (PDF)
- Lot Coverage Exhibit (PDF)



Map created on February 24, 2020.

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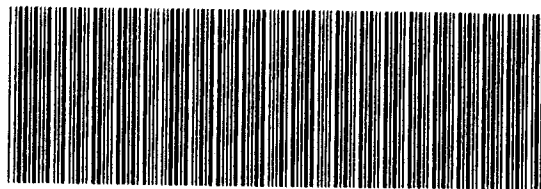


Map created on February 25, 2020.

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FRED BUCHOLZ
DUPAGE COUNTY RECORDER

 DEC.01,2005 11:42 AM
 OTHER 05-12-315-008
013 PAGES R2005-266353

Village of Glen Ellyn

Ordinance No. 5409

An Ordinance Approving
 a Preliminary Plat of Subdivision and
 a Subdivision Variation for Property
 Commonly Known as 21W451 Hill Avenue and
 Located on the North Side of Hill Avenue
 between Cumnor Avenue and Golf Avenue
 to be Known as the Hill Avenue Subdivision

vacant

Adopted by the
 President and the Board Of Trustees
 of the Village Of Glen Ellyn
 DuPage County, Illinois
 this 14 day of November, 2005.

Published in pamphlet form by the authority of the
 President and Board of Trustees of the Village of
 Glen Ellyn, DuPage County, Illinois, this 16
 day of November, 2005.

PREPARED BY AND MAIL TO:
 VILLAGE OF GLEN ELLYN
 ATTN: VILLAGE CLERK
 535 Duane Street
 Glen Ellyn, IL 60137

Ordinance No. 5409

**An Ordinance Approving
a Preliminary Plat of Subdivision and
a Subdivision Variation for Property
Commonly Known as 21W451 Hill Avenue and
Located on the North Side of Hill Avenue
between Cumnor Avenue and Golf Avenue
to be Known as the Hill Avenue Subdivision**

Whereas, Hill Street Properties, L.L.C., owner of property commonly known as 21W451 Hill Avenue, has petitioned the Village President and Board of Trustees for approval of the following:

- A. A Preliminary Plat of Subdivision in accordance with Section 303 of the Subdivision Regulations Code Ordinance 5334; and
- B. A variation from Section 403(5) of the Subdivision Regulations Code Ordinance 5334 to allow a right-of-way width along the adjacent portion of Golf Avenue of 55 feet in lieu of the minimum right-of-way width of 60 feet required.

all to allow the subdivision of the subject property into six (6) single-family home lots; and

Whereas, the subject property is comprised of 1.73-acres and is located on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue in unincorporated DuPage County; and

Whereas, the subject property is located immediately east of and continuous to the Village limits and the petitioner plans to annex the property to Glen Ellyn and has requested R2 Residential District zoning in accordance with Section 10-3-3 of the Glen Ellyn Zoning Code; and

Whereas, the subject property is legally described as follows:

THAT PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 7.15 CHAINS NORTH OF THE QUARTER STAKE IN THE SOUTH LINE OF SAID SECTION; THENCE SOUTH $89\frac{3}{4}$ DEGREES WEST 14.66 CHAINS TO A STAKE; THENCE NORTH $\frac{1}{2}$ DEGREE EAST 5.32 CHAINS TO THE CENTER OF ROAD; THENCE NORTH 48 DEGREES EAST ALONG CENTER OF ROAD 8.01 CHAINS TO THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF EMERSON AVENUE, NOW KNOWN AS CUMNOR AVENUE, EXTENDED

SOUTHEASTERLY WITH THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS HILL AVENUE FOR A PLACE OF BEGINNING; THENCE NORTH 35 DEGREES 26 MINUTES WEST ALONG SAID NORTHEASTERLY LINE OF EMERSON AVENUE, 137.28 FEET TO THE SOUTHERLY CORNER OF LOT 14 IN GLEN OAK SUBDIVISION; THENCE NORTH 43 DEGREES 55 MINUTES EAST ALONG THE SOUTHEASTERLY LINES OF LOTS 14, 13, 12, 11 AND 10 IN GLEN OAK SUBDIVISION AND ALONG SOUTHEASTERLY END OF GOLF AVENUE, 656.0 FEET TO THE SOUTHERLY CORNER OF LOT 9 IN SAID SUBDIVISION; THENCE NORTH 44 DEGREES 03 MINUTES EAST ALONG THE SOUTHESTERLY LINES OF LOTS 9, 8, AND 7 IN SAID SUBDIVISION, 353.2 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE SOUTH 52 DEGREES 19 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF ACORN AVENUE; 142.5 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS HILL AVENUE; THENCE SOUTHWESTERLY, ALONG THE CENTER LINE OF HILL AVENUE, TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM THE MOST NORTHEAST CORNER OF LOT 10, IN GLEN OAK SUBDIVISION, TO A POINT ON THE CENTER LINE OF HILL AVENUE WHICH IS 20.0 FEET SOUTHWESTERLY, AS MEASURED ALONG SAID CENTER LINE OF GOLF AVENUE AS EXTENDED, ALL IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-12-315-008; and

Whereas, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on October 13, 2005 to consider the requests for approval of a Preliminary Plat of Subdivision and Subdivision Variation, at which hearing the petitioner presented evidence and testimony in support of the requests and one person spoke and asked for general clarification about the requests; and

Whereas, based upon the evidence, testimony, and exhibits presented at the October 13, 2005 Plan Commission public hearing, by a vote of ten (10) "yes" and zero (0) "no", the Glen Ellyn Plan Commission recommended that the requested Preliminary Plat of Subdivision and Subdivision Variation for the Hill Avenue Subdivision be approved as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission dated October 13, 2005, which is appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the evidence and exhibits presented at the aforementioned public hearing and have considered the findings and fact and recommendations of the Plan Commission.

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The Report and Recommendation of the Glen Ellyn Plan Commission dated October 13, 2005, attached hereto as Exhibit "A," and the findings of fact set forth therein are hereby adopted as the findings of fact and conclusions of the President and Board of Trustees of the Village of Glen Ellyn based upon their review of the evidence, exhibits, and materials presented at the October 13, 2005 Plan Commission public hearing.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission as adopted herein, the President and Board of Trustees hereby grant approval of a Preliminary Plat of Subdivision and Subdivision Variation for the property legally described herein above.

Section Three: This grant of approval of a Preliminary Plat of Subdivision and Subdivision Variation shall be subject to the following conditions:

- A. The subdivision shall be constructed and platted in substantial conformance with the plans and testimony presented at the October 13, 2005 Plan Commission public hearing and with the petitioner's application packet stamped received October 6, 2005, including the following plans and documents referenced below, as though they were attached hereto:
1. Submittals cover letter dated June 29, 2005
 2. Annexation Application filed July 1, 2005
 3. Petition for Annexation dated May 2, 2005 and filed July 1, 2005
 4. Narrative Regarding Dwyer's Hill Avenue Subdivision
 5. Survey dated December 11, 2003
 6. Application for Permission to Subdivide dated June 1, 2005 and filed July 1, 2005
 7. Quantitative Summary
 8. Correspondence dated May 24, 2005 from Seton Engineering
 9. Preliminary Plat of Subdivision dated August 15, 2005
 10. Sanitary Sewer Profile dated August 15, 2005

11. Tree Preservation Plan dated August 15, 2005
12. Tree Inventory dated August 15, 2005
13. Variation Criteria
14. Stormwater Submittal Packet dated March 10, 2005

and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Planning and Development Department.

- B. Prior to returning for final review, the petitioner shall work with the Village Forestry Consultant to determine which of the existing trees in the adjacent rights-of-way will be preserved as part of the project.
- C. The petitioner shall pay \$437.50 for any new parkway trees that may be required to bring the number of parkway trees into conformance with the subdivision code. The Village Forester will then select and install any new parkway trees.
- D. Prior to returning for final review, the petitioner shall work with the Village Forestry Consultant regarding the tree preservation issues in his September 23, 2005 memorandum related to those trees on the petitioner's property.
- E. The petitioner shall pay the applicable developer's donations to School District 41, School District 87, the Volunteer Fire Company, the Glen Ellyn Public Library and the Glen Ellyn Park District. The exact amount of these donations will be determined at the time of final review.
- F. Prior to returning for final review, the separation between the water main and storm sewer shall be brought into conformance with IEPA requirements.
- G. The driveways on corner lots 1 and 6 shall not be located Hill Avenue.

Section Four: The petitioner shall file an application for approval of a Final Plat of Subdivision with the Director of the Department of Planning and Development within twelve (12) months after the passage and approval of this Ordinance, or this Ordinance shall become null and void provided, however, that the Village Board may, by motion, grant an extension of this provision.

Section Five: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Six: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall

subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 14 day of November, 20 05.

Ayes: Chapman, Armstrong, Hardner, Lee,
Norton, Pfefferman

Nays: - 0 -

Absent: - 0 -

Abstentions: - 0 -

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 14 day of November, 20 05.

Wicky Hase
Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Andrea Kratas
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 14 day of November, 20 05.)

X:\Plandev\PLANNING\SUBDIV\ORD\HillAvenue.doc

Attachment: Ordinance 5409 - Previous Approval (4391 : 982-992 Hill Avenue - PJ Murphy's Hill Avenue Subdivision)

Exhibit "A"

**REPORT AND RECOMMENDATION
OF THE GLEN ELLYN PLAN COMMISSION
ON A REQUEST FOR APPROVAL OF A
PRELIMINARY PLAT OF SUBDIVISION
AND SUBDIVISION VARIATION FOR PROPERTY
LOCATED ON THE NORTH SIDE OF HILL AVENUE
BETWEEN CUMNOR AVENUE AND GOLF AVENUE
KNOWN AS THE HILL AVENUE SUBDIVISION**

TO: The President and Village Board of Trustees
Village of Glen Ellyn, Illinois

DATE: October 13, 2005

Hill Street Properties, L.L.C., owner of property commonly known as 21W451 Hill Avenue, is requesting approval of a Preliminary Plat of Subdivision and a Subdivision Variation to allow a 1.73-acre lot to be subdivided into 6 single-family home lots.

The subject site is located on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue directly north of and across from the Glen Oak Country Club. The property is currently located in unincorporated DuPage County and is directly east of and adjacent to the Village limits. The petitioner plans to annex the property to the Village.

The Plan Commission considered the requests at a public hearing on October 13, 2005 and issued the following Report and Recommendation:

I. REPORT.

A. Requests. The petitioner is requesting approval of the following:

1. A Preliminary Plat of Subdivision in accordance with Section 303 of the Subdivision Regulations Code Ordinance 5334; and
2. A variation from Section 403(5) of the Subdivision Regulations Code Ordinance 5334 to allow a right-of-way width along Golf Avenue of 55 feet in lieu of the 60 feet required.

B. Exhibits. The following materials were distributed to the Plan Commission prior to the October 13, 2005 public hearing

1. Staff Report dated October 6, 2005
2. Location Map dated September 21, 2005
3. Public Hearing Notice
4. Mailing Labels for Public Hearing Notice
5. Letter from Bill McGurr dated September 27, 2005

Attachment: Ordinance 5409 - Previous Approval (4391 : 982-992 Hill Avenue - PJ Murphy's Hill Avenue Subdivision)

6. Memorandum from Dave Coulter dated September 23, 2005
7. Pages 26 and 27 of the Comprehensive Plan
8. Pages 24-26 of the Subdivision Code
9. Petitioner's application packet stamped received October 6, 2005 and including the following materials:
 - Submittals cover letter dated June 29, 2005
 - Annexation Application filed July 1, 2005
 - Petition for Annexation dated May 2, 2005 and filed July 1, 2005
 - Narrative Regarding Dwyer's Hill Avenue Subdivision
 - Survey dated December 11, 2003
 - Proof of Ownership by Hill Street Properties, LLC (Quit Claim Deed dated (01/21/05))
 - Application for Permission to Subdivide dated June 1, 2005 and filed July 1, 2005
 - Legal Description
 - Disclosure of Ownership by a Limited Liability Company
 - Affidavit authorizing Phillip Luetkehans to act on behalf of Owner dated May 3, 2005
 - IDNR Endangered Species agency action report dated November 1, 2004
 - Quantitative Summary
 - Correspondence dated May 24, 2005 from Seton Engineering
 - Land Use Opinion dated November 27, 2004
 - Preliminary Plat of Subdivision dated August 15, 2005
 - Sanitary Sewer Profile dated August 15, 2005
 - Tree Preservation Plan dated August 15, 2005
 - Tree Inventory dated August 15, 2005
 - Variation Criteria
 - Stormwater Narrative

- C. Staff Presentation. Village Planner Michele Stegall stated that Phil Leutkehans is representing Hill Street Properties, L.L.C., to request approval of a Preliminary Plat of Subdivision and Subdivision Variation for an approximately 1.73-acre lot located on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue directly across from the Glen Oak Country Club. The subject property is contiguous to the Village of Glen Ellyn. The petitioner plans to annex the property to the Village and is requesting R2 Residential District zoning upon annexation.

The petitioner plans to subdivide the subject property into 6 single-family home lots, all of which would meet the minimum lot area and lot width requirements of the R2 Residential District. The petitioner would extend water, storm sewer and sanitary sewer lines to serve the subject property.

The Subdivision Code requires a minimum right-of-way width along Golf Avenue of 60 feet. This right-of-way currently has a width of 50 feet. The petitioner intends to dedicate 5 feet of land along Golf Avenue to the Village to become part of this right-of-

way with the idea that the properties on the east side of the right-of-way could also potentially dedicate 5 feet in the future which would then create a conforming 60-foot right-of-way width. Therefore, a subdivision variation is being requested to allow the right-of-way width along Golf Avenue to be 55 feet in lieu of the required 60 feet.

Hill Avenue would be reconstructed with a concrete street and curb and gutter on both sides, and Golf Avenue would be reconstructed with curb and gutter and an asphalt road. Staff has had cost-sharing discussions with the petitioner regarding these improvements. Sidewalks will be installed in all adjacent rights-of-way.

Ms. Stegall responded to Commissioner Scanlan that a variation to allow the Cumnor Avenue right-of-way width to remain at 50 feet would also need to be advertised for and approved if Webb's Glen Oak Resubdivision is not approved before the petitioner's project is ready for final review. This variation request was submitted and considered by the Commission as part of Webb's Glen Oak Resubdivision.

- D. Petitioner's Presentation. Thomas McCabe, Professional Engineer with Seton Engineering, 19 S. Bothwell, Palatine, Illinois, and Phillip A. Luetkehans, Attorney with Schirott & Luetkehans, 105 E. Irving Park Road, Itasca, Illinois, were present to represent the petitioner. Mr. Luetkehans stated that the petitioner could have subdivided the property into 7 lots but decided to have larger lots with more upscale houses than a more dense subdivision would allow. He described the zoning and land uses in the surrounding area and stated that the subject neighborhood is currently in transition. The petitioner intends to bring water and sewer lines to Golf Avenue and will assist with the improvement of Hill Avenue.

Mr. Luetkehans responded to Commissioner Strayer that they have had conversations with the Village forestry expert and plan to save as many good quality trees as possible on the site. The petitioner has provided information regarding the condition of the trees to Village staff. Mr. McCabe responded to Commissioner Scanlan that the trees in the rear setback would remain as screening for the neighbors. In response to a question from Commissioner Buckton, Mr. McCabe indicated that the petitioner would prefer to install the water and sanitary services within a few feet of the driveways instead of under the driveways as suggested by the Village forestry consultant. This would allow the services to be repaired, when needed, without tearing up the driveways.

Chairman Mansfield stated that an engineering issue reported by the Village Engineer is that the separation of the water main and the storm sewer does not meet IEPA requirements, which means that the project cannot be approved until that issue is resolved. Mr. Luetkehans responded that the problem would be resolved by final review time. Mr. McGurr added that the issue was a final engineering issue and not a preliminary plat issue.

Mr. Luetkehans responded to Commissioner Strayer that the proposed subdivision will have custom homes in the \$1,000,000 to \$1,200,000 price range but did not know which builders would construct the homes.

Commissioner Kasserman questioned the petitioner about the safety of having new driveways off of Hill Avenue. Mr. McCabe responded that Golf Avenue is approximately 23 feet higher than Cumnor Avenue and, therefore, visibility is not a problem. The driveways of Lots 1 and 6 will not exit onto Hill Avenue.

- E. Public Hearing. One person from the public spoke in regard to the request.

Mark Rooney of 21W440 Fairway Avenue

Mr. Rooney asked for clarification of the petitioner's requests and Chairman Mansfield responded. Mr. McGurr verified for Mr. Rooney the location of the proposed sanitary sewer line.

- F. Plan Commission Deliberation. All Plan Commission members were in favor of the proposed project and were pleased that improvements will be made to the area. They also liked the idea of the property owner dedicating 5 feet of land to add to the right-of-way width along Golf Avenue. Concerns included safety regarding driveways fronting on Hill Avenue, adequate separation between the water main and storm sewer and saving as many trees as possible. The Commissioners agreed with staff's conditions as recommended in a staff report. The Commissioners also suggested that the driveways for Lots 1 and 6 not be allowed to exit onto Hill Avenue and that the separation between the water main and storm sewer be brought into conformance with IEPA standards prior to final review.

- G. Findings of Fact. The Plan Commission made the following findings of fact in regard to the requested subdivision variation:

1. Granting the variation will not be detrimental to the public safety, health or welfare or injurious to other property or improvements and will enhance public safety because the roadway will be centered in the future right-of-way.
2. The conditions upon which the request is based are unique to the property for which the relief is sought, would create substantial difficulty in developing the property and are not generally applicable to other property because there is currently a 50-foot right-of-way in this area.
3. Because of the particular surroundings, shape or topographical conditions of the specific property involved, a particular hardship to the owner would result, as distinguished from a mere inconvenience, if the strict letter of these regulations is carried out because the adjacent Golf Avenue has an existing nonconforming right-of-way width of 50 feet and a 5-foot wide strip of land will be dedicated to the Village which will increase the width of that portion of the Golf Avenue right-

of-way adjacent to the property to 55 feet and will be an improvement over the existing condition. If the property owner to the east also dedicates 5 feet in the future, the adjacent right-of-way would have a conforming width of 60 feet.

4. The variation will not alter the essential character of the location given the 50-foot right-of-way to the north and the anticipated dedication of 5 feet from the property to the east. The variation and future dedication of 5 feet from the property to the east will allow the improved Golf Avenue to be centered in a 60-foot right-of-way.
5. The variation requested is the minimum variation that will make reasonable use of the land.
6. The petitioner did not create the hardship from which relief is sought

II. RECOMMENDATION.

Commissioner Garwood moved, seconded by Commissioner Scanlan, to recommend approval of:

- A. A Preliminary Plat of Subdivision in accordance with Section 303 of the Subdivision Regulations Code Ordinance 5334; and
- B. A Variation from Section 403 of the Subdivision Regulations Code Ordinance 5334 to allow a right-of-way width along the adjacent Golf Avenue of 55 feet in lieu of the minimum right-of-way width of 60 feet required;

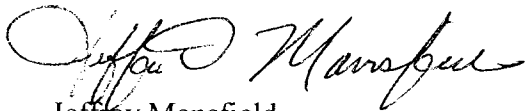
for the Hill Avenue Subdivision, subject to the following conditions:

- A. The property shall be platted and constructed in substantial conformance with the plans presented and the testimony given at the October 13, 2005 Plan Commission public hearing.
- B. Prior to returning for final review, the petitioner shall work with the Village Forestry Consultant to determine which of the existing trees in the adjacent rights-of-way will be preserved as part of the project.
- C. The petitioner shall pay \$437.50 for any new parkway trees that may be required to bring the number of parkway trees into conformance with the subdivision code. The Village Forester will then select and install any new parkway trees.
- D. Prior to returning for final review, the petitioner shall work with the Village Forestry Consultant regarding the tree preservation issues in his September 23, 2005 memorandum related to those trees on the petitioner's property.

- E. The petitioner shall pay the applicable developer's donations to School District 41, School District 87, the Volunteer Fire Company, the Glen Ellyn Public Library and the Glen Ellyn Park District. The exact amount of these donations will be determined at the time of final review.
- F. Prior to returning for final review, the separation between the water main and storm sewer shall be brought into conformance with IEPA requirements.
- G. The driveways on corner lots 1 and 6 shall not be located Hill Avenue.

Chairman Mansfield declared the motion carried with ten (10) "yes" and zero (0) "no" votes as follows: Commissioners Buckton, Dykstra, Fullerton, Garwood, Kasserman, Lemme, Scanlan, Strayer and Whalen and Chairman Mansfield "yes."

Respectfully submitted,



Jeffrey Mansfield
Glen Ellyn Plan Commission Chairman

Date of Meeting: October 13, 2005

Present: Commissioners Buckton, Dykstra, Fullerton, Garwood, Kasserman, Lemme, Scanlan, Strayer and Whalen and Chairman Mansfield

Absent: Commissioner Swanson

Also Present: Trustee Liaison Mary Jane Chapman, Village Engineer Bill McGurr, Village Planner Michele Stegall and Recording Secretary Barbara Utterback

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Village of Glen Ellyn

Ordinance No. 5539

**An Ordinance Approving
a Final Plat of Subdivision for Property
Commonly Known as 21W451 Hill Avenue and
Located on the North Side of Hill Avenue
between Cumnor Avenue and Golf Avenue
Which Subdivision is to be Known as the Hill Avenue Subdivision**

**Adopted by the
President and the Board Of Trustees
of the Village Of Glen Ellyn
DuPage County, Illinois**
this 18 day of December, 20 06.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois, this 16
day of January, 20 07.

Attachment: Ordinance - 5539 Previous Approval (Final Plat) (4391 : 982-992 Hill Avenue - PJ Murphy's Hill Avenue Subdivision)

Ordinance No. 5539

**An Ordinance Approving
a Final Plat of Subdivision for Property
Commonly Known as 21W451 Hill Avenue and
Located on the North Side of Hill Avenue
between Cumnor Avenue and Golf Avenue
Which Subdivision is to be Known as the Hill Avenue Subdivision**

Whereas, Hill Street Properties, L.L.C., owner of property commonly known as 21W451 Hill Avenue, has petitioned the Village President and Board of Trustees for approval of a Final Plat of Subdivision in accordance with Section 304 of the Subdivision Regulations Code, Ordinance 5334, to allow this 1.73-acre property to be subdivided into six (6) single-family home lots, which subdivision is to be known as the Hill Avenue Subdivision; and

Whereas, the subject property is located on the north side of Hill Avenue between Cumnor Avenue and Golf Avenue and was annexed to the Village on December 18, 2006 by the adoption of Ordinance 5538 and zoned R2 Residential District; and

Whereas, the subject property is legally described as follows:

THAT PART OF THE SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT 7.15 CHAINS NORTH OF THE QUARTER STAKE IN THE SOUTH LINE OF SAID SECTION; THENCE SOUTH 89 ¾ DEGREES WEST 14.66 CHAINS TO A STAKE; THENCE NORTH ½ DEGREE EAST 5.32 CHAINS TO THE CENTER OF ROAD; THENCE NORTH 48 DEGREES EAST ALONG CENTER OF ROAD 8.01 CHAINS TO THE POINT OF INTERSECTION OF THE NORTHEASTERLY LINE OF EMERSON AVENUE, NOW KNOWN AS CUMNOR AVENUE, EXTENDED SOUTHEASTERLY WITH THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS HILL AVENUE FOR A PLACE OF BEGINNING; THENCE NORTH 35 DEGREES 26 MINUTES WEST ALONG SAID NORTHEASTERLY LINE OF EMERSON AVENUE, 137.28 FEET TO THE SOUTHERLY CORNER OF LOT 14 IN GLEN OAK SUBDIVISION; THENCE NORTH 43 DEGREES 55 MINUTES EAST ALONG THE SOUTHEASTERLY LINES OF LOTS 14, 13, 12, 11 AND 10 IN GLEN OAK SUBDIVISION AND ALONG SOUTHEASTERLY END OF GOLF AVENUE, 656.0 FEET TO THE SOUTHERLY CORNER OF LOT 9 IN SAID SUBDIVISION; THENCE NORTH 44 DEGREES 03 MINUTES EAST ALONG THE SOUTHEASTERLY LINES OF

LOTS 9, 8, AND 7 IN SAID SUBDIVISION, 353.2 FEET TO THE NORTHEASTERLY CORNER OF SAID LOT 7; THENCE SOUTH 52 DEGREES 19 MINUTES EAST ALONG THE SOUTHWESTERLY LINE OF ACORN AVENUE; 142.5 FEET TO THE CENTER LINE OF THE PUBLIC HIGHWAY KNOWN AS HILL AVENUE; THENCE SOUTHWESTERLY, ALONG THE CENTER LINE OF HILL AVENUE, TO THE PLACE OF BEGINNING, EXCEPT THAT PART LYING NORTHEASTERLY OF A LINE DRAWN FROM THE MOST NORTHEAST CORNER OF LOT 10, IN GLEN OAK SUBDIVISION, TO A POINT ON THE CENTER LINE OF HILL AVENUE WHICH IS 20.0 FEET SOUTHWESTERLY, AS MEASURED ALONG SAID CENTER LINE OF GOLF AVENUE AS EXTENDED, ALL IN DUPAGE COUNTY ILLINOIS.

P.I.N. 05-12-315-008; and

Whereas, on November 14, 2005, the Village Board passed Ordinance No. 5409 which approved a Preliminary Plat of Subdivision for the project; and

Whereas, on December 18, 2006 by the adoption of Ordinance 5537, the Village approved an annexation agreement and a recapture agreement for the property; and

Whereas, on December 18, 2006 by the adoption of Ordinance 5538, the subject property was annexed to the Village of Glen Ellyn; and

Whereas, the Glen Ellyn Plan Commission held a public meeting on November 9, 2006, at which meeting the petitioner presented evidence and testimony in support of the request for approval of a Final Plat of Subdivision and no persons spoke either in favor of or in opposition to the request; and

Whereas, based upon the evidence, testimony, and exhibits presented at the November 9, 2006 Plan Commission public meeting, by a vote of eight (8) "yes" and zero (0) "no", the Glen Ellyn Plan Commission recommended approval of the Final Plat of Subdivision as set forth in the November 9, 2006 minutes of the Glen Ellyn Plan Commission which are appended hereto as Exhibit "A"; and

Whereas, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the evidence and exhibits presented at the November 9, 2006 Plan Commission meeting and have considered the findings and fact and recommendations of the Plan Commission; and

Whereas, the President and Board of Trustees have determined that approving a Final Plat of Subdivision for the Hill Avenue Subdivision is consistent with Subdivision Regulations Code Ordinance No. 5334 and that the plans submitted are substantially consistent with the conditions incorporated into Ordinance No. 5409 which approved the Preliminary Plat of Subdivision;

Now, therefore, be it ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

Section One: The November 9, 2006 Plan Commission minutes attached hereto as Exhibit "A," and the findings of fact set forth therein are hereby adopted as the findings of fact and conclusions of the President and Board of Trustees of the Village of Glen Ellyn based upon their review of the evidence, exhibits, and materials presented at the November 9, 2006 Plan Commission public meeting.

Section Two: Based upon the findings of fact and recommendations of the Plan Commission as adopted herein, the President and Board of Trustees hereby grant approval of a Final Plat of Subdivision for the property legally described herein above.

Section Three: This grant of approval of a Final Plat of Subdivision shall be subject to the following conditions:

- A. The subdivision shall be constructed and platted in substantial conformance with the plans and testimony presented at the November 9, 2006 Plan Commission meeting and with the petitioner's application packet stamped received October 26, 2006, including the following plans and documents referenced below, as though they were attached hereto:

1. Amended Annexation Application
2. Amended Petition for Annexation signed October 26, 2006
3. Narrative Regarding Dwyer's Hill Avenue Subdivision
4. Alta/Acsm Land Title Survey revised December 11, 2003
5. Amended Application for Permission to Subdivide dated June 1, 2005
6. Quantitative Summary
7. Engineering Plans prepared by Seton Engineering Service Corporation, including the following:
 - a. Title Sheet revised October 23, 2006 (Sheet C1)
 - b. Existing Site Conditions (Sheet C2)
 - c. Site and Roadway Engineering Plan revised October 23, 2006 (Sheet C3)
 - d. Hill Avenue Details and Golf Avenue Plan, Profile and Details revised October 23, 2006 (Sheet C4)
 - e. Grading Plan revised October 23, 2006 (Sheet C5)
 - f. Soil Erosion Control Plan revised October 23, 2006 (Sheet C6)
 - g. Stopping Sight Distance Plan revised October 23, 2006 (Sheet C7)
 - h. Maintenance of Traffic and Construction Staging Plans revised October 23, 2006 (Sheet C8)
 - i. General Notes and Details revised October 23, 2006 (Sheets C9 – C12)
 - j. Lighting Details revised October 23, 2006 (Sheets C13 and C14)
 - k. Tree Preservation Plan revised October 23, 2006 (Sheets C15 and C16)
 - l. Tree Preservation Notes revised October 23, 2006
 - m. Cross Section From STA. 50+00 to STA 53 +00 (Sheet C18)
 - n. Cross Section From STA. 53+50 to STA. 56+50 (Sheet C19)
 - o. Swale Cross Sections revised October 23, 2006 (no sheet number)
8. Variation Criteria
9. Stormwater Submittal Packet dated October 24, 2006
10. Preliminary Plat of Subdivision dated August 15, 2005
11. Final Plat of Hill Avenue Subdivision revised October 23, 2006 a reduced copy of which is attached hereto as Exhibit "B"

and said documents shall be filed with and made a permanent part of the records of the Glen Ellyn Planning and Development Department.

- B. Prior to the issuance of any permits, the petitioner shall pay a parkway tree planting fee to the Village in the amount of \$5,950 to pay for the planting of 14 new parkway trees (\$425 per tree) in the adjacent right-of-ways.
- C. If it is determined that both tree numbers 549 and 550 as identified on the October 23, 2006 Tree Preservation Plan prepared by Seton Engineering need to be removed to accommodate

the project, an additional parkway tree planting fee in the amount of \$425 shall be paid to the Village to allow the Village to plant an additional parkway tree.

- D. Prior to the issuance of a building permit for the construction of each new single-family home on the property, the Developer shall pay the applicable cash contributions (developer's donations) to the Village of Glen Ellyn.

Glen Ellyn Library	per new single-family home	\$477.83
Glen Ellyn Park District	per new three-bedroom home	\$4,145.57
	per new four-bedroom home	\$5,382.52
	per new five-bedroom home	\$5,391.10
School District 41	per new three-bedroom home	\$3,010.00
	per new four-bedroom home	\$4,692.00
	per new five-bedroom home	\$3,456.00
School District 87	per new three-bedroom home	\$1,251.07
	per new four-bedroom home	\$2,440.78
	per new five-bedroom home	\$2,029.27
Glen Ellyn Fire Company	per new single-family home	\$1,500.00

- E. The driveways on corner lots 1 and 6 shall not be located on Hill Avenue.
- F. Prior to the issuance of any permits, the final engineering plans shall be reviewed and approved by the Public Works Department and consulting engineer Bill McGurr.

Section Four: The Village President and Village Clerk are hereby authorized to sign the Final Plat of Subdivision for the Hill Avenue Subdivision approved herein.

Section Five: The Village Clerk is hereby authorized to cause the Final Plat of Subdivision for the Hill Avenue Subdivision to be recorded with the Recorder of Deeds of DuPage County.

Section Six: The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits, pursuant to the approvals granted herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other

applicable laws and ordinances of the Village of Glen Ellyn.

Section Seven: This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

Section Eight: Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

18 day of December, 2006.

Ayes: Hardner, Lee, Hase, Pfefferman, Nutton,
Armstrong, Chapman

Nays: - 0 -

Absent: - 0 -

Approved by the Village President of the Village of Glen Ellyn, Illinois, this 18 day of December, 2006.

Vicky Hase
Village President of the
Village of Glen Ellyn, Illinois

ATTEST:

Andrea Alvarado
Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 16 day of January, 2007.)

X:\Plandev\PLANNING\SUBDIV\ORD\HillAvenueFinal.doc

Attachment: Ordinance - 5539 Previous Approval (Final Plat) (4391 : 982-992 Hill Avenue - PJ Murphy's Hill Avenue Subdivision)

PLAN COMMISSION
MINUTES
NOVEMBER 9, 2006

The meeting was called to order by Vice Chairman Jay Strayer at 7:34 p.m. Commissioners Todd Buckton, Linda Dykstra, Julie Fullerton, Shawn Kasserman, Ronald Lemme, Phyllis Scanlan and Ray Whalen were present. Chairman Mansfield and Commissioners Garwood and Swanson were excused. Also present were Trustee Liaison Mary Jane Chapman, Village Planner Michele Stegall, Village Consulting Engineer Bill McGurr and Recording Secretary Barbara Utterback.

Vice Chairman Strayer announced that the single item on the agenda was for a subdivision at 21W451 Hill Avenue.

HILL AVENUE SUBDIVISION – FINAL PLAT

A REQUEST FOR APPROVAL OF A FINAL PLAT OF SUBDIVISION TO ALLOW A 1.73-ACRE LOT LOCATED AT 21W451 HILL AVENUE TO BE SUBDIVIDED INTO 6 SINGLE-FAMILY HOME LOTS. THE SUBJECT SITE IS LOCATED ON THE NORTH SIDE OF HILL AVENUE BETWEEN CUMNOR AVENUE AND GOLF AVENUE DIRECTLY ACROSS FROM THE GLEN OAK COUNTRY CLUB. THE PROPERTY WILL BE ANNEXED TO THE VILLAGE AND ZONED R2 RESIDENTIAL DISTRICT.

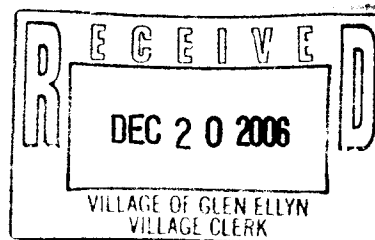
(Hill Street Properties, L.L.C., represented by Attorney Phillip Leutkehans)

Staff Introduction

Village Planner Michele Stegall stated that the petitioner is requesting a final subdivision review for the Hill Avenue subdivision currently located in unincorporated DuPage County. The subject property will be annexed into the Village of Glen Ellyn immediately following approval of the final plat by the Village Board. The petitioner received approval of a preliminary plat of subdivision in November, 2005.

Ms. Stegall described the location of the site. The subject property is currently vacant, and the petitioner intends to subdivide the site into six (6) single family lots zoned R2 Residential. All of the lots comply with the minimum lot area and width required by the R2 Residential District zoning classification.

As part of the subdivision, the petitioner will extend Village water and sanitary sewer to serve the six (6) lots. The petitioner will reconstruct Hill Avenue with a concrete street, curb and gutter and a portion of Golf Avenue adjacent to the subdivision with an asphalt street, curb and gutter.



Petitioner's Presentation

Attorney Philip Leutkehans stated that the only difference in the plans from the preliminary approval is minimal lot width changes due to engineering issues. He added that all conditions recommended by staff are acceptable to the petitioner.

Responses to Questions from the Plan Commission

Village Consulting Engineer Bill McGurr responded to Commissioner Scanlan that he has no concerns regarding engineering and that any outstanding issues are minor and can be resolved before Village Board approval. Regarding the right-of-way issue on Golf Lane, Mr. McGurr explained that the petitioner does not own the property that the dedication is on which limits any further action by the petitioner. Mr. McCabe responded to Commissioner Buckton that according to County records, a right-of-way does not exist although the roadway has been used historically by the public. Ms. Stegall added that an annexation agreement is currently in progress with the Glen Oak Country Club wherein the country club will be requested to dedicate that right-of-way to the Village. The Village does not anticipate that the country club will object to that request. When Commissioner Lemme expressed concern regarding driveways with access onto Hill Avenue, Mr. McCabe stated that included as part of the reconstruction of Hill Avenue is the removal of approximately three feet off of the hump and that he has been working with Mr. McGurr regarding safe sight distances on Hill Avenue. Mr. McCabe verified for Commissioner Buckton that the driveways for Lots 1 and 6 will not have access onto Hill Avenue. Mr. McGurr also responded to Commissioner Scanlan that the Village Forestry Consultant's opinion is that the petitioner can save the trees they've indicated they will save and that the site grading will not affect the tree preservation.

Comments from the Plan Commission

All of the Plan Commissioners were in favor of the proposed project and felt it was an excellent addition to the Hill Avenue area. Commissioner Whalen appreciated that the petitioner was very willing to work with the Village on this development, and Commissioner Buckton was pleased that the crest will be removed from the hill to improve sight lines.

Motion

Commissioner Lemme moved, seconded by Commissioner Whalen, to recommend that the Village Board approve a Final Plat of Subdivision for the development of a 1.73-acre lot known as 21W451 Hill Avenue to be subdivided into six (6) single-family lots by Hill Street Properties, LLC, in accordance with Section 304 of the Subdivision Regulations Code, Ordinance 5334, based on the findings of fact that the findings of fact for the Preliminary Plat of Subdivision adopted by Ordinance 5409 have not changed, that the proposed plans are in substantial conformance with the plans approved by Ordinance

5409, and that the conditions in Ordinance 5409, which were to be resolved prior to action on the final plans, have been addressed.

The recommendation for approval was based on the following conditions: 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at this public hearing. 2. Prior to the issuance of any permits, the petitioner shall pay a parkway tree planting fee to the Village in the amount of \$5,950 to pay for the planting of 14 new parkway trees in the adjacent right-of-ways. 3. If it is determined that both trees 549 and 550 need to be removed to accommodate the project, an additional parkway tree planting fee in the amount of \$425 shall be paid to the Village. 4. The petitioner shall pay the applicable developer's donations to School District 41, School District 87, the Volunteer Fire Department, the Glen Ellyn Public Library and the Glen Ellyn Park District. 5. The driveways on corner Lots 1 and 6 shall not be located off of Hill Avenue. 6. Prior to the issuance of any permits, the final engineering plans shall be reviewed and approved by the Public Works Department and Consulting Engineer Bill McGurr.

The motion carried unanimously with eight (8) "yes" votes.

Chairman's Report

Vice Chairman Strayer stated that the Civic Betterment Party will hold a town meeting on Saturday, December 2, 2006 regarding the upcoming election. Commissioner Buckton announced that he is running for Village Trustee.

Trustee Report

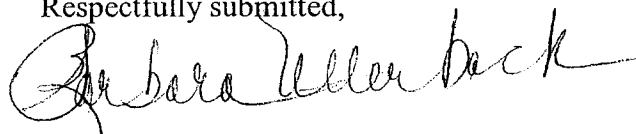
Trustee Chapman reported that a worker was trapped in a cave-in on a construction site in Glen Ellyn today. She stated that although it took a long time to remove him from the trench, he appears to have not been severely injured.

Staff Report

Ms. Stegall briefly reviewed items that will be on future Plan Commission agendas.

There being no further business before the Plan Commission, the meeting was adjourned at 8:01 p.m.

Respectfully submitted,



Barbara Utterback
Recording Secretary

CLEAR PAGE

Application for Commission Pre-Application Meeting

The purpose of a pre-application meeting is to receive preliminary comments for a proposal before detailed plans are developed and a formal application is submitted.

I. APPLICATION INFORMATION:

- A. Date Filed: 1/15/2020
- B. Project Name: Hill Avenue Subdivision
- C. Project Description: 8 single family homes
- D. Address of Property: 21 W 451 Hill Avenue, Glen Ellyn
- E. Permanent Index No: 05-12-315-008 Zoning: R-2
- F. Name of Applicant: P.J. Murphy, Patrick J. Murphy Builders, Inc.
- G. Address of Applicant: 1 N 712 Bob-O-Link Drive, Winfield, IL 60190
- H. Phone No. (Business): 630-871-1998 (Home) _____
- I. Fax No. (Business): 630-871-1996 (Mobile) _____
- J. E-mail Address of Applicant: PJ @ pjmbi.com
- K. Name of Property Owner: same as applicant
- L. Address of Property Owner: _____
- M. Phone No. (Business): _____ (Home) _____
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: PJ @ pjmbi.com

II. SUBMISSION REQUIREMENTS

1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious surface setbacks.
6. Preliminary Building Elevations
7. Preliminary Sign Plan and Elevations
8. Any other plans or information for which preliminary feedback is requested.



Signature: Patrick J. Murphy Date: 1/15/2020

**PATRICK J. MURPHY BUILDERS, INC.**

January 15, 2020

To: Village of Glen Ellyn Planning and Development Department

From: PJ Murphy, Patrick J Murphy Builders, Inc.

RE: Hill Avenue Subdivison – 21W451 Hill Avenue, Glen Ellyn

I would like to propose amending the approved 2006 6-lot Hill Avenue subdivision into an 8-lot single family home project to be developed by Patrick J Murphy Builders, Inc. (PJMBI). The property to be developed at 21W451 Hill Avenue is vacant and located on the north side of Hill Avenue across from Glen Oak Country Club. The total size of the property is 78,011 square feet. The overall impervious area will be less than 25,000 square feet which means that the stormwater detention storage will not be required. If needed, we would consider permeable driveways, sidewalks and patios.

Please note the following comments and requests:

- The property or subdivision was approved in 2006 for 6-lots with an Annexation Agreement for specific improvements required by the developer and a cost share from the Village of Glen Ellyn.
- Patrick J Murphy Builders purchased the property in September of 2014 and has been working with staff to amend items or rework the cost share with the Village on the 2006 Annexation Agreement.
- To date, the property remains undeveloped from 2006
- In order to move the development forward, PJMBI is seeking to amend the previously approved 6-lot subdivision to the attached 8-lot subdivision.

The following R-2 zoning has been met:

- 30' front yard set backs
- 10% side yard set backs
- 66' lot width
- 8,712 square foot lot size

The following R-2 zoning has not been met:

- Due to the shallow depth of the property, we are seeking 30' rear yard set backs on lots #1 through #4 versus the required 40' rear yard set backs
- We are seeking 24% to 29% L.C.R. versus the required 20% L.C.R.
- We are seeking 20' corner side yard versus required 30' corner side yard

Hardship Items to Consider

- The Annexation Agreement from 2006 is now 14-years old and does not recognize the actual 50% cost share to improve Hill Avenue and the Hill Avenue site line.
- Typically, developments have 2-sides of homes for 1-street. The Hill Avenue development has 1-side of homes and the cost to improve and develop 1-side of homes and follow the 2006 Annexation Agreement does not work.



- The property has (2) corner side yards which is also not typical and having to give up a total of 60' effects this development, which is why I'm asking for 20' corner side yards.
- Surrounding towns, such as Wheaton, have 25' rear yard setbacks and 33% L.C.R. Many builders and architects for years feel Glen Ellyn zoning should be corrected as the current 40' rear yard and 20% L.C.R. effects the build and designs especially on this property that has shallow lot depths (99.5' on west end). Shallow depth lots also do not allow for the detached garage where L.C.R. credit for the detached garage is not available.
- The property has significant grade changes from east to west. There is a 23' grade change which creates site work costs for building pads, foundation stepping, retaining walls and swales for stormwater management.
- Attached is a proposed 1st floor plan and front elevation of a home that has a total of +/- 2,400 square feet. As you can see, the layout and rooms are modest. The home as drawn includes the following:
 - 2-car garage
 - Mudroom/laundry room
 - Kitchen/informal dining room and family room
 - Master bedroom, bathroom and closet
 - Powder room
 - No study as it does not fit with L.C.R.

In conclusion and after 4-1/2 years, I'm unable to move forward with the previously approved 6-lot subdivision and annexation agreement as we are in a different time in the housing market and many conditions have changed. I've had significant interest over the years in the property by existing Glen Ellyn residents who are looking to sell their bigger homes and downsize to smaller homes with smaller house footprints with less upkeep, lower taxes and lower costs. I believe there is a need and future trend for this product, especially in this area in Glen Ellyn. If the above is approved and with the Village assistance, the project moves forward.

I look forward to hearing your thoughts as my goal is to get this project started in the spring of 2020.

Very truly,

PJ Murphy

Cc: PJM

12/18/06

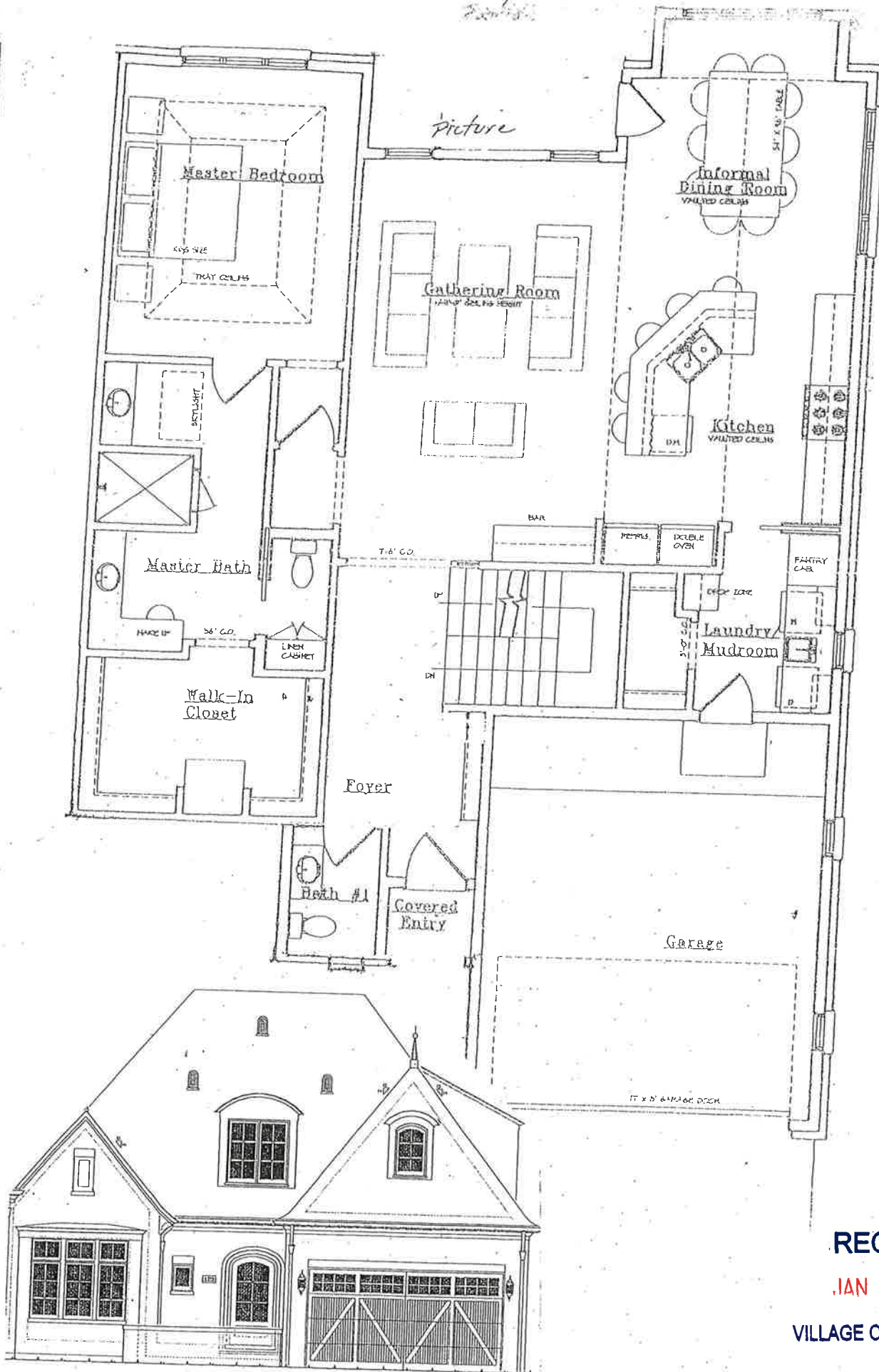
iii. Storm Water Facilities. The Developer shall construct and install storm water management and drainage facilities, and any appurtenances thereto ("*Storm Water Facilities*"), on the Property, which Storm Water Facilities shall be constructed and installed in substantial conformity with the Final Engineering Plan.

Except as hereinafter provided, the Village, for the full term of this Agreement, shall require no more than that degree and type of storm water detention on the Property as required by the Requirements of Law. The Developer acknowledges that the Village is a "full waiver" community under applicable provisions of the DuPage County Storm Water and Floodplain Ordinance. To the extent that the Village is required by the County, or any other governmental body with superior authority, to subsequently modify its storm water management ordinances, codes, rules, and regulations, the Developer shall not be required to modify the Final Engineering Plan to comply with any such changes. The requirements regarding detention shall be those that were in effect at the time the Preliminary Plat of Subdivision was approved. Notwithstanding anything to the contrary in this Subsection 4(C)iii, to the extent possible, the Village will work with the Developer to permit the construction of six new single-family residences upon the Property.

iv. Sidewalk and Street Improvements. The Developer shall, at its sole cost and expense, construct and install (i) street lighting as required by the Village Engineer, (ii) a public sidewalk in all rights-of-way adjacent to the Property, and (iii) reconstruct that portion of Golf Avenue adjacent to the Property with an asphalt street.

In addition, the Developer shall, at its initial sole cost and expense, reconstruct that portion of Hill Avenue adjacent to the Property with a concrete street. After the Village Engineer determines that the work is complete, the Developer shall submit to the Village Engineer for his review and approval an Illinois licensed engineer's certified statement of the Developer's actual cost of reconstructing that portion of Hill Avenue adjacent to the Property. The Village agrees, upon the Village Engineer's approval of the Developer's submitted certified statement, to pay 50% of the actual costs of reconstructing the subject portion of Hill Avenue adjacent to the Property. The costs of reconstructing Hill Avenue shall include, the following: engineering, design, construction layout, removal of existing pavement, excavation, grading, sub-base, concrete pavement, curb and gutter and restoration of parkways. The Village shall make payment to the Developer within thirty (30) days of the Village Engineer's approval of the Developer's certified statement. Notwithstanding the foregoing, the Village's portion of the cost for the reconstruction of Hill Avenue shall not exceed \$90,000. Furthermore, the Developer shall pay to the Village 50% of the actual cost of reconstructing that portion of Cumnor Avenue adjacent to the Property within 30 days after presentation of a certified statement of such actual cost is presented to the Developer by the Village.

All of the aforementioned sidewalk and street improvements shall be in conformance with Village standards and in substantial conformity with the Final Engineering Plan and the Requirements of Law.



~ 2,400 - sq.

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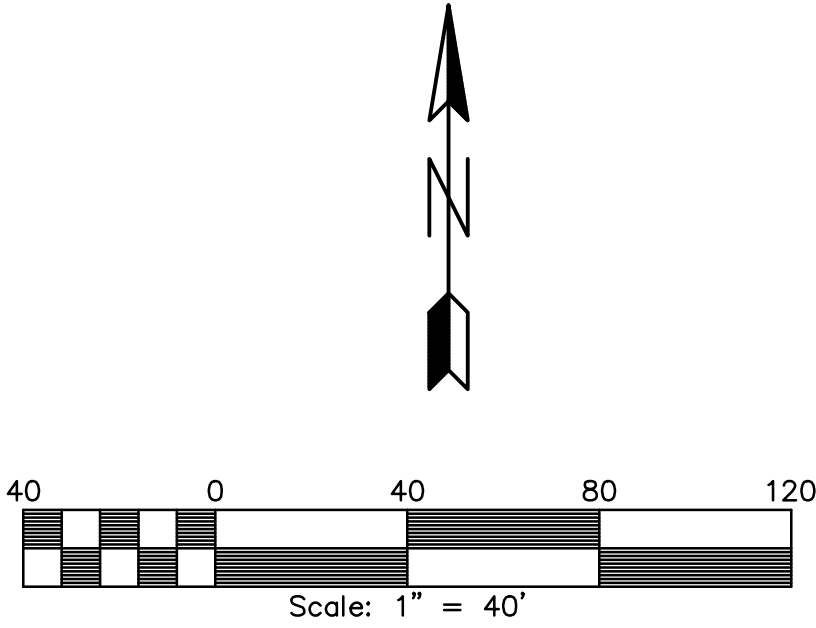
VILLAGE OF GLEN ELLYN

Attachment: Floor Plan & Elevation (4391 : 982-992 Hill Avenue - PJ Murphy's Hill Avenue Subdivision)

LOT COVERAGE RATIO EXHIBIT

G L E N E S T A T E S

BEING A SUBDIVISION OF THAT PART OF SOUTH HALF OF SECTION 12, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DUPAGE COUNTY, ILLINOIS.



LOT	LOT AREA	HOUSE FOOTPRINT
LOT 1	8,718 SQ. FT	2,120 SQ. FT (24%)
LOT 2	9,050 SQ. FT	2,655 SQ. FT (29%)
LOT 3	9,176 SQ. FT	2,700 SQ. FT (29%)
LOT 4	9,194 SQ. FT	2,700 SQ. FT (29%)
LOT 5	9,176 SQ. FT	2,700 SQ. FT (29%)
LOT 6	9,182 SQ. FT	2,700 SQ. FT (29%)
LOT 7	9,187 SQ. FT	2,700 SQ. FT (29%)
LOT 8	10,011 SQ. FT	2,700 SQ. FT (27%)

NOTE: INTERIOR SIDE YARD SETBACK SHALL BE 6.5 FEET OR TEN PERCENT (10%) OF THE LOT WIDTH, WHICHEVER IS GREATER.

REVISIONS:					
DATE	BY	DESCRIPTION	DATE	BY	DESCRIPTION
DRAWN BY: B.L.		DRAWN BY: B.L.			
CHECKED BY: J.G.		CHECKED BY: J.G.			
APPROVED BY: J.G.		APPROVED BY: J.G.			



35701 WEST AVENUE, SUITE 150
WARRENVILLE, ILLINOIS 60555
PHONE (630) 393-3060
FAX (630) 393-2152

10 S. RIVERSIDE PLAZA, SUITE 875
CHICAGO, ILLINOIS 60606
PHONE (312) 474-7841
FAX (312) 474-6099

2416 GALEN DRIVE
CHAMPAIGN, ILLINOIS 61821
PHONE (217) 351-6268
FAX (217) 355-1902

PATRICK J. MURPHY BUILDERS, INC.

TITLE:		PROFESSIONAL DESIGN FIRM NUMBER: 184.001186	
GLEN ESTATES		SCALE: 1"=40'	
L.C.R. EXHIBIT		DATE: 12/18/19	
		JOB NO: 150106	
		SHEET 1 OF 1	



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 03/12/20 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Discussion Item
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4390)

DOC ID: 4390

2020 Official Zoning Map

BACKGROUND: The Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. This update typically includes annexations, zoning map amendments and the correction of any scrivener's errors. Staff is requesting that the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2020 to the Village Board.

PUBLIC HEARING: Public hearings were held before any annexations or zoning map amendments were approved. Since the public has already had an opportunity to comment on these changes, a public hearing is not required for approval of the Official Zoning Map of 2020.

MAP AMENDMENTS: The following changes were adopted by the Village Board in 2019. A map highlighting the changes to the map has been attached for the Commission's review.

Swift Road Annexations.

On February 25, 2019, the Village Board adopted Ordinance 6680 which approved the voluntary annexation of 63 townhomes located in the Maple Hollow and Lynnwood subdivisions along with two adjacent single family properties. Ordinance 6681 was also adopted on the same night, approving the annexation of five wholly surrounded properties within the Maple Hollow Subdivision. Following approval of the annexations, the Village Board granted approval of Zoning Map Amendments for the Maple Hollow and Lynnwood Subdivisions through the adoption of Ordinance 6682. The single family properties were automatically zoned by the Director of Community Development as permitted by section 10-3-3 of the Zoning Code.

All 70 properties are generally located on the west side of Swift Road, between the Georgetown by the River condominium development and North Avenue. The Maple Hollow subdivision was rezoned R4 Residential District, the Lynnwood subdivision was zoned R3 Residential District, and the single family homes were zoned R2 Residential Zoning District upon annexation to the Village.

427-443 Duane Street & 425-431 Melrose Avenue.

On July 8, 2019, the Village Board adopted Ordinance 6706 which approved a Zoning Map Amendment for the property located at 425 Melrose Avenue. The Map Amendment changed the zoning on portions of the subject property from R4 and R2 Residential districts to C5B Central Service Subdistrict. The property at 425 Melrose Avenue is part of the Avere on Duane multi-family development that was granted approval as part of the same ordinance. The subject properties were consolidated and assigned a new address of 437 Duane Street.

2S511 Park Boulevard.

On July 22, 2019, the Village Board adopted Ordinance 6711 which approved the annexation of one single family property commonly known as 2S511 Park Boulevard. The property was automatically zoned RE Residential District as part of the annexation. The new address assigned to the property is 683 S. Park Boulevard.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is being asked to review the proposed 2020 Zoning Map and make a recommendation to the Village Board regarding its adoption as the Official Glen Ellyn Zoning Map of 2020. The Board is expected to act on the updated Zoning Map at their March 23, 2020 meeting.

ATTACHMENTS: Draft 2020 Zoning Map
Draft 2020 Zoning Map with Changes Highlighted

Cc: Staci Springer, Community Development Director
Katie Ashbaugh, Planner
Cole Jackson, Associate Planner

X:\Plandev\Code, Text, Policy Amendments\Code Amendments - Map Amendments\MAP AMENDMENTS\Zoning Map Updates\2020\PC Staff Report Official Zoning Map 022020.docx

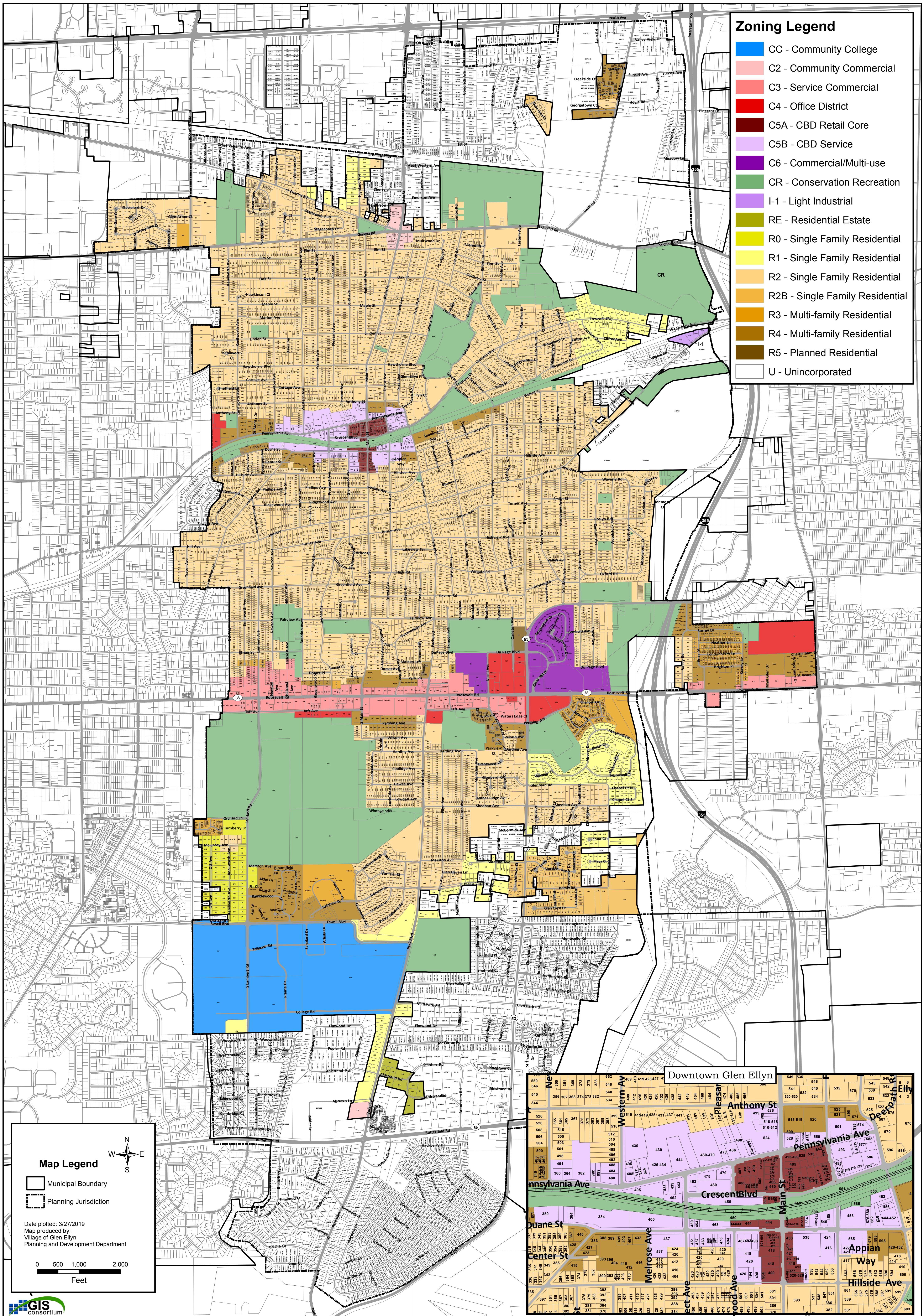
ATTACHMENTS:

- Draft - Official Zoning Map 2020 (PDF)
- Draft - Official Zoning Map 2020 - Changes Highlighted (PDF)



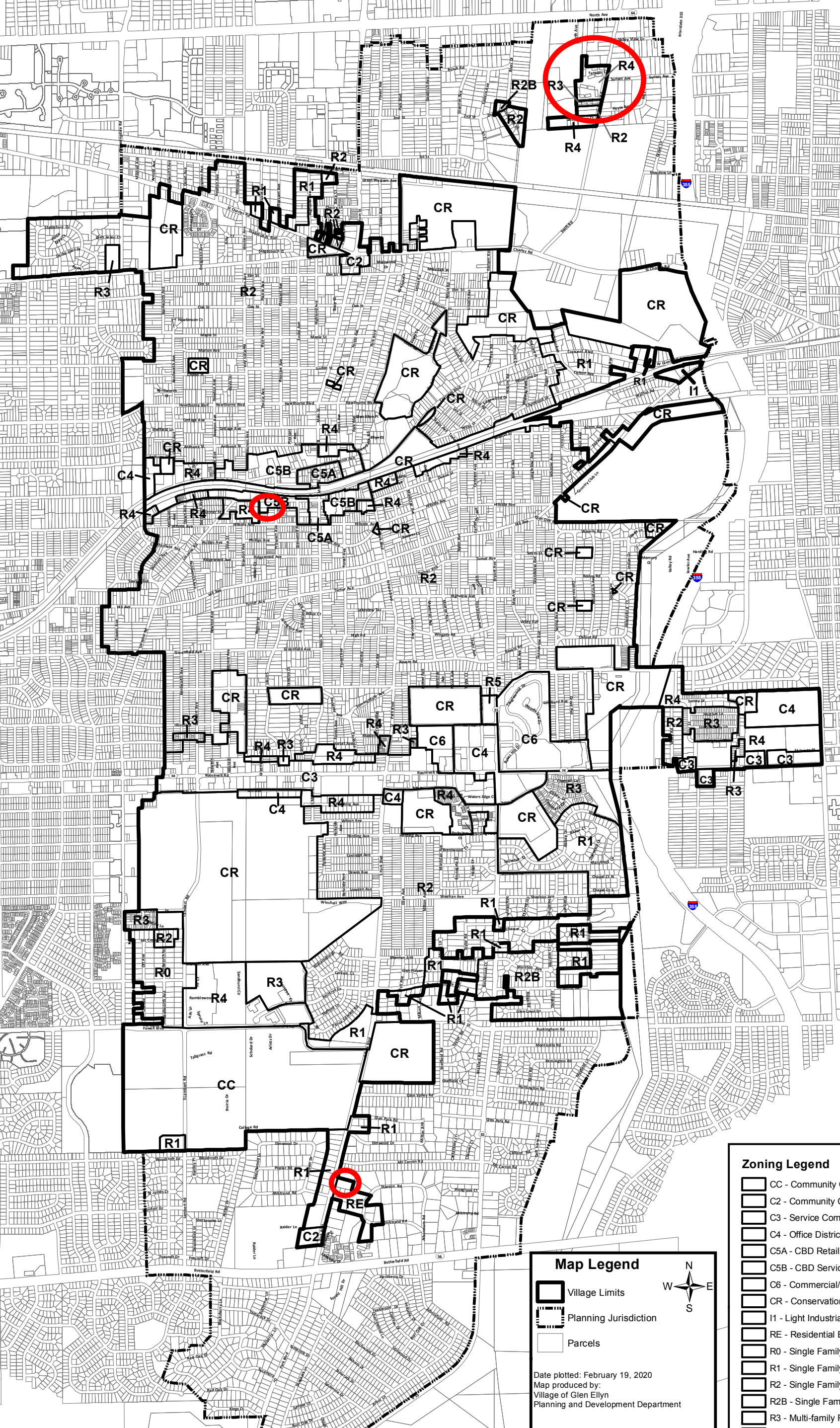
Village of Glen Ellyn Address and Zoning Map February 26, 2020

E.1.a



Attachment: Draft - Official Zoning Map 2020 (4390 - 2020 Official Zoning Map)

Village of Glen Ellyn 2020 Zoning Map



Attachment: Draft - Official Zoning Map 2020 - Changes Highlighted (4390 : 2020 Official Zoning Map)

Zoning Legend

- CC - Community College
- C2 - Community Commercial
- C3 - Service Commercial
- C4 - Office District
- C5A - CBD Retail Core
- C5B - CBD Service
- C6 - Commercial/Multi-use
- CR - Conservation Recreation
- I1 - Light Industrial
- RE - Residential Estate
- R0 - Single Family Residential
- R1 - Single Family Residential
- R2 - Single Family Residential
- R2B - Single Family Residential
- R3 - Multi-family Residential
- R4 - Multi-family Residential
- R5 - Planned Residential

Map Legend

- Village Limits
- Planning Jurisdiction
- Parcels



Date plotted: February 19, 2020
Map produced by:
Village of Glen Ellyn
Planning and Development Department

