



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, March 18, 2021
7:00 PM
Remote Meeting Via Zoom

This meeting will be conducted by video conference without a physically present quorum of the Glen Ellyn Plan Commission because of a disaster declaration related to COVID-19 and public health concerns affecting the Village of Glen Ellyn. The Chairperson of the Plan Commission has determined that an in-person meeting at the Civic Center is not practical or prudent because of the disaster. The Chairperson, Commissioners of the Plan Commission, Village Manager, and Village Attorney will not be physically present at the Civic Center because their attendance is unfeasible due to the disaster. Physical attendance at the Civic Center by the public is also not feasible because of the disaster.

Please click the link below to join the webinar:

*<https://us02web.zoom.us/j/87586907983?pwd=WClWbVpBUeFVNUsdIFuRlZlUdlQT09>
Passcode: 472123*

Or iPhone one-tap :

US: +13126266799,,87586907983# or +16465588656,,87586907983#

Or Telephone:

Dial(for higher quality, dial a number based on your current location):

*US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128 or
+1 253 215 8782 or +1 346 248 7799*

Webinar ID: 875 8690 7983

International numbers available: <https://us02web.zoom.us/j/87586907983?pwd=WClWbVpBUeFVNUsdIFuRlZlUdlQT09>

- A. Call to Order**
- B. Chairperson's Statement of Remote Meeting Procedures**
- C. Allow Remote Participation of Plan Commission Members (roll call vote)**
- D. Public Comment (Non Agenda Items)**
- E. Approval of Draft Minutes - None for this meeting**
- F. New Business**
 - 1) Pre-Application Conference with Brick & Mortar for consideration of a coworking office and event space at 411 N. Main Street
 - 2) Consideration of the Draft Glen Ellyn Zoning Map of 2021
- G. Other Business**
- H. Trustee's Report**
- I. Chairman's Report**
- J. Staff Report**
- K. Adjournment**

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, AICP - Planning Manager

DATE: March 10, 2021

FOR: Pre-Application for the March 18, 2021 Plan Commission Meeting

SUBJECT: 411 N. Main Street – Pre-application meeting to discuss the proposal for a coworking office and event venue to be located on the subject property

PETITIONER: The petitioners are Andrew Nast and Adam Clabaugh, managing partners of Brick & Mortar.

REQUEST: The petitioners are requesting a pre-application meeting regarding the proposed coworking office/event venue on the property at 411 N. Main Street.

**LOCATION/
ZONING:** The subject property is located on the east side of Main Street between Duane Street and Hillside Avenue in the C5A Central Retail Core. The surrounding land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Commercial/Mixed Use	C5A Central Business District
South: Commercial/Mixed Use	C5A Central Business District
West: Commercial/Mixed Use	C5A Central Business District
East: Multi-family Residential	C5B Central Business District

COMP PLAN: The Comprehensive Plan highlights this part of the downtown as the pedestrian shopping area and notes that the Village should “continue to improve and enhance the heart of downtown as a pedestrian-oriented shopping and business area” (pg. 48).

**DOWNTOWN
STRATEGIC
PLAN:** The Downtown Strategic Plan indicates that “the Downtown does not provide significant advantages for major office space users” (pg. 7.2 of 12). On page 8.3 of 8 it is also noted that “the benefits of having office users in the Downtown includes the opportunity for residents to walk to work, having a daytime and early evening population base to eat in Downtown restaurants and shop in stores.” It is further suggested that the Village should “provide a

net increase in office tenant space in the Downtown, and ensure that it is flexible to allow firms the opportunity to grow in place” (pg. 8.4 of 8).

Page 8.6 of 8 notes that “infusing additional professional and medical offices and service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well. The location of these businesses must be strategically positioned so as not to interrupt critical retail street corridors. An appropriate location is above or below first floor retail in a mixed-use setting or a site that is on the periphery of the Downtown core.”

BACKGROUND: The petitioners are requesting a pre-application meeting to discuss the renovation and reuse of the existing building at 411 N. Main Street in the Central Retail Core to accommodate a shared office/coworking space and event venue. The business would be called “Brick & Mortar”. The petitioners have an existing location in the suburb of Park Ridge, northwest of Downtown Chicago. The primary use of the building would be an office/coworking space. Part of the business model, noted in the petitioners’ application, includes the ability to host seminars, networking events, holiday parties, and corporate off-sites in the space. This would be a secondary, but significant use of the building.

The petitioners have indicated that in their current Park Ridge location they have not hosted many events due to Covid-19. However, they would hope to host at least one event per week in Glen Ellyn when things return to normal. They are envisioning small networking events or classes with an average of 10-20 people. At this time, the Village Code does not include event venues as a use. Due to the anticipated frequency of events, staff would suggest that the petitioners request a Zoning Code Text Amendment to allow event venues in the C5A Zoning District and the subsequent Special Use Permit to allow this use.

The petitioners are requesting feedback from the Commission related to these uses, prior to requesting formal approval of the Zoning Code Text Amendment and Special Use Permits that would be required to locate their business at this location.

**REVIEW
PROCESS:**

In order to proceed with the project, the petitioners would need to be granted approval of a Zoning Code Text Amendment to allow event venues in the C5A Zoning District as a Special Use, a Special Use Permit for a professional office use, a Special Use Permit for an event venue use, and the Exterior Appearance application.

PROJECT**SUMMARY:**

The existing property includes a mixed-use building of approximately 5,350 square feet featuring two one-bedroom apartments on the second story and a vacant restaurant on the ground floor. There is also a shared rear patio on a portion of the property. The site is the location of the McMaes on Main restaurant, which has been vacant since fall of 2019. The petitioners have indicated that they are interested in purchasing a property in the downtown for the use of their business. Staff has confirmed that there are not any buildings in the C5B District for sale, where the office use component of the business would be permitted by-right. The building would be completely renovated, eliminating the two apartments on the upper level and the restaurant on the ground floor, to accommodate the new business.

The petitioners have cited a need for work space for white collar professionals, other than their homes, now that many companies are shifting to a remote workforce. Brick & Mortar would offer such a space, in a shared environment where people could work and/or bring clients.

In their attached application packet, the petitioners provide details about their membership packages, which can be purchased for as much or as little time as someone might need. In addition to the physical space they offer for the use of their members, the following are also provided: fast, fiber wifi, soundproof phone booths, fully furnished common areas and offices, electronic sit/stand desks, adjustable chairs, complementary coffee and filtered water, free printing, priority access to community events and a micro-grocer where snacks, beverages and apparel can be purchased. A daily or monthly membership would be required in order to book events at Brick & Mortar.

The petitioners have indicated that they believe their proposed business will benefit downtown Glen Ellyn by drawing professionals downtown to shop, dine and patronize Glen Ellyn's many service businesses (hair/nail salons, tailors, gyms, etc.). More information about the proposed uses is provided below and in the petitioners' application packet (attached).

1. Operational Details. Members would have 24/7 access to the space through an electronic control and video surveillance. The petitioners have indicated that 98% of the use of their Park Ridge location takes place during normal business hours with peak hours of use being from 10 AM – 3 PM. During these peak hours there are between 15-30 members utilizing the space. Typically there are between 1-3 staff members on site between the hours of 8 AM – 8 PM (unless there is a later event).
2. Typical Members. The petitioners have indicated that their members are

mostly white collar professionals: attorneys, sales & marketing professionals, entrepreneurs, etc. At their Park Ridge location they have 62 members, 50% of which are monthly members. The other members are day pass users who return on a monthly basis. In addition, roughly 50 people sporadically use day passes. Approximately 60% of their members live within a 20 minute radius of their Park Ridge location. The other 40% of their member base is drawn from surrounding communities. All members must be 21 or older.

3. Mode of Arrival. The petitioners have indicated that proximity to the train was an important factor in selecting a location for their business. Their members in Park Ridge use several modes of transportation to get to the coworking space including driving, Metra, biking, walking and ride sharing.
4. Parking Impact Analysis. Since the subject property is located within the C5A Zoning District, no parking would be required for the uses. Based upon the current uses of the building (100 seat restaurant and two one-bedroom apartments) 37 parking spaces would be required if the building were located in a different zoning district. Based upon the primary use of the space as a coworking/office use, 27 parking spaces would be required, if the building were located in another zoning district. The proposed uses would likely generate less of a parking demand than the existing uses. On occasions when a larger event might take place, public parking would be available in the Village's Civic Center and Main Street Parking Garages adjacent to the subject property.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a pre-application conference regarding the proposed uses for the site and provide comments to the petitioner. The specific details of the proposal will be reviewed after a complete application has been submitted.

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

1. Discuss whether the Commission is generally supportive of these uses in this particular location.
2. Discuss whether the Commission is in favor of a text amendment to allow event venues in the C5A Zoning District.
3. Clarify any concerns.

ATTACHMENTS:

- Aerial Photo of the Site
- Zoning Map
- Plat of Survey
- Comprehensive Plan Section
- Downtown Strategic Plan Section
- Petitioner's pre-application form
- Petitioner's pre-application packet (supplemental materials)

CC: Staci Springer, Community Development Director
Andrew Nast, Managing Partner of Brick & Mortar
Adam Clabaugh, Managing Partner of Brick & Mortar

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Staff Report - Preapplication.doc



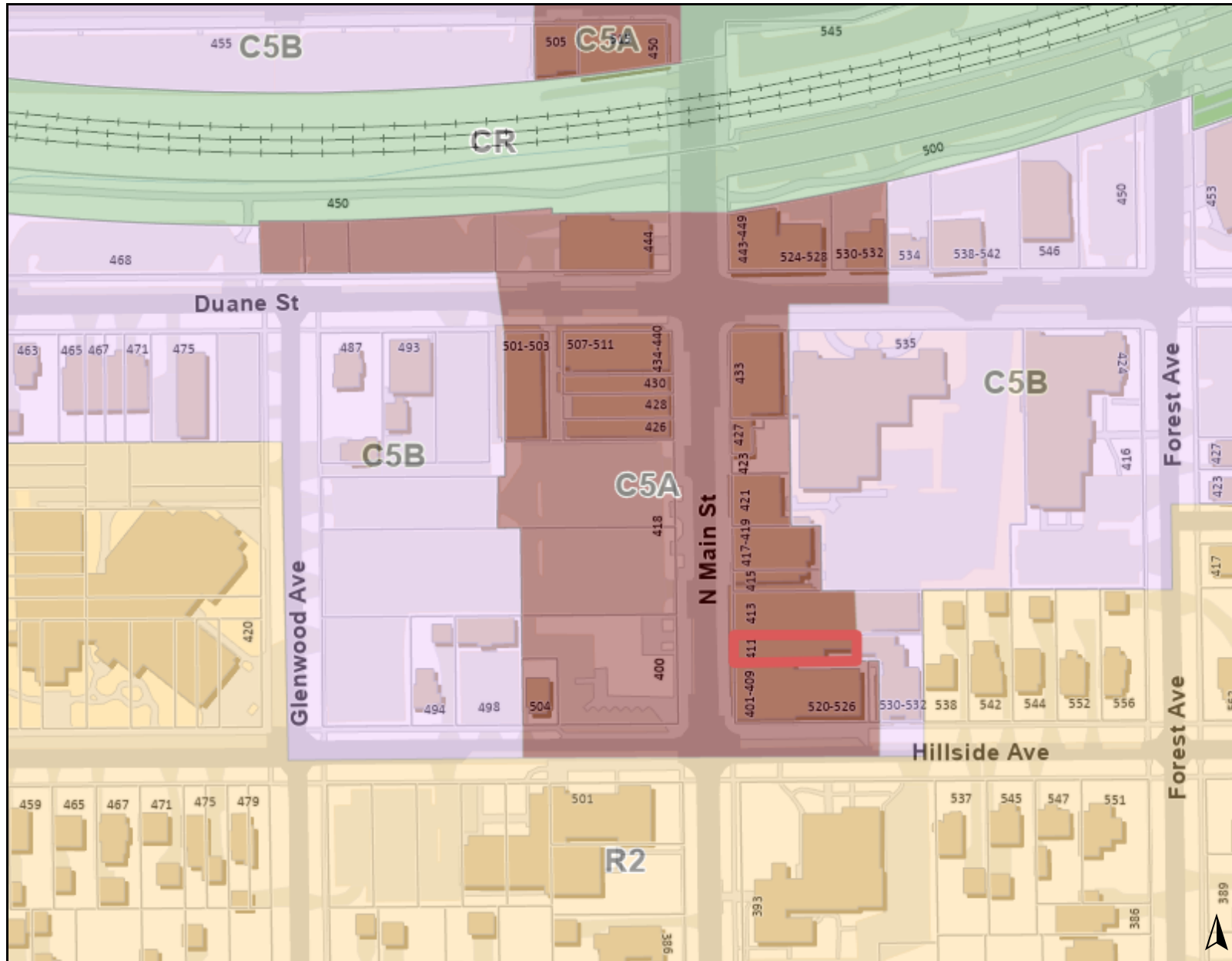
Legend

Notes

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Print Date: 3/12/2021

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Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District

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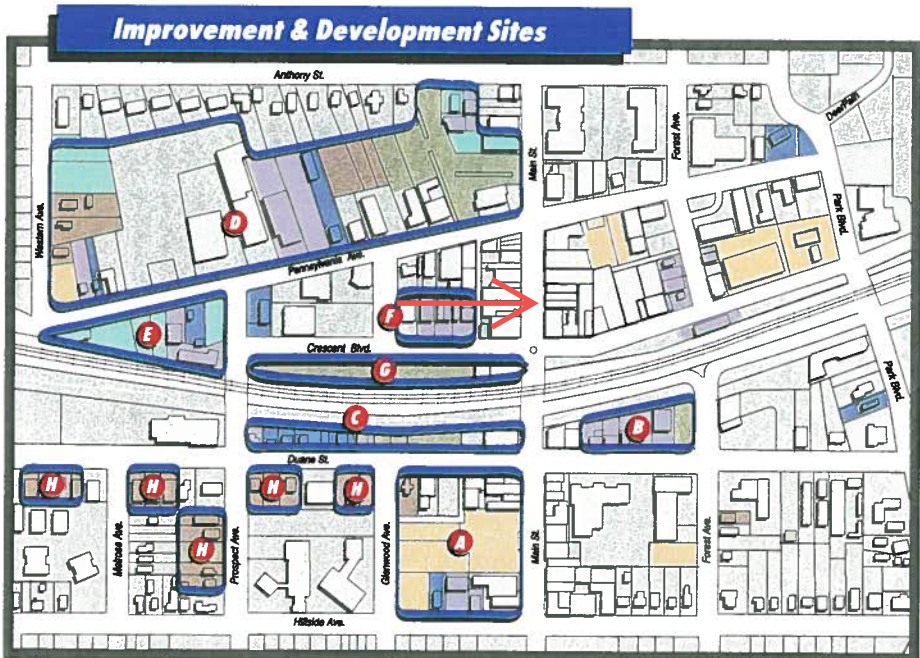
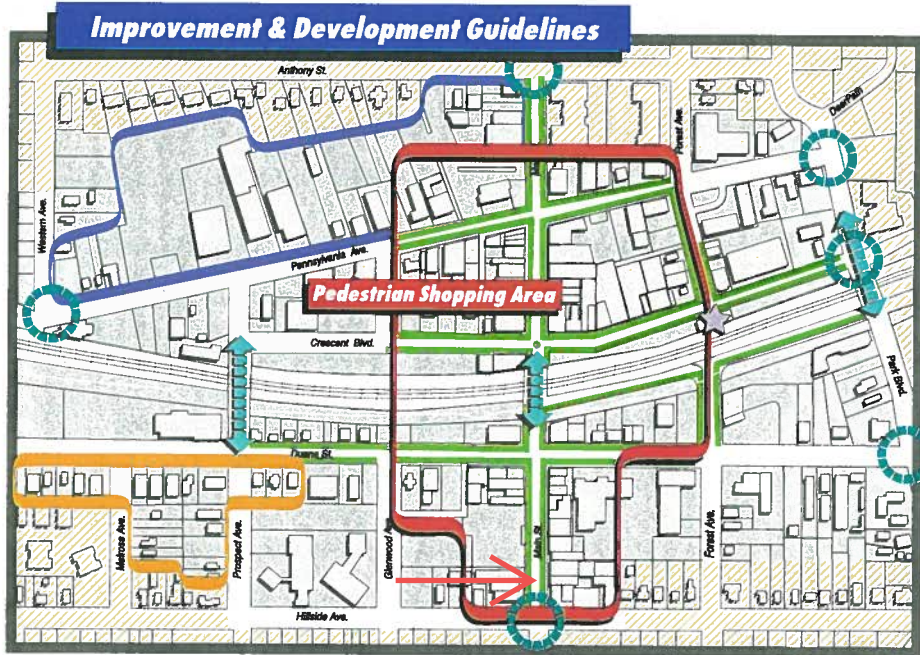
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Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.

Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.

Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.

Provide "gateway" design features that denote entry into the Downtown and delineate its boundaries.

Work with Metra to replace the existing commuter station with a new Downtown facility.

Improve pedestrian connections between the north and south sides of Downtown.

Promote replacement of older structures with high-quality townhomes and similar multi-family developments.

Maintain, preserve and protect surrounding neighborhoods. (See text for additional improvement and development guidelines)

Improvement & Development Sites:

Projects either underway or being discussed (see accompanying text).

Vacant buildings and land parcels should be reused or redeveloped.

Marginal and underutilized properties should be reused and upgraded or replaced with new development.

Residential properties that may be subject to redevelopment.

Surface parking lots along the frontage of primary shopping streets should be considered for new development.

Sound and viable businesses that would benefit from building or site improvements.

Clusters of properties that may represent special opportunities for improvement or development.

side of Wheaton. Some existing restaurateurs and specialty merchants attract customers beyond Glen Ellyn including Wheaton, Lombard, Oak Brook, and Downtown Chicago.

The primary market area for Downtown retail uses is estimated to extend two to three miles from the Downtown, generally bound by North Avenue to the north, Butterfield Road to the south, Naperville Road/Main Street – Wheaton to the west, and I-355 to the east.

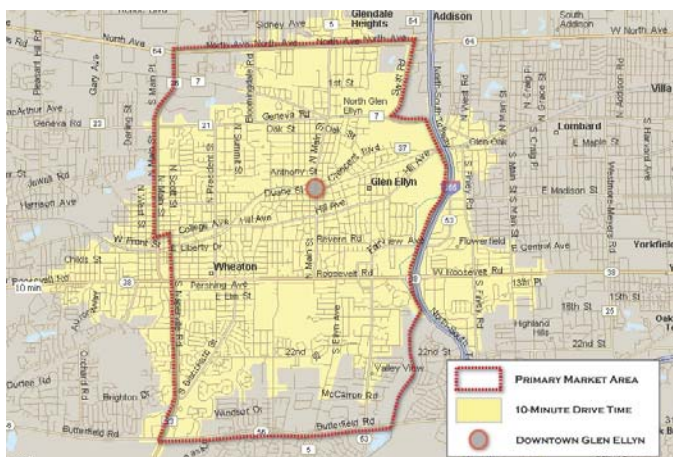


Figure 21: Primary Market Area
Source: Gruen Gruen + Associates

Youths, seniors, and stay-at-home-moms are primary consumers in the Downtown. Requests made for goods and services during the planning process included shops with basic necessities at affordable prices (including children's clothing), men's stores, and after school activities and events for children (especially when they have half-days off).

Trends and Issues

In 2008, the largest global, national, and local economic downturn occurred since the Great Depression (which commenced in 1929). Although one could argue that the decline of Downtown Glen Ellyn began back in the mid-1960s, a noticeable change began in 2005. The Downtown retail vacancy rate increased from 2-3% in 2002-05 to 15% by the end of 2008, and the Downtown's share of Village-wide sales dropped from 21% in 2004 to 19% in 2005.

Downtown Glen Ellyn's successes and struggles are consistent with the current national trends:

- Downtown establishments are becoming more service-oriented.
- Transit ridership is on the rise.¹ Metra ridership increased five percent (5%) in the first half of 2008, compared with the same period in 2007. Eight of Metra's "Top 10" ridership months have occurred since July 2007. Metra's weekend ticket sales were up 20% in the first half of 2008.

In addition to reflecting on national trends, there are some notable characteristics for the primary market area of Downtown Glen Ellyn:

- The estimated retail supply in the Downtown's primary market area is double the estimated retail demand.
- The Downtown does not provide significant advantages for major office space users.
- There are not enough potential consumers living in the Downtown.

¹ "Record ridership strains CTA, Metra, Pace – and it's likely to get worse. Lack of capital improvement catches up to transit agencies." Chicago Tribune, September 2, 2008.

4. Increase the amount of Downtown office space that attracts small and growing businesses.
5. Create new Downtown amenities by increasing recreation and parkland opportunities.
6. Increase the number of cultural events and activities that could make Downtown Glen Ellyn a destination for residents and non-residents alike.
7. Eliminate the perception of government-imposed obstacles to operating a business and reinvesting in private property in the Downtown.
8. Establish safe and efficient pedestrian, bicycle, and automobile traffic and access patterns to, through, and from the Downtown.
9. Improve the sufficiency and convenience of the Downtown parking supply north and south of the tracks.
10. Establish a distinguishing feature in the Downtown that differentiates Glen Ellyn's Downtown from other communities' downtowns.
11. Establish a Downtown implementation funding plan to ensure that reinvestment occurs and initiatives are achieved.

Strategies and Measures

Strategies are important to the implementation of the *Downtown Strategic Plan*, because they identify specific action items to make the goal and objectives a reality. Measures are tangible items that are outcomes of the strategies. The following strategies and measures correspond to the list of objectives:

1. Retail in a mixed-use setting that includes office and housing creates a dynamic environment and multiple-purpose visits. Retain and attract a retail mix for the Downtown that includes unique eating and drinking establishments and also provides outdoor eating and drinking opportunities. Retain and enhance entertainment and recreational uses such as the Glen Art Theatre, Illinois Prairie Path, and Lake Ellyn.

Measure: Reduce the Downtown vacancy rates, ensure a no net loss of retail, restaurant, and entertainment tenant space in the Downtown; incorporate such uses in the first floors of mixed-use buildings; ensure that new commercial space is built to meet the needs of modern retailers; and manage the utilization of Downtown core business hours.

2. New housing opportunities in the Downtown increases the population base in the community without encroaching on the surrounding single family neighborhoods. Since the surrounding area is substantially built-out, and the limited population growth will primarily result from the movement of empty-nester, younger-aged, and smaller-sized households, the Downtown is an ideal location for increased housing opportunities.

Measure: Construct a minimum of 450 new dwelling units in the Downtown.

3. Buildings deteriorate over time in the absence of proper maintenance and renewal. In the past, sufficient maintenance and renewal did not occur. Interior upgrade needs include heating/ventilation/air conditioning systems, telecommunications, electrical, plumbing, and interior finishes. Exterior upgrade needs include historic restorations, historically-sensitive façade upgrades, awnings, signage, and rooftop repairs.

Measure: Establish a historic district in the Downtown core area. Make available financial incentives to business owners and property owners in the form of grants, low-interest loans, and/or tax credits, for building maintenance, renovations, and upgrades. This includes incentives for historic or landmarked properties within a historic district. The EDC currently offers grant programs to assist with exterior façade improvements and interior renovations. These programs should continue, and possibly be enhanced.

4. The benefits of having office users in the Downtown includes the opportunity for residents to walk to work, having a daytime and early evening population base to eat in Downtown restaurants and shop in stores. In

addition, professional office-based businesses can partner with each other and creative businesses can provide goods and services to Downtown merchants.

Measure: Provide a net increase in office tenant space in the Downtown, and ensure that it is flexible to allow firms the opportunity to grow in place.

5. Amenities such as a large Downtown open space, the Illinois Prairie Path, sidewalk cafes, and public art, provide active and passive recreation opportunities and create a unique ambiance in the Downtown for citizens and visitors alike.

Measure: Reconstruct Main Street and Crescent Boulevard to accommodate the creation of the "Downtown Greenway" open space, the construction of wider sidewalks, and the installation of public art and bicycle racks.

6. Permanent Downtown venues for the performing arts need to be constructed to maximize setup convenience and minimize temporary stage and tent rental costs. Expand the number of Downtown cultural events and activities by building upon popular events such as the Jazz Fest, holiday parades, and scavenger hunts, and renew events such as the Taste of Glen Ellyn by incorporating Glen Ellyn restaurants and College of DuPage Foodservice Administration students into the program of featured vendors.

Measure: Construct a small amphitheater that protects the stage from the weather and minimizes the impacts of train noise in the performance area.

7. The Zoning Code needs to be updated to reflect the recommendations in the Market Analysis and minimize the perceived burden of government-imposed obstacles in the Downtown business and development review process. The Village's existing Zoning Code requires a special use permit for non-retail uses in the Downtown. Amending the Zoning Code to permit entertainment and cultural uses by right in the Downtown, and amending zoning district boundaries, will reduce the time it takes for businesses to be opened. In addition, the Village should look for opportunities to expand its authority to grant administrative approvals.

Measure: Update the Zoning Code, consider writing form-based regulations for the Downtown prior to the development of new mixed-use buildings, and utilize an Executive Director of a new permanent Downtown organization to work as an ombudsman for business owners and developers.

8. The existing one-way traffic loop around the block located at the northeast corner of Main Street and Crescent Boulevard makes access in and through Downtown inconvenient and confusing, and the large number of trains passing through the Downtown can create backups and be frustrating for motorists. In addition, the Downtown is located one mile north of Roosevelt Road and one mile south of Geneva/St. Charles Roads. Opportunities to improve the traffic flow include converting one-way streets to two-way streets, installing clear wayfinding signage, constructing consistent streetscape features from Roosevelt Road to Geneva/St. Charles Roads, and constructing gateways at key intersections.

Measure: Consider converting the Downtown's primary one-way streets to two-way streets; design and install attractive, easy-to-understand, and memorable gateways and wayfinding signage; and design and install streetscaping along the two-mile Main Street corridor. In addition, consider converting the Downtown's one-way neighborhood streets, such as Forest Avenue, Hillside Avenue, and Anthony Street, to two-way streets, and hire a consultant to evaluate the possibility of constructing a vehicular overpass or underpass in the vicinity of the Downtown.

9. Although the current overall parking supply is generally sufficient for the Downtown, too few spaces are available for Downtown public parking, and the public parking supply that is available is generally inconveniently-located to the Downtown core, and in some cases, requires a fee to park. In addition, the

Maintain and Build New Downtown Mixed-Use Buildings

Increase the overall density and activity in the Downtown. Retail and restaurant uses should be reserved for first floor space throughout the core of the Downtown, and be contained in mixed-use buildings with residential uses above. The additional residential density will increase the consumer population of the Downtown to fuel the economic engine to support the existing and future retail. Mixed-use redevelopment is a key means for accomplishing this objective. Ensure that any new developments in the core shopping district accommodate residential dwelling units (preferred) or office above first floor retail; that any new developments in the periphery of the core shopping district accommodate residential dwelling units above first floor office; that existing buildings are remodeled and/or renovated; that new infill development and renovations are historically-sensitive; that new commercial space is designed to meet the needs of modern retailers; and that there is a no net loss of retail space in the Downtown.

Increase Downtown Office and Service Space

Infusing additional professional and medical offices and service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well. The location of these businesses must be strategically positioned so as not to interrupt critical retail street corridors. An appropriate location is above or below first floor retail in a mixed-use setting or a site that is on the periphery of the Downtown core.

Increase the Number of Downtown Residential Units

Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don't need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home. In addition, allow the construction of accessory dwelling units¹ on single family properties in and near the Downtown study area. These units can be located above detached garages, or as an addition to – or a remodel of – the single family home.

Civic and Institutional

Preserve and enhance the visibility of the elegant Downtown civic and institutional buildings. New civic and institutional uses should also be considered and be accompanied with the strictest standards of architectural excellence.

Circulation and Access

Maintain and Improve Infrastructure

Corridors

Install streetscape improvements that will make the Downtown a vibrant experience, and build upon the existing features to make the Downtown a destination. Improve the safety of dangerous intersections. Create plaza streets² in the Downtown core. Choose a bike rack design that coordinates with the street furniture design for the Downtown, and install them along Main Street and at the Glen Ellyn Train Station

¹ Accessory Dwelling Unit (ADU). A small efficiency apartment that typically includes a kitchenette, a bathroom, a combination living/dining/sleeping space, and is approximately 650 square feet in size. It is usually located above a two-car detached garage; however, it could be a part of the single family home – such as in an attic or a basement – as long as the proper building codes are adhered to.

² “Plaza Streets” are public streets that have special, decorative pavement, and have the potential to be closed for pedestrian-only use on special occasions.

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.

CLEAR PAGE

I. APPLICATION INFORMATION:

- A. Date Filed: **02/25/2021**
- B. Project Name: **Brick & Mortar**
- C. Project Description: **Coworking + Integrated Retail**
- D. Address of Property: **411 N Main St, Glen Ellyn, IL 60137**
- E. Permanent Index No: **05-11-328-009** Zoning: **C**
- F. Name of Applicant: **Andrew Nast, Adam Clabaugh**
- G. Address of Applicant: **11 N. Northwest Hwy, Park Ridge, IL 60068**
- H. Phone No. (Business): **847-777-3808** (Home) _____
- I. Fax No. (Business): _____ (Mobile) **847-951-2250**
- J. E-mail Address of Applicant: **andrew@yourbrickandmortar.com, adam@yourbrickandmortar.com**
- K. Name of Property Owner: **Bricks On Main LLC / Greg McCaffrey**
- L. Address of Property Owner: **39W650 Benton Ln, Geneva, IL 60134**
- M. Phone No. (Business): **630-736-1100** (Home) _____
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: **g.mccaffrey@sbcglobal.net**

II. SUBMISSION REQUIREMENTS

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

Signature:  Date: **2/25/2021**



Modern Coworking In Downtown Glen Ellyn

A Vibrant Business Community In Glen Ellyn

More than simply office or meeting space, Brick & Mortar's coworking environment provides **a vibrant community of professionals, entrepreneurs and businesses** in the heart of downtown Glen Ellyn.



Why Glen Ellyn?

When reviewing dozens of locations for a second Brick & Mortar site, we took a large number of factors into account—most important among those were walkability, demographics, **and the opportunity to be a part of a dynamic, growing city.**

Due to the significant investment being made in purchasing and improving the real estate, it was critical that the selected city be one where Brick & Mortar could add value for many years to come. After reviewing all of the criteria, **Glen Ellyn was the obvious choice** for our first expansion outside of the original location.





Park Ridge Location



Park Ridge Location

A Beautiful Place to Work, Meet & Connect

With companies permanently shifting 30%+ of their workforce remote, a huge number of white collar professionals who used to commute to work from the suburbs are **in desperate need of a location to work from, other than their homes.**

These professionals are not simply looking for a place to flip open their laptop—they are looking for a workspace that they are excited to come to, as well as bring their clients.



Flexible Memberships For Workers Of All Shapes & Sizes

Not everyone needs a dedicated office—or even a desk—every day of the week. By creating flexible membership options we allow workers to pay for what they need—no more, no less.

Private & Dedicated Spaces:

- Daily Private Office (*reserve an office for the day*)
- Monthly Private Office (*put your logo on your door*)
- Monthly Dedicated Desk (*call dibs on a desk you love*)

Open Seating:

- Daily Membership (*daily on-demand*)
- Part-time Membership (*includes 8 Day Passes*)
- Unlimited Membership (*as much access as you like*)

Hourly Reservations:

- Meeting Room
- Private Event

- And More...





So Much More Than Just A Desk

In addition to being surrounded by the amazing restaurants and businesses in downtown Glen Ellyn, all Brick & Mortar members receive access to our full suite of services and amenities:

- Super fast fiber wifi
- Electronic access
- Soundproof phone booths
- Fully furnished common areas and offices
- Electronic sit/stand desks
- Adjustable ergonomic chairs
- Complimentary coffee and filtered water
- Printing on the house
- All utilities and cleaning included
- Priority access to community events



Thoughtfully Integrated Retail For The Coworking Community

To keep our members energized and productive throughout the day, we offer beverages, snacks and even apparel for purchase in our “**micro-grocer**” located inside the space.

Curated Business & Networking Events

Brick & Mortar is also a destination meeting and event space that can be utilized during the work week, evenings and weekends. From seminars and networking events, to holiday parties and corporate off-sites, Brick & Mortar will **introduce new groups of professionals to vibrant downtown Glen Ellyn.**





Introducing Local Businesses To The Coworking Community

One of the big appeals of coworking space vs. traditional office spaces is the sense of community that the tenant companies share. To help foster this, **Brick & Mortar connects with local restaurants and businesses** to host events and happy hours that introduce coworking members to local options for food, drink, and services.

Whether they are coming to Brick & Mortar to work, for an event, to meet an existing member, or for a tour as a potential new member, **the space will draw thousands of professionals**—both locally and from the surrounding communities—to **downtown Glen Ellyn**. Once there, the incredible walkability of the location will allow visitors to:

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Some Nice Things Nice People Are Saying About Us

D

David

1 review

⋮

★★★★★

5 days ago

Adam and the team at Brick and Mortar took great care of our Chicago market 2021 planning meeting. With multiple locations needing to have face to face discussions, Brick & Mortar was the perfect solution. All of the tools that we needed were provided (and the snack selection was great, too!!) Looking forward to the next visit to Brick & Mortar.

👍

Like

B

Bonnie

2 reviews

⋮

★★★★★

a month ago

Brick & Mortar has been an excellent extension of my business & provides a great space to work and meet clients. The accommodations are top-notch and I would highly recommend this space to anyone looking for a great co-working environment in the Northwest suburbs.

👍

Like

F

Franco

1 review

⋮

★★★★★

2 weeks ago

So grateful that Brick & Mortar opened up in Park Ridge. Phenomenal environment to work from. The space is absolutely spotless with so much natural light. Great amenities a true pleasure to spend my days working here. What a great addition to the Park Ridge community. Walking distance to restaurants.

👍

Like

The Team

Andrew Nast & Adam Clabaugh

Brick & Mortar's Managing Partners—Andrew Nast and Adam Clabaugh—are not only long time friends, but serial business partners who have started and grown 3 successful companies together over the years.

Andrew attended Northern Illinois University, receiving a Bachelor of Science in Marketing, while Adam attended Columbia College Chicago with a focus on design. While both Partners had very different career paths—Andrew's heavily involving real estate development and Adam's focused mainly on technology companies—the two came together in 2015 to launch a property management firm, Lofty, that was ultimately acquired in 2017.

Following the sale of that business Andrew and Adam teamed up again to launch a technology enabled construction company—Blue Collar—which has grown to operate in 6 different states. As they were looking for office space for their construction company, they realized that there was a massive lack of flexible workspace in the suburban communities.

So, in 2020 the team set out to provide professionals in the suburbs with beautiful places to work from without having to commute to the city (or try and take conference calls from their kitchen table), and Brick & Mortar was born.





Modern Coworking In Downtown Glen Ellyn



**Glen Ellyn Plan
Commission**
535 Duane Street
Glen Ellyn, IL 60137

Meeting 3/18/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Commission Recommendation
Prepared By: Katie Ashbaugh

**AGENDA ITEM (ID
2021-960)**

DOC ID: 2021-960

Consideration of the Draft Glen Ellyn Zoning Map of 2021

Statement of the Issue:

Please see attached staff report.

Analysis:

Please see attached staff report.

Budget Impact:

N/a

Action Requested:

Please see attached staff report.

Attachments:

1. Official Zoning Map Adoption 2021 - PC Staff Report
2. Draft 2021 Zoning Map
3. Draft 2021 Address & Zoning Map with Changes Highlighted

STAFF REPORT

TO: The Plan Commission

FROM: Katie Ashbaugh, AICP, Planner

DATE: March 3, 2021

SUBJECT: *March 11, 2021, Plan Commission Meeting*
Consideration of the Draft Glen Ellyn Zoning Map of 2021

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 2021 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 2021.

MAP AMENDMENTS: The following changes were adopted by the Village Board in 2020. A map highlighting the changes to the map has been attached for the Commission's review.

Illinois Prairie Path

On January 13, 2020, the Village Board adopted Ordinance 6751 which approved the voluntary annexation of the last remaining unincorporated portion of the Illinois Prairie Path. Ordinance 6752 was subsequently adopted at the same meeting, which approved a Zoning Map Amendment to zone the property as CR Conservation Recreation District. This zoning district is consistent with the zoning of the rest of the Prairie Path that had previously been incorporated into the Village.

380 S. Milton Avenue

On February 24, 2020, the Village Board adopted Ordinance 6767, which approved the voluntary annexation of one single-family property located at 380 S. Milton Avenue, formerly known as 1S750 S. Milton. Ordinance 6767 also automatically zoned the property, as permitted by Section 10-3-3 of the Zoning Code, to R1 Residential District. The property is developed with a single-family home.

715 S. Park Boulevard

On July 27, 2020, the Village Board adopted Ordinance 6792, which approved the voluntary annexation of one single-family property located at 715 S. Park Boulevard, formerly known as 2S611 Park Boulevard. Ordinance 6792 also automatically zoned the property, as permitted by Section 10-3-3 of the Zoning Code, to RE Residential Estate District.

Cumnor & Acorn Residential Properties

On November 9, 2020, the Village Board adopted Ordinance 6812, which approved the annexation of 4 single-family properties located at 544 Cumnor Avenue, 548 Cumnor, 944 Fairway Street, and 936 Acorn Avenue. These properties were formerly known as 0N276 Cumnor Avenue, 0N282 Cumnor Avenue, 21W518 Fairway Street, and 21W536 Acorn Avenue, respectively. Ordinance 6812 also automatically zoned the properties, as permitted by Section 10-3-3 of the Zoning Code, to R2 Residential District.

623 Scott Avenue

On November 9, 2020, the Village Board adopted Ordinance 6814, which approved the annexation of one single-family property located at 623 Scott Avenue, formerly known as 0N461 Scott Avenue. Ordinance 6814 also automatically zoned the property, as permitted by Section 10-3-3 of the Zoning Code, to R1 Residential District.

Elliot Properties

On November 9, 2020, the Village Board adopted Ordinances 6815, 6816, and 6817 which approved an annexation agreement, annexation, and the zoning, respectively for multiple properties comprising 7.88 acres, all generally located on the south side of Hill Avenue between Walnut Road and I-355. Four of the properties fronting Hill Avenue are developed with single-family homes and were zoned R2 Residential District. The remainder of the properties were zoned I1 Light Industrial District. The new addresses have yet to be finalized due to the multiple PINs and buildings associated with the lot.

**PLAN
COMMISSION
ACTION:**

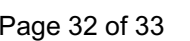
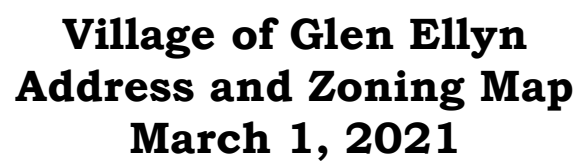
The Plan Commission is being asked to review the proposed 2021 Zoning Map and make a recommendation to the Village Board regarding its adoption as the Official Glen Ellyn Zoning Map of 2021. The Board is expected to act on the updated Zoning Map at their March 22, 2021 meeting.

ATTACHMENTS:

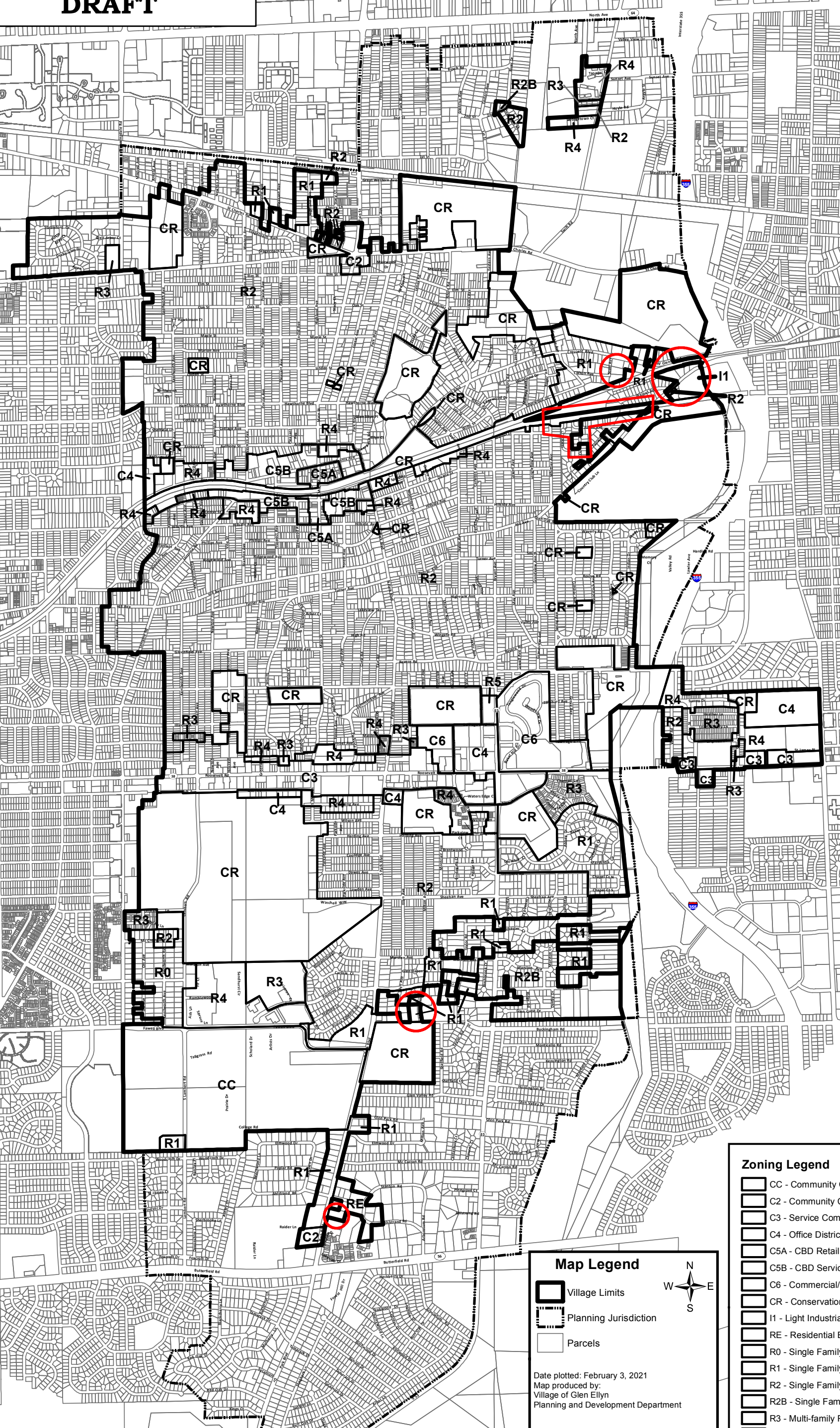
- Draft 2021 Zoning Map
- Draft 2021 Address & Zoning Map with Changes Highlighted

CC:

Staci Springer, AICP, Community Development Director
Kelly Purvis, AICP, Planning Manager



Village of Glen Ellyn
2021 Zoning Map
DRAFT



Map Legend

- Village Limits
- Planning Jurisdiction
- Parcels

Date plotted: February 3, 2021
Map produced by:
Village of Glen Ellyn
Planning and Development Department

0 625 1,250 2,500
Feet

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