



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, July 8, 2021
7:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Plan Commission and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. All members of the public that wish to speak to the Plan Commission about an item on the agenda will be given a three minute time limit to conclude their remarks. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

- A. Call to Order**
- B. Public Comment (Non Agenda Items)**
- C. Approval of Draft Minutes from May 27, 2021 Plan Commission Meeting**
 - 1) Draft Minutes - May 27, 2021
- D. Public Hearing - 520 Forest Avenue**
 - 1) A Zoning Variation Request to Allow HVAC Equipment to Encroach into the Required Front Yard
- E. Trustee's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjournment**
- J. Zoning Variation Request**



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

Meeting 7/8/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2021-1252)**

DOC ID: 2021-1252

Draft Minutes - May 27, 2021

Statement of the Issue:

See attached Minutes.

Analysis:

NA

Budget Impact:

NA

Action Requested:

NA

Attachments:

1. 5-27-21 Plan Commission Meeting Minutes-Revised DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
May 27, 2021

Call to Order and Roll Call

Chairperson Mary Loch called the meeting to order at 7:01 p.m. She delivered prepared remarks about the remote proceedings of the meeting, conducted via videoconference due to the COVID-19 disaster declaration and associated public health concerns. She explained the function of the Plan Commission, and described procedures for the evening's meeting, including how public participation would be facilitated. Chairperson Loch introduced the following Village representatives participating in the meeting: Community Development Director Staci Springer, Planning Manager Kelly Purvis and Recording Secretary Barbara Dutton.

Roll call was taken. Present: Chairperson Loch and Plan Commissioners Angela Fanella, Tracy Heming-Littwin, John Mulherin and David Rodemann. Absent: Plan Commissioners Lloyd Berry, Laura Brown, Mohammed Saeed and Jamie Vondruska.

Adoption of Emergency Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin and seconded by Commissioner Fanella. The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Fanella, Mulherin and Rodemann and Chairperson Loch voted "yes."

Public Comment Non-Agenda Items

There was no public comment pertaining to non-agenda items.

Approval of April 22, 2021 Plan Commission Meeting Minutes

Commissioner Mulherin moved to approve the draft minutes of the April 22, 2021 Plan Commission meeting; seconded by Commissioner Rodemann. The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners, Mulherin, Rodemann, Fanella and Heming-Littwin, and Chairperson Loch voted "yes."

Public Hearing Concerning a Special Use Permit, Zoning Variations and an Exterior Appearance application to allow the construction of a winter sports complex which will include a paddle court facility, to be located on the property at 21W451 Hill Avenue

A motion to open the Public Hearing concerning a Special Use Permit, Zoning Variations and an Exterior Appearance application to allow the construction of a winter sports complex which will include a paddle court facility, to be located on the property at 21W451 Hill Avenue was made and seconded by Commissioners Heming-Littwin and Mulherin, respectively. The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Fanella and Rodemann and Chairperson Loch voted "yes."

Staff Introduction

Planning Manager Purvis and Director Springer, 535 Duane Street, were sworn in. The former stated that the petitioner is requesting approval of a Special Use Permit, Zoning Variations and an Exterior Appearance application to allow the construction of a winter sports complex which will include a paddle court facility, to be located on the property at 21W451 Hill Avenue. The Special Use Permit is to allow a private recreational facility in the Conservation-Recreation District; and the Zoning Variations are to allow a 42-ft. setback where 48.7 feet is required for recreational equipment, and to allow 250 parking stalls where 1,646 parking stalls are required. The subject property, she said, is located on the south side of Hill Avenue at the Village's eastern border and is comprised of about 150 acres, some of which was annexed into the Village in 2014, while the balance remains unincorporated. The surrounding land uses are single-family residential in the Village and in the County, Prairie Path, industrial properties, ComEd right-of-way and Forest Preserve property. The unincorporated (and larger) portion of the Club's property holds an 18-hole golf course, a clubhouse, pool, a driving range and short practice facility, skeet and trap shooting range and several dining facilities. The site, noted Planning Manager Purvis, has been home to the Glen Oak Country Club for about 110 years.

Proposed, she said, is a 16,000SF, two-story winter sports facility to include four heated outdoor paddle courts, a gathering hall, a bar, and an outdoor seating area and lounges. Golf simulators that can accommodate up to 12 people at a time are planned for the lower level. The facility is expected to be open from 9:00 a.m. - 11:00 p.m. with peak usage November through March, she continued. If fully utilized there would be up to 32 players using the paddle courts (rotating as only four can be on a court at one time). The paddle courts would be primarily used in the evening hours from 5:00 p.m. to 11:00 p.m. The facility, stated Planning Manager Purvis, would be directly accessible from Hill Avenue, on which two curb cuts are proposed. The driveway would have an entry on its western access point and accommodate one-way traffic eastbound. Seven parking stalls, including an ADA-compliant one, are proposed for in front of the facility. Secondary access would be provided by a path from the existing clubhouse parking lot, which will provide overflow parking. The Zoning Code requires parking based upon gross land area, she explained, but added that the 250 parking stalls provided on the property have been adequate to serve the facilities over the years. The petitioner also requests a setback variation from the requirement of 48.7 feet to 42.54 feet. The petitioner is proposing to install 50 lilac bushes along the driveway to screen the parking spaces, and intends to plant a combination of shade trees, ornamental trees, shrubs, perennials and grasses, many of which are listed on the Village's recommended plant list in the Exterior Appearance Guidelines. Meant to be compatible in materials and design with the existing clubhouse, stated Planning Manager Purvis, the proposed facility is to feature stucco, faux slate roof shingles, teal-colored painted trim, and thin stone veneer. The petitioner proposes several exterior light fixtures including bollards for the walking path, paddle court lighting, building fixtures, and lighting to illuminate the proposed signage. Planning Manager Purvis stated that all of the proposed fixtures meet the Village's shielding requirements. She explained further that the Petitioner is proposing an average illumination level of 50fc on the courts to support Class II Competition, though the Village's lighting consultant suggests 30fc (in accordance with Illuminating Engineering Society of North America standards) for Class III play. She displayed images of paddle courts

at Maryknoll Park, which she said, averages 31fc on the courts. She outlined the requested/suggested Plan Commission action.

Commissioner Mulherin asked how perimeter mesh screening recommended by Village consultant James Benes & Associates is different than what the Petitioner proposes. Commissioner Heming-Littwin interjected that she believed the reference to be to wind screening, and asked for confirmation of the height from the ground to the top of the light fixtures vs. from the ground to the top of the screening. Planning Manager Purvis stated that the light fixtures are not as tall as the building, and displayed an illustration. Commissioner Rodemann asked if trash handling was considered and whether there were any condensers onsite/if mechanical equipment would be contained in a roof well. Planning Manager Purvis said mechanicals are proposed for the mansard roof, and that no refuse containers are planned for outside the Winter Sports Facility. Commissioner Rodemann expressed concern about disposal bins being an afterthought, as well as about lighting source shielding. Planning Manager Purvis said she thought this would be addressed. Commissioner Fanella asked for confirmation of the Maryknoll courts' light turn-off time. Planning Manager Purvis replied it has an 11:15 automatic turnoff, as required by their approving Ordinance.

Petitioner's Presentation

Sworn in for the Petitioner were Mark Christensen, 27W017 Lowden, Wheaton; Elizabeth Kivland, Chipman Design Architecture, 1350 E. Touhy Ave., Des Plaines, IL; Brett Duffy and Joe Lewis, SPACECO, 9575 W. Higgins Rd., Rosemont, IL; and Jim Cardamone, 811 Bemis Rd., Glen Ellyn, IL (from Glen Oak Country Club). Mr. Christensen stated that the new complex envisioned is a result of an assessment of club member experience realizing a preference among young member for paddle ball, and said Glen Oak is one of the few clubs in the region without a paddle complex. He cited Maryknoll as a testament to the sport's popularity. Golf simulators, he explained, would supplement paddle courts from November through March, and that the facility would also accommodate parties and showers. He stated that frontage of the complex would be off of Hill Avenue, have easy access off the Club's existing parking lot, and southeast views over the golf course. Architect Kivland said the exterior design, which she described as "straightforward," carries the aesthetic of the main clubhouse. She stated that the facility will feature an exterior fireplace, and that mechanical equipment will be in the well in the mansard roof. With trash from the small prep kitchen is to be carted to the clubhouse, she said there shouldn't be any extraneous trash receptacle. Ms. Kivland stated that the height of the chain link fence/chicken wire is approximately 12 feet above court surface, and from there, posts will be approximately 18 feet. Roof truss engineering is still underway, she added, but lights will remain lower than the building, with a 5 ft.-6 ft. difference between the lights and the top of the caging. Windscreen apparatus, she indicated, could be added.

Commissioner Questions

Commissioner Heming-Littwin asked the distance from ground grade to paddle court. Ms. Kivland stated that the height varies because of the slope of the site. She continued, explaining that 7 ft. 10 in. is the top of the court, so it's about 6 feet down to start, with a ramp up to court level. Commissioner Heming-Littwin asked if the path lighting would have auto turn off at 11 p.m. Mr. Christensen responded affirmatively, saying something similar to Maryknoll could be enabled. He agreed with the Commissioner (who, as a participant in the sport, maintained that the season begins in September) that the paddle ball

court could see year-round activity, but denoted the sport doesn't see substantial play in the summer. Pointing to a wetland pond that she thought filters into the DuPage River, Commissioner Heming-Littwin asked about plans to clear the path in the winter. Mr. Christensen stated the proposed complex is downstream from and somewhat independent of the pond. Club General Manager Cardamone reported that the Club is still under bond and working to meet Village wetlands regulations, and that no runoff issues are anticipated. Commissioner Heming-Littwin said she wondered specifically about the path. Mr. Christensen said it was on the opposite side of the crest of a hill. Commissioner Heming-Littwin inquired about an outdoor sound system. Mr. Cardamone stated that there is no intention to have one, and Mr. Christensen stated that there had been no discussion of music outside. Commissioner Heming-Littwin asked how the Club intended to enforce parking rules in front of the "hut." Mr. Cardamone replied that the Club has valet service and that staff can be deployed for "kicking people out" of spots. Since the facility is close to other parking, he didn't think there would be a need to "cheat" at parking.

Commissioner Mulherin asked about the justification for the Class II option with 50fc lighting when Class III seems more appropriate. Mr. Christensen said, while he appreciates the Consultant's input, the 50fc was opted for in light of Midwest player preference for a brighter court, and that the hope is for 50fc, or alternatively a dimmer switch to brighten the area for certain competitions. Asked for consideration, he added that brighter lighting would better accommodate any closed-circuit televising of matches, and stressed that the lighting plan is in compliance with Village requirements. Commissioner Mulherin asked what impact the difference in foot candles has on transition out (i.e., light splash away from) the facility. Mr. Christensen, who noted two homes across Hill, maintained that the 200-watt fixture option selected eliminated the need for a variance associated with a previously specified 300-watt fixture option and presents a level of splash incidental at the property line. Commissioner Rodemann surmised that the photometrics run didn't include a windscreen that might absorb some light spill, an understanding Mr. Christensen confirmed. Ms. Kivland stated that, though the model was exclusive to the light fixtures, screening and landscaping will provide shielding. Commissioner Rodemann expressed concern over observation of 300 watts getting 80 fc, saying he isn't sure about the lighting level being proposed. Mr. Christensen stated that the 200w-equivalent solution chosen achieves an average of approximately 50fc, and that a dimmer would be necessary to get 30. Noting the height proposed, Commissioner Heming-Littwin said she hasn't seen screening on lights before and isn't clear on its effectiveness. Ms. Kivland stated that the screen is an add-on piece to meet the Village's Dark Sky ordinance, and is to eliminate initial light spread. Acknowledging that an older schedule presented conveys a higher fc level, Ms. Kivland confirmed that a 200w fixture is specified.

Commissioner Rodemann recommended wind screening be incorporated into the plan. Mr. Christensen stated that screening could be put on the fencing off of Hill since "everywhere else" faces the golf course, but said it could be applied to appropriate places. Calling the northwest corner of the facility the "problem corner," Ms. Kivland indicated potential application "along Hill and probably slightly around the west corner," adding that trees are planned for here. Commissioner Rodemann expressed a desire to see screening at least on the north side.

Commissioner Heming-Littwin asked if the Club has thought about expansion. Mr. Christensen reported it had, and that the site presents some room to expand eastward. Chairperson Loch asked the distance

of the walkway; Planning Manager Purvis estimated 254 feet. Director Springer said there are three houses across the street. Commissioner Fanella suggested an 11:15 p.m. automatic light shutdown, which Mr. Cardamone deemed fair.

Public Comment

Planner Manager Purvis read the following received written comment into the record:

Kevin Stough, Land Preservation Manager, Forest Preserve District of DuPage County, 35580 Naperville Rd., Wheaton, IL 60189: Re: Public Hearing - Glen Oak Country Club, 21W451 Hill Avenue

"Dear Ms. Loch,

"The Forest Preserve District of DuPage County recently received a Notice of Public Hearing regarding Glen Oak Country Club's petition for a Special Use Permit and three Zoning Variations, to allow for the construction of a winter sports complex at the aforementioned address. We appreciate receiving timely notification of such requests that may have an impact on District property and thank you for the opportunity to comment.

District staff has reviewed the information provided and does not have any comments. Please do not hesitate to call [me] if you have any questions."

Timothy and Linda Kelly, 1023 Shady Lane, Glen Ellyn, IL 60137: *"Our concern is in regard to the proposed intensity of light, even with the understanding that recommended deflectors will be in place to help with limiting illumination to surrounding properties. We also have a concern with the noise level being reasonable until and no later than 11:00 pm. The noise level of live band music for past events has already been disturbing to residents until at least 11:00 pm and sometimes later."*

Rob Elliot, 21W171 Hill Avenue, Glen Ellyn, IL 60137: *"Dear Kelly,*

"We are the owners of the Glen Oak Park located at 1081 Hill Ave to 1119 Hill Ave in the Village of Glen Ellyn, Illinois.

"We have reviewed the plans for the Glen Oak Country Club and fully support the approval of this project.

"We have been DuPage County neighbors and now Village of Glen Ellyn for more than fifty years. The country club has always kept an attractive appearance along Hill Avenue and even on Spring. They continue to improve the area with parking on the North side of Hill Avenue and season adjusted flowers and decorations. The appearance from Hill Avenue for the new building is attractive and will add to the overall appearance.

"Thank you for the opportunity to express our approval."

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Mulherin, the motion carried with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Fanella, Rodemann and Chairperson Loch voted "yes."

Commissioner Discussion

Believing the photometrics process to be “pretty accurate,” Commissioner Rodemann said that if the model shows the light level to be acceptable at the property line, he thinks the ability to have a higher lighting level on the courts would probably make sense. Suggesting that the effectiveness of shields depends on how lights are positioned, he said he would like the Club to be in a position to make adjustments if neighbors see light sources, adding that a windscreen on the north side is an easy thing to ask for. Reporting that she’d recently driven through the area, which she pronounced “dark,” Commissioner Heming-Littwin expressed concern about lighting, saying it is “going to be a big change.” She recommended going with the lower fc, as based on her experience 30 is more than bright enough, and suggested a restriction prohibiting outdoor music. Though she expressed concern about screen placement giving an advantage to certain courts during play, Commissioner Heming-Littwin agreed that the north side should be screened, which, she said, would with some of the lighting, but offered a reminder that deciduous trees will be barren during the season of play. She is in favor of the Special Use and variation request. Stating he was in agreement with Commissioner Rodemann, Commissioner Mulherin expressed a degree of confidence in the validity of the photometrics performed relative to the area, which he observed to be dark and sparse. He opined that the Club is well managed and said he doesn’t expect its “good neighbor relationship” to change with this facility. He said he approves of the setback variation, as well as the variation pertaining to parking, as it will avoid adding impervious surface to the site. He stated he has no concerns about the exterior appearance proposed for the facility, which he views as a positive development, and said that 50 fc is appropriate. Commissioner Fanella said she agrees with Commissioner Mulherin, and that she appreciates that the Petitioner is looking to improve the Club. She said the zoning variations seem reasonable, and the lighting is “not going to be excessively irritable to the neighbors;” hence, she is in favor of the project. Chairperson Loch said she echoes Commissioners Mulherin, Fanella and Rodemann, and called the plan “respectable.” Her only concern is lighting, so she recommended screening on the court fencing, especially on the north side.

Commissioner Heming-Littwin, seconded by Commissioner Mulherin moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Jim Cardamone on behalf of the Glen Oak Country Club, for approval of a Special Use Permit, Zoning Variations, and Exterior Appearance, to allow the construction of a winter sports complex at 21W451 Hill Avenue in the CR Zoning District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 27, 2021, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That an updated photometric plan be done to match the light fixture cut sheet for the paddle tennis courts;

3. That the remaining comments related to the lighting and photometrics be addressed to the satisfaction of the Village's lighting consultant;
4. That the lights be set to turn off automatically at 11:15 p.m.;
5. That no outside music be played;
6. That there is screening on the north side of the courts;
7. That it is the obligation of the property owner to install, maintain and replace all landscape materials in accordance with the approved landscape plan on a continuing basis; and
8. That should any rooftop mechanical units be visible from the public right-of-way or adjacent properties following construction, such equipment shall be appropriately screened from view. Screening material shall be submitted to the Community Development Department for review and approval prior to installation.

The motion passed with five (5) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin, Mulherin, Fanella and Rodemann, and Chairperson Loch voted "yes." Planning Manager Purvis said the item is scheduled to appear before the Village Board on June 28th. Mr. Cardamone said the hope is for paddle play to begin by February 2022.

Trustee's Report

None.

Staff Report

Planning Manager Purvis announced that the first Plan Commission meeting scheduled for June is cancelled, but said that there could be business for the second scheduled meeting. She reported that an offer was extended to a planner candidate to assist her. Commissioner Fanella asked if there are plans to reconvene in-person meetings. Development Director Springer stated that there is no answer yet, but reported that the Board is transitioning into in-person meetings. She added that hybrid meetings might be possible, but without IT staff present could only offer audio to remote attendees.

Chairman's Report

Chairperson Loch announced that, in light of perceived Village leadership preferences for board composition and her desire to exit gracefully, the evening's meeting was her last as Chair and as a member of the Plan Commission. She praised Staff, complimented her fellow Commissioners on their work, and expressed appreciation for neighbor participation in meetings. Commissioner Mulherin called Ms. Loch's service and Staff members "phenomenal," and expressed appreciation for the work and diligence of the Commissioners and for the public's input. He said he's willing to stay on through June and, if necessary, a little longer, but believes his term is short.

Other Business

Commissioner Heming-Littwin delivered this statement: *"As Chaucer said, 'All good things must come to an end.'*

"This will be my last Plan Commission meeting, as all things that are important in Glen Ellyn I have heard through the town rumor mill that I will not be serving another term as the new leadership is clear they want commission members who will move the village in a different direction.

"But prior to leaving I wanted to take a moment to reflect on my time here on the Commission. It's been over 9 years that I have had the pleasure of serving my home town with all of you and those who came before you.

"I would like to thank you, Mary, for your wisdom, guidance and friendship through your tenure here, which was from most of my tenure here.

"Staci and Kelly and the past Community Development members, it has been a pleasure working with the best in the business, truly. You guys are always responsive to crazy requests, always willing to provide more clarification – and you know I always ask for that – so that I was always prepared for the meeting. Thank you and good luck. I hope you're able to achieve everything you want in your career either in Glen Ellyn or outside of Glen Ellyn, if you choose.

"I wish Trustee Enright, Trustee Pryde and Trustee Clark, who I started underneath, were here so I could thank them in person for support and guidance. When I first got on this Commission I had really no idea what I was getting into, and they were all real helpful to me, and they were always outstanding. And as we know, our liaisons to the Board have a lot to deal with; we're not the easiest Commission to have to liaison back to the Board, and I always thought that they always did a great job for us.

"And to the rest of you, there is so much I can say but I'm pretty sure I'm between you and ending the meeting.

"You each have taught me about many things. In my humble opinion, I believe we have been an outstanding group willing to ask insightful questions, bring up valid concerns, have differing of opinion and ultimately working collaboratively to recommend what we believed was in the best interest of Glen Ellyn. I can honestly say it has been an honor to be part of a group of people who listen, can disagree with without fear of backlash, and have done so in a mature and cooperative manner. It has not always been easy, as we know, but we have prevailed. I miss the fact that we have not been able to see each other in person and have social times due to the pandemic and hope sometime soon we can all meet up and have a cocktail to celebrate all we have done – especially in the last three years. (And I promise, the first round is on me.)

"I consider you all friends and hope our paths will continue to cross in the future.

"My final commitment to all of you is that I will continue to be active in whatever happens in Glen Ellyn as I believe we tend to have more of a vocal minority when it comes to things brought in front of this commission and the Village Board. I also promise that when I do come and speak in front of you in the future will always be respectful and stay within my three-minute timeframe.

"Always remember that Glen Ellyn is not their town, my town, his town... it is OUR town and all decisions should be made for the collective good of the Village and not a predetermined agenda.

"Thank you again for allowing me to serve. Good luck to all of you; I hope there are still great things ahead."

Adjournment

Chairperson Loch adjourned the meeting at 8:58 p.m.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



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

Meeting 7/8/2021 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Josh Hankins, Kelly Purvis

**AGENDA ITEM (ID
2021-1253)**

DOC ID: 2021-1253

A Zoning Variation Request to Allow HVAC Equipment to Encroach into the Required Front Yard

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

NA

Action Requested:

See attached Staff Report.

Attachments:

1. 520 Forest Staff Report
2. 1. Aerial Photo
3. 2. Zoning Map
4. 3. Applicable Sections from the Comprehensive Plan
5. 4. Public Hearing Notice
6. 5. Public Notice Buffer Map
7. 6. Public Notice Mailing List
8. 7. Certificate of Publication
9. 8. Petitioner's Application
10. 9. HVAC Quote- Roof
11. 10. HVAC Quote- As Proposed
12. 11. Existing Condition Photos
13. 12. Survey Showing Measurements
14. 13. Public Comment Received in Advance of Meeting

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager
Josh Hankins, Planning Intern

DATE: June 24, 2021

FOR: July 8, 2021 - Plan Commission Public Hearing

SUBJECT: Public Hearing for 520 Forest Avenue to consider the placement of two HVAC units in the required front yard.

PETITIONER: The petitioner is Standard Forest LLC, owner of the property located at 520 Forest Ave, represented by Senior Project Manager, Michael Johnson.

REQUEST: The petitioner is requesting approval of a zoning variation to allow the installation of two HVAC units in the required front yard. In order for the project to proceed, the petitioner is specifically requesting approval of the following variation from the Zoning Code:

1. A variation from Section 10-5-5 Yards, Table 10-5-5(B)4, Item 19, to allow HVAC equipment to encroach approximately 4 feet into the required front yard, where mechanical equipment is not a permitted encroachment, in lieu of the requirement that it be placed in the rear yard.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

PUBLIC

NOTICE: Notice of the public hearing was published in the June 23, 2021 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

LOCATION/

ZONING: The subject property is located on the south west corner of Anthony Street and Forest Avenue and zoned R4 Residential District. The surrounding land uses are as follows:

Land Use

North: Single-family Residential
South: Office Building

Zoning

R2 Residential District
C5B Central Business

District			
West: Multi-family Residential	R4	Residential	
District			
East: Single-family Residential	R4	Residential	&
C5B Central			
	Business Districts		

COMP**PLAN:**

The 2001 Comprehensive Plan suggests that “attractively designed and compatibly scaled multi-family residential uses should continue to be located at appropriate perimeter sites, providing a transition between commercial uses and adjacent neighborhoods. Residential uses contribute significantly to the overall character of Downtown, add life and vitality to the area, and provide a built-in market for many Downtown stores and shops” (pg. 45). The plan highlights this area as one that should be maintained, preserved and protected (pg. 48).

BACKGROUND:

The subject property is home to the Forest Apartments, described by the petitioner as “the only affordable senior apartment building in Glen Ellyn”. The common and amenity spaces currently do not have working air conditioning. Initially, the petitioner sought to work within the code requirements and place the HVAC units either on the west or south sides of the building or up on the roof. However, the petitioner has indicated that installing the HVAC units on the west or south sides of the building is not feasible due to the location of the condenser line. Also, mounting the HVAC units on the roof would be prohibitively expensive for this small project and an apartment community geared toward affordability for seniors. The quotes provided to the petitioner from Northern Weathermakers HVAC, Inc. (attached) indicate that installing the units on the roof would cost \$16,195 more than placing it in the proposed front yard location.

PROJECT**SUMMARY:**

Forest Apartments front on Anthony Street to the north and Forest Avenue to the east. The western portion of this lot is primarily used for parking. The front yard, as defined by the Zoning Code is the shortest lot line abutting a street. Therefore the yard along Anthony Street is considered the front yard, even though the building faces Forest Avenue. The petitioner is proposing to install two condensing units (HVAC) approximately 1 foot from the building, in the front yard toward Anthony Street. The larger of the two units measure approximately 3 feet in width, and will encroach into the front yard approximately 4 feet. This creates a setback from the front property line of approximately 25 feet, where a 30 foot front yard setback is required. A total of 9 Emerald Green Arborvitae standing 5 feet 6 inches in height will be planted to screen the HVAC units from view.

One comment was received from the public in favor of the request. The email is attached for the Commission's review.

**PLAN
COMMISSION
ACTION:**

The Plan Commission should consider the petitioner's application for approval of the requested zoning variation and make a recommendation to the Village Board for approval, approval with conditions or denial.

In reviewing the project, the Commission may wish to consider the following conditions:

1. That the project be constructed in substantial conformance with the plans submitted and the testimony presented at the July 8, 2021 public hearing of the Plan Commission; and
2. That the landscape screening around the HVAC units be installed and continuously maintained by the owner of the property.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Applicable Sections from the Comprehensive Plan
4. Public Hearing Notice
5. Public Notice Buffer Map
6. Public Notice Mailing List
7. Certificate of Publication
8. Petitioner's Application
9. HVAC Quote- Roof
10. HVAC Quote- As Proposed
11. Existing Condition Photos
12. Survey Showing Measurements
13. Public Comment Received in Advance of the Meeting

Cc: Staci Springer, Community Development Director
Michael Johnson, Petitioner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Forest\520 Forest\5. Meeting Material



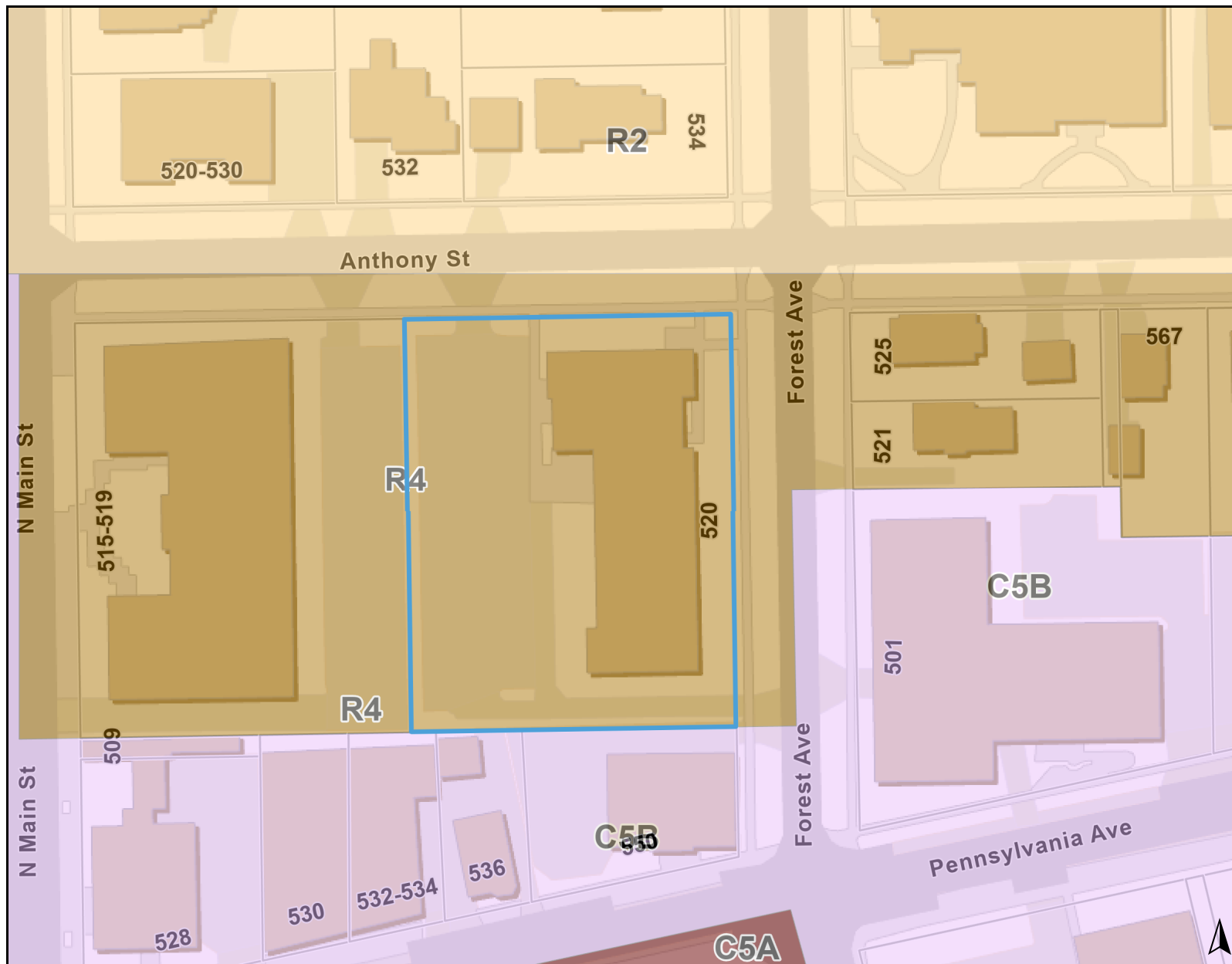
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Print Date: 6/25/2021

Notes

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.

GIS Consortium | 520 Forest Avenue Zoning Map



Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 6/25/2021

Notes

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- Efforts should also be made to expand the “east-west dimension” of the pedestrian shopping area along Pennsylvania, Duane, and Crescent west of Main Street. Several potential redevelopment sites along these east-west streets are highlighted in a following section. Retail and pedestrian-oriented service uses should be located on the ground floor of all buildings within this area.
- To the extent possible, offices and freestanding service uses should be located around the periphery of the commercial area. Offices would also be appropriate on the upper levels of commercial buildings throughout Downtown.
- The northwest quadrant of Downtown should be reorganized and redeveloped as a coordinated office and service area anchored by the Glen Ellyn Clinic, Ameritech and other uses.
- The Glen Theater, which adds to the character and vitality of Downtown and represents an important entertainment attraction within the area, should be maintained and enhanced.
- Attractively designed and compatibly scaled multi-family residential uses should continue to be located at appropriate perimeter sites, providing a transition between commercial uses and adjacent neighborhoods. Residential uses contribute significantly to the overall character of Downtown, add life and vitality to the area, and provide a built-in market for many Downtown stores and shops. Safe, attractive and convenient sidewalk

connections should be maintained between nearby residential areas and the commercial area.

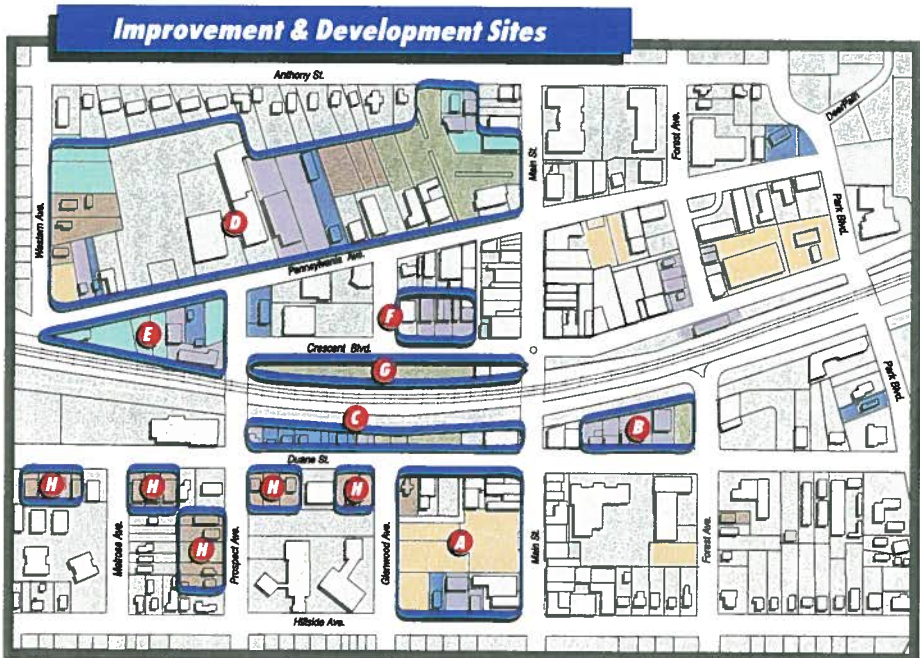
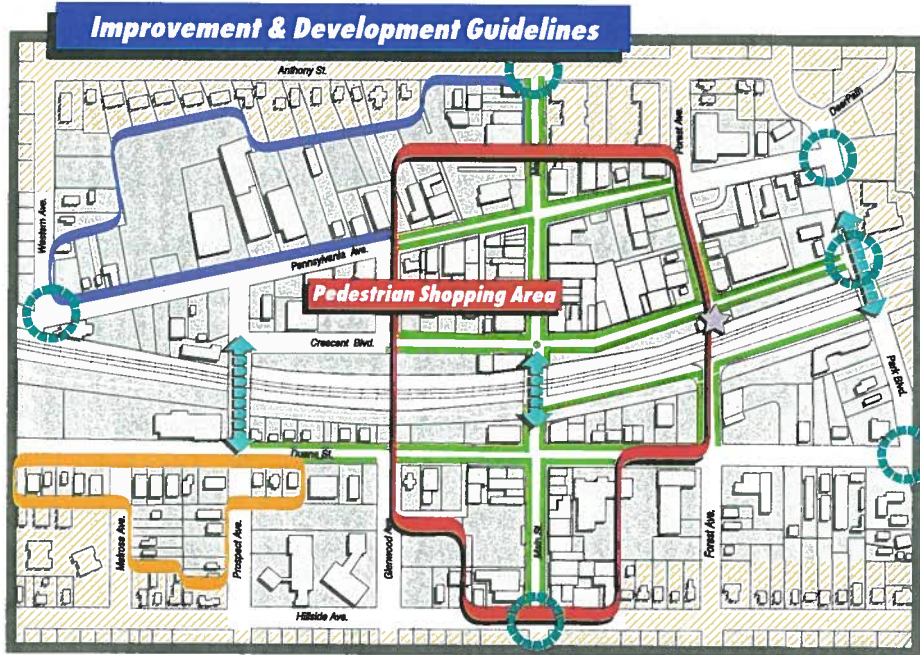
- Public and institutional uses also contribute to the character of Downtown and help make it a true “multi-purpose” focal point for the entire community. Public buildings and churches should continue to be accommodated on sites around the periphery of the commercial area. Compatible new public and social service facilities would also be appropriate in these locations.

EXISTING SITES and BUILDINGS:

- Buildings with architectural and historic interest should be preserved and protected where possible. Much of the Downtown’s charm is due to the concentration of early 20th century buildings and these structures should be recognized as important community resources.
- The overall level of building maintenance within Downtown should be improved. Many buildings, including several with historic interest, are characterized by deferred maintenance, and repairs should be undertaken where feasible.
- Small existing commercial buildings add to the interest, diversity and character of Downtown. Small commercial spaces should continue to be made available for start-up businesses, niche market stores and other small businesses. However, marginal, underutilized and obsolete properties could be redeveloped for new retail, service, office, residential or open space uses.
- In addition to structural repairs, the storefronts of existing buildings should be improved to enhance the image and appearance of the Downtown, and to help visually unify stores and businesses within the same block. Storefront improvements might include special façade treatment and the coordination of colors, materials, signage, awnings and canopies, and related design features.
- In most cases, improvements and additions to older existing buildings should reinforce and enhance the original architectural qualities, characteristics and proportions rather than apply new or different stylistic treatments.
- The predominant color for most Downtown buildings should be relatively subtle; the natural brick and stone colors of red, buff and cream should predominate. Very dark and very bright colors should be discouraged unless there is a clear historic precedent. The selection of colors on individual buildings should complement the predominant hues of adjoining buildings.
- The rear portions of all commercial properties should be clean and well maintained. Rear entrances to stores and shops should be encouraged, particularly in blocks where public parking or pedestrian walkways are located behind the buildings. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened.
- The use of landscaping and other attractive screening should be encouraged to improve the an-

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.

NOTICE OF PUBLIC HEARING

Michael Johnson, petitioner on behalf of Standard Forest Owner LLC, owner of the property located 520 Forest Avenue, Glen Ellyn, is requesting a public hearing for a zoning variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Plan Commission must conduct a public hearing. The Plan Commission will consider the requests on **Thursday, July 8, 2021 at 7:00 p.m.** in the Galligan Board room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The property owner is requesting approval of the following zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5 Yards, Table 10-5-5(B)4, Item 19, to allow HVAC equipment to encroach into the front yard setback, approximately 24 feet from the property line, in lieu of the requirement that it be placed in the rear yard; and
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is located on the west side of Forest Avenue between Anthony Street and Pennsylvania Avenue and is zoned R4, Residential District, and is legally described as follows:

PARCEL 1: LOT 4 IN BLOCK 1 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, AND 3 IN AMOS CHURCHILL'S RESUBDIVISION OF LOTS 1 AND 3 IN BLOCK 1 OF THE ORIGINAL PLAT OF DANBY, NOW GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID AMOS CHURCHILL'S RESUBDIVISION, RECORDED JANUARY 13, 1905 AS DOCUMENT 83430, IN DUPAGE COUNTY.

PIN: 05-11-311-018

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, July 2, 2021.

All persons who are interested are invited to attend the public hearing. All public comments received by 4:30 pm on Thursday, July 8, 2021 will be read into the record at the public hearing. 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 Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting.



Village of Glen Ellyn

350 Foot Buffer
from
520 Forest Ave

COTTAGE AVE

N MAIN ST

ANTHONY ST

PENNSYLVANIA AVE

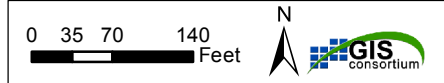
N PARK BLVD

FOREST AVE

CRESCENT BLVD

Memorial Park

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



520 Forest Public Notice Addresses

Name	St. Num	Street Name	APT	City	State	Zip
1ST PRESBYTERIAN CHURCH	550	MAIN ST		GLEN ELLYN	IL	60137
488-490 N MAIN ST	490	MAIN ST		GLEN ELLYN	IL	60137
535 PENN LLC	535	PENNSYLVANIA AVE		GLEN ELLYN	IL	60137
568 PENNSYLVANIAE LLC	2111	STONEBRIDGE		WHEATON	IL	60187
AIM PENNSYLVANIA LLC	600	ENTERPRISE DR	120	OAK BROOK	IL	60523
ANDERSON, MARY ANNE	19725	COTTAGEWOOD RD		DEEPHAVEN	MN	55331
ANDERSON, PETER	570	CRESCENT BLVD	408	GLEN ELLYN	IL	60137
ANDREASIK, NANCY G	570	CRESCENT BLVD	207	GLEN ELLYN	IL	60137
BACHMAN, FREDK & MARY	570	CRESCENT BLVD	505	GLEN ELLYN	IL	60137
BALL FOUNDATION	526	MAIN ST		GLEN ELLYN	IL	60137
BALL, ANNA C	708	CRESCENT BLVD		GLEN ELLYN	IL	60137
BALL, SUSANNAH	570	CRESCENT BLVD	407	GLEN ELLYN	IL	60137
BALLENT, WM & NANCY	5319	WILLOW WOOD LN		DALLAS	TX	75252
BENES TR, WILLIAM P	41	ROOSEVELT RD		VILLA PARK	IL	60181
BERENS, RAYMOND M	610	THATCHER		RIVER FOREST	IL	60305
BERRY, MARY LOU	501	FOREST AVE	208	GLEN ELLYN	IL	60137
BLUEBIRD COMMUNICATIONS	512-18	MAIN ST		GLEN ELLYN	IL	60137
BLUM, BARBARA	570	CRESCENT BLVD	409	GLEN ELLYN	IL	60137
BOECKELMAN, LEROY & JAYNE	501	FOREST AVE	508	GLEN ELLYN	IL	60137
BOHLIN, NANCY	570	CRESCENT BLVD	404	GLEN ELLYN	IL	60137
BORLAND, PAT	570	CRESCENT BLVD	402	GLEN ELLYN	IL	60137
BROWDER, BRAD & ERIN	570	ANTHONY DR		GLEN ELLYN	IL	60137
BROWN III, CHARLES & A	570	CRESCENT BLVD	503	GLEN ELLYN	IL	60137
BURDI, MICHAEL	58	WALTON		CHICAGO	IL	60611
BURKE, LOIS R	515	MAIN ST	5DS	GLEN ELLYN	IL	60137
CAREY, DANIEL J	501	FOREST AVE	408	GLEN ELLYN	IL	60137
CASSIN, DAVID & SARAH	501	FOREST AVE	601	GLEN ELLYN	IL	60137
CHO, JINHO	4455	BRUMMEL ST		SKOKIE	IL	60076
COLLINS, WILLIS & DIANE	501	FOREST AVE	301	GLEN ELLYN	IL	60137
CONRAD, CAROL A	621	PLYMOUTH CT	608	CHICAGO	IL	60605
CONRAD, JEROME & JOAN	501	FOREST AVE	501	GLEN ELLYN	IL	60137
COTEY, M PATRICIA	501	FOREST AVE	205	GLEN ELLYN	IL	60137
COUGHLIN, JACLYN A	515	MAIN ST	2DS	GLEN ELLYN	IL	60137
CRESCENT PROP LLC	570	CRESCENT BLVD	203	GLEN ELLYN	IL	60137
CRESCENT PROP LLC	256	SAWYER AVE		GLEN ELLYN	IL	60137
DATEMA, SUSAN M	519	MAIN ST	5DN	GLEN ELLYN	IL	60137
DAVIS, DALE & JANICE	501	FOREST AVE	202	GLEN ELLYN	IL	60137
DEACY, MARIBETH A	570	CRESCENT BLVD	210	GLEN ELLYN	IL	60137
DELANEY, HEATHER A	525	FOREST AVE		GLEN ELLYN	IL	60137
DEMOS, WILLIAM & CAROLINE	515	MAIN ST	1-DS	GLEN ELLYN	IL	60137
DERRY, CHRISTINE	540	FOREST AVE		GLEN ELLYN	IL	60137
DETMER, MARTIN & JULIE	501	FOREST AVE	604	GLEN ELLYN	IL	60137
DIRKMAAT, JOHN & HEIDI	552	FOREST AVE		GLEN ELLYN	IL	60137
DRATHS, ROSEMARY E	501	FOREST AVE	308	GLEN ELLYN	IL	60137
DUNCAN, MARGARET A	519	MAIN ST	1E-N	GLEN ELLYN	IL	60137
DUNLAP, MARK & GAIL	515	MAIN ST	3BS	GLEN ELLYN	IL	60137

520 Forest Public Notice Addresses

DUPREY, LAUREL J	519	MAIN ST	4BN	GLEN ELLYN	IL	60137
DUVALL, MARY ELLYN	501	FOREST AVE	405	GLEN ELLYN	IL	60137
DYER, WALTER & WINIFRED	501	FOREST AVE	303	GLEN ELLYN	IL	60137
DYER, WINIFRED	501	FOREST AVE	303	GLEN ELLYN	IL	60137
EGAN, TIMOTHY & JANE	567	ANTHONY ST		GLEN ELLYN	IL	60137
ELSNER, HANS & JANET	519	MAIN ST	3DN	GLEN ELLYN	IL	60137
FAVIA PROPERTIES LLC	160	WELLINGTON		BLOOMINGDALE	IL	60108
FAXLANGER, TARTAKOFF, H	515	MAIN ST	2ES	GLEN ELLYN	IL	60137
FIRST CONGREGATIONAL	535	FOREST		GLEN ELLYN	IL	60137
FRANCIK, SARAH	570	CRESCENT BLVD	405	GLEN ELLYN	IL	60137
GALLO, CARLO & R NORDBY	22W770	RED OAK DR		GLEN ELLYN	IL	60137
GE 10 LLC ANTHONY SERIES	2001	BUTTERFIELD RD	600	DOWNERS GROVE	IL	60515
GEIERSBACH, RICHARD & J M	501	FOREST AVE	302	GLEN ELLYN	IL	60137
GIESING, ERIC	534	FOREST AVE		GLEN ELLYN	IL	60137
GILMER TR, CONSTANCE	519	MAIN ST	2CN	GLEN ELLYN	IL	60137
GINGER, JO ANN	515	MAIN ST	1-A-S	GLEN ELLYN	IL	60137
GLEN RECREATION ONE LLC	4840	TALMAN		CHICAGO	IL	60625
GLENSTONE CONDO ASSOC	322	BURLINGTON		LA GRANGE	IL	60525
GOLDRICK, VIRGINIA	515	MAIN ST	3F-S	GLEN ELLYN	IL	60137
GORZ, KAREN B	570	CRESCENT BLVD	501	GLEN ELLYN	IL	60137
GRACE LUTHERAN CHURCH	493	FOREST AVE		GLEN ELLYN	IL	60137
GRANT, HALDON & EILEEN	191	MONTCLAIR AVE		GLEN ELLYN	IL	60137
GREEN, CATHERINE	519	MAIN ST	1DN	GLEN ELLYN	IL	60137
GREEN, EUNICE	515	MAIN ST	4AS	GLEN ELLYN	IL	60137
GRYGIER, ARLENE	515	MAIN ST		GLEN ELLYN	IL	60137
HACKER, ANDREA L	501	FOREST AVE	307	GLEN ELLYN	IL	60137
HADLEY, BETH & PAUL	501	FOREST AVE	403	GLEN ELLYN	IL	60137
HADLEY, BETH & PAUL	501	FOREST AVE		GLEN ELLYN	IL	60137
HAGERMAN, PATRICIA	570	CRESCENT BLVD	303	GLEN ELLYN	IL	60137
HANSON, SALLY C	515	MAIN ST	1-F-S	GLEN ELLYN	IL	60137
HARRISON, PATRICIA A	519	MAIN ST	1FN	GLEN ELLYN	IL	60137
HERBENSTREIT, MARIAN	501	FOREST AVE	507	GLEN ELLYN	IL	60137
HOGAN, MICHELE C	711	REVERE RD		GLEN ELLYN	IL	60137
HOTH, DOROTHY	570	CRESCENT BLVD	408	GLEN ELLYN	IL	60137
HUGG, JANET NELSON	501	FOREST AVE	201	GLEN ELLYN	IL	60137
HYDE, ROBERT J & L L	519	MAIN ST	5-B-N	GLEN ELLYN	IL	60137
JANNEY, RICHARD	515	MAIN ST	2AS	GLEN ELLYN	IL	60137
JEGEN, WILLIAM	529	PENNSYLVANIA AVE	200	GLEN ELLYN	IL	60137
JENNINGS, MARION M	519	MAIN ST	2-DN	GLEN ELLYN	IL	60137
JOHNSON, BARBARA A		PO BOX 480		GLEN ELLYN	IL	60138
JONES, JANET C	570	CRESCENT BLVD	301	GLEN ELLYN	IL	60137
JOYCE, SUZANNE	501	FOREST AVE	407	GLEN ELLYN	IL	60137
JUKIC, NENAD	551	FOREST AVE		GLEN ELLYN	IL	60137
KEATING, MARK	515	MAIN ST	1-C-S	GLEN ELLYN	IL	60137
KENNEDY, BRIAN & KATHRYN	501	FOREST AVE	606	GLEN ELLYN	IL	60137
KIMEN, GAIL	N5330	SHORE DR		GREEN LAKE	WI	54941
KING, NANCY G	519	MAIN ST	1CN	GLEN ELLYN	IL	60137

520 Forest Public Notice Addresses

KLAUSNER, JOHN & LENORE	570	CRESCENT BLVD	204	GLEN ELLYN	IL	60137
KLEIN, TOM	570	CRESCENT BLVD	306	GLEN ELLYN	IL	60137
KLEIN, TOM	1105	MILWAUKEE AVE		RIVERWOODS	IL	60015
KLICHE, SANDRA S	369	EUGENIA		LOMBARD	IL	60148
KOWALSKI, CHRISTOPHER L	639	FOREST AVE		GLEN ELLYN	IL	60137
KRICK, WILLIAM F	501	FOREST AVE	504	GLEN ELLYN	IL	60137
KRUIZENGA, CHRISTI A TR	515	MAIN ST	5-F-S	GLEN ELLYN	IL	60137
LA FORGE, LISA ANN	515	MAIN ST	5AS	GLEN ELLYN	IL	60137
LAKHANI, ALNOOR & NOUREEN	570	CRESCENT BLVD	309	GLEN ELLYN	IL	60137
LAMPERT, JANE J	501	FOREST AVE	605	GLEN ELLYN	IL	60137
LAMPERT, JANE J	501	FOREST AVE	603	GLEN ELLYN	IL	60137
LANE, HELENE B	570	CRESCENT BLVD	202	GLEN ELLYN	IL	60137
LEBOEUF, KATHERINE F	501	FOREST AVE	306	GLEN ELLYN	IL	60137
LEGUT, ROSEMARY	515	MAIN ST	2-B-S	GLEN ELLYN	IL	60137
LETCCO	111	JACKSON BLVD		CHICAGO	IL	60604
LISCHER, LINDA SUE	519	MAIN ST	4 E N	GLEN ELLYN	IL	60137
LUBOWICH, SHIRLEY	4545	DAVIS ST		SKOKIE	IL	60076
MADONIA, MARTIN & SUSAN	501	FOREST AVE	602	GLEN ELLYN	IL	60137
MAGNAN, KARLA BONKOWSKI	501	FOREST AVE	305	GLEN ELLYN	IL	60137
MAIN STREET VENTURE PRTNR	497	MAIN ST		GLEN ELLYN	IL	60137
MAION, E & C JUAREZ	519	MAIN ST	4CN	GLEN ELLYN	IL	60137
MAISEL, GERALDINE M	519	MAIN ST	5-F-N	GLEN ELLYN	IL	60137
MANCINI, ROBERT & SUSAN	515	MAIN ST	5BS	GLEN ELLYN	IL	60137
MANGAT, GURINDER	501	FOREST AVE	304	GLEN ELLYN	IL	60137
MARCHESI, JOHN	515	MAIN ST	5BS	GLEN ELLYN	IL	60137
MARKUM, JAMES & JUDITH	269	VAN DAMIN AVE		GLEN ELLYN	IL	60137
MARTORANO, VINCENT & M	515	MAIN ST	3CS	GLEN ELLYN	IL	60137
MARYS LANE MINK LLC	13400	ROUTE 59	G258	PLAINFIELD	IL	60585
MATUSIAK, JOHN & BARBARA	570	CRESCENT BLVD	506	GLEN ELLYN	IL	60137
MAURICE, RONALD G	515	MAIN ST	4-F-S	GLEN ELLYN	IL	60137
MINIAT, RONALD M	16250	VINCENNES AVE		SOUTH HOLLAND	IL	60473
MOORE, RICHARD & RUTH	519	MAIN ST		GLEN ELLYN	IL	60137
MOORE, ROBERT & CYNTHIA	549	MAIN		GLEN ELLYN	IL	60137
MURPHY, JAMES & CYNTHIA	501	FOREST AVE	404	GLEN ELLYN	IL	60137
MURPHY, KATHRYN L	570	CRESCENT BLVD	401	GLEN ELLYN	IL	60137
MURRAY, PATRICIA	550	PENNSYLVANIA AVE		GLEN ELLYN	IL	60137
MURRAY, PATRICIA G	620	MIDWAY PARK		GLEN ELLYN	IL	60137
NETTELMANN, DAVID	515	MAIN ST	4-B-S	GLEN ELLYN	IL	60137
NIERHOFF, ANDREA C	570	CRESCENT BLVD	101	GLEN ELLYN	IL	60137
NORTHERN TRUST CO #070815		PO BOX 1354		CHICAGO	IL	60690
O BRIEN, M JANET	501	FOREST AVE	408	GLEN ELLYN	IL	60137
OLIVER, PEGGY	521	FOREST AVE		GLEN ELLYN	IL	60137
PAPENDICK, SCOTT D	27W751	SWAN LAKE DR		WHEATON	IL	60189
PAULY, ELEANOR E	519	MAIN ST	4DN	GLEN ELLYN	IL	60137
PAWLOWSKI, PAUL J	515	MAIN ST	4-CS	GLEN ELLYN	IL	60137
PENNSYLVANIA BLDG PRTNR	497	MAIN ST		GLEN ELLYN	IL	60137
PERETTI, MARILYN	515	MAIN ST	1-B-S	GLEN ELLYN	IL	60137

520 Forest Public Notice Addresses

PERSICO, VINCENT & DONNA	501	FOREST AVE	402	GLEN ELLYN	IL	60137
PERSICO, VINCENT & DONNA	501	FOREST AVE	401	GLEN ELLYN	IL	60137
PETERSEN, ROBT & ARLENE	501	FOREST AVE	505	GLEN ELLYN	IL	60137
PETERSON, KEITH E	519	MAIN ST	5-A-N	GLEN ELLYN	IL	60137
PETTIT, MAUREEN	546	FOREST AVE		GLEN ELLYN	IL	60137
POLIZZI, NICK V	541	MAIN ST		GLEN ELLYN	IL	60137
POPE, LYLE L	515	MAIN ST	3 E-S	GLEN ELLYN	IL	60137
PORTER, ELIZABETH A	519	MAIN ST	5-C-N	GLEN ELLYN	IL	60137
PRATT, ANDREW & FRANCES	6513	FALCONBRIDGE RD		CHAPEL HILL	NC	27517
PRICE, CHERYL	515	MAIN ST	1ES	GLEN ELLYN	IL	60137
PRO, MARCI E	519	MAIN ST	4-A-N	GLEN ELLYN	IL	60137
RITZMAN, M & L PARRILLI	221	PO BOX 564		WHEATON	IL	60187
ROSS, PAUL M TR	519	MAIN ST	2EN	GLEN ELLYN	IL	60137
RUFFIE, ROBERT	570	CRESCENT BLVD	407	GLEN ELLYN	IL	60137
SCALETТА, TERRI G	515	MAIN ST	4-E-S	GLEN ELLYN	IL	60137
SCHMIDT, ELIAS	570	CRESCENT BLVD	507	GLEN ELLYN	IL	60137
SCHWARZ, ALLEN	519	MAIN ST	1-B-N	GLEN ELLYN	IL	60137
SCHWIND, GEORGE & DIANE	20	PEREGRINE XING		SAVANAH	GA	31411
SEAR, GEORGE F	515	MAIN ST	2C-S	GLEN ELLYN	IL	60137
SMITH, THOMAS		PO BOX 234		GLEN ELLYN	IL	60138
SOMOLIK SR, RICHARD D	165	GERALDINE CT		SOMONAUK	IL	60552
SPARACIO, DANIEL J	519	MAIN ST	3-E-N	GLEN ELLYN	IL	60137
SPIEZIO JR, JOHN F & M J	570	CRESCENT BLVD	305	GLEN ELLYN	IL	60137
STANDARD FOREST OWNER LL	1901	AVENUE OF THE ST	395	LOS ANGELES	CA	90067
STARSHAK, BARBARA	519	MAIN ST	5EN	GLEN ELLYN	IL	60137
STOERMER, DENISE & MARKUS	570	CRESCENT BLVD	308	GLEN ELLYN	IL	60137
STOERMER, MARKUS & DENISE	570	CRESCENT BLVD	206	GLEN ELLYN	IL	60137
SUSANNAH BALL TR	570	CRESCENT BLVD	208	GLEN ELLYN	IL	60137
SYNAKIEWITZ, FRANCES	519	MAIN ST	2-B-N	GLEN ELLYN	IL	60137
TANSLEY, DAVID H	570	CRESCENT BLVD	403	GLEN ELLYN	IL	60137
TEMPLE, HAROLD L	501	FOREST AVE	506	GLEN ELLYN	IL	60137
TENZER FAMILY LP	111	JACKSON BLVD		CHICAGO	IL	60604
THOMPSON, CHAD & MEGAN	535	COTTAGE AVE		GLEN ELLYN	IL	60137
TOLIOS, ANGELO & PATRICIA	1514	STONEGATE RD		LA GRANGE PARK	IL	60526
TOTH, JOHN & KARIN DALY	532	ANTHONY ST		GLEN ELLYN	IL	60137
TRANKINA, FRANK & MARY A	501	FOREST AVE	204	GLEN ELLYN	IL	60137
TRYNER, ELIZABETH A INC	1407	COGHILL CT		N AURORA	IL	60542
ULRICH, WERNER & URSULA	501	FOREST AVE	406	GLEN ELLYN	IL	60137
UNGER, SHARON & MICHAEL	520	LONGFELLOW		GLEN ELLYN	IL	60137
VILLAGE OF GLEN ELLYN	535	DUANE ST		GLEN ELLYN	IL	60137
WEBER, RICHARD A	570	CRESCENT BLVD	304	GLEN ELLYN	IL	60137
WEST SUBURBAN BK 13888		PO BOX 486		GLEN ELLYN	IL	60137
WETTLAUER TR, SHARON	570	CRESCENT BLVD	310	GLEN ELLYN	IL	60137
WHITE, JESSE & DEBORAH	570	CRESCENT BLVD	504	GLEN ELLYN	IL	60137
WITKOWSKI, JOSEPH & C	570	CRESCENT BLVD	406	GLEN ELLYN	IL	60137
WOLFF, SHARON K	515	MAIN ST	2FS	GLEN ELLYN	IL	60137
WOLSKI, JULIE A	501	FOREST AVE	401	GLEN ELLYN	IL	60137

520 Forest Public Notice Addresses

WOLSKI, JULIE ANNE	501	FOREST AVE	401	GLEN ELLYN	IL	60137
YOUNG, ROBERT G	515	MAIN ST	5-E-S	GLEN ELLYN	IL	60137

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

NOTICE OF PUBLIC HEARING

Michael Johnson, petitioner on behalf of Standard Forest Owner LLC, owner of the property located 520 Forest Avenue, Glen Ellyn, is requesting a public hearing for a zoning variation in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Plan Commission must conduct a public hearing. The Plan Commission will consider the requests on **Thursday, July 8, 2021 at 7:00 p.m.** in the Galligan Board room on the third floor of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

The property owner is requesting approval of the following zoning variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5 Yards, Table 10-5-5(B)4, Item 19, to allow HVAC equipment to encroach into the front yard setback, approximately 24 feet from the property line, in lieu of the requirement that it be placed in the rear yard; and

2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at a public meeting of the Village Board.

The property is located on the west side of Forest Avenue between Anthony Street and Pennsylvania Avenue and is zoned R4, Residential District, and is legally described as follows:

PARCEL 1: LOT 4 IN BLOCK 1 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: LOTS 1, 2, AND 3 IN AMOS CHURCHILL'S RESUBDIVISION OF LOTS 1 AND 3 IN BLOCK 1 OF THE ORIGINAL PLAT OF DANBY, NOW GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID AMOS CHURCHILL'S RESUBDIVISION, RECORDED JANUARY 13, 1905 AS DOCUMENT 83430, IN DUPAGE COUNTY.

PIN: 05-11-311-018

Plans are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Kelly Purvis, Planning Manager at kpurvis@glenellyn.org. All plans and a staff report will be posted on the Village's website on the Agendas and Minutes page for public viewing no later than Friday, July 2, 2021.

All persons who are interested are invited to attend the public hearing. All public comments received by 4:30 pm on Thursday, July 8, 2021 will be read into the record at the public hearing. 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 Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting. Published in Daily Herald June 23, 2021 (4565841)

DuPage County Daily Herald

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

Addison, Aurora, Bartlett, Bensenville, Bloomingdale, Carol Stream,
Darien, Downers Grove, Elmhurst, Glen Ellyn, Glendale Heights,
Hanover Park, Hinsdale, Itasca, Keeneville, Lisle, Lombard, Medinah,
Naperville, Oakbrook, Oakbrook Terrace, Plainfield, Roselle, Villa Park,
Warrenville, West Chicago, Westmont, Wheaton, Willowbrook,
Winfield, Wood Dale, Woodridge

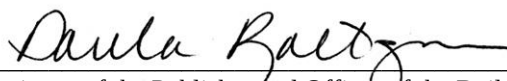
County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is of general circulation throughout said Village(s), County(ies) and State.

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 06/23/2021 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY 
Designee of the Publisher and Officer of the Daily Herald

Control # 4565841

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

APPLICATION FOR VARIATION

For the property at 520 Forest Ave, Glen Ellyn, IL 60137

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

You may attach separate sheets of paper if additional space is needed for the following answers.

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Zoning Code (Ordinance No. 3617-Z, as amended), as described in this application.

I. APPLICANT INFORMATION:

(Note: The applicant must comply with Section 10-10-10(B) of the Zoning Code).

Name: Michael Johnson

Address: 401 N Michigan Ave, Suite 1200, Chicago, IL 60611

Home Phone No.: 312-766-8320 Cell Phone No.: 419-512-3513

Fax No.: N/A

E-mail: mjohnson@standard-companies.com

Ownership Interest in the Property in Question:

Authorized Agent for the company that owns the property.

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

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

Standard Forest Owner LLC
1901 Avenue of the Stars, Suite 395
Los Angeles, CA 90067

Name and address of the person or entity for whom the applicant is acting (if the applicant is acting in a representative capacity):

Same as owner

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

YES

NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

YES

NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 520 Forest Ave

Permanent tax index number: 05-11-311-018

Legal description:

Parcel 1: Lot 4 in Block 1 of County Clerk's Second Assessment Division in Section 11, Township 39 North, Range 10 East of the third principal meridian, according to the plat thereof recorded July 3, 1906 as Document 99052, in Dupage County, Illinois.
Parcel 2: Lots 1, 2, and 3 in Amos Churchill's resubdivision of Lots 1 and 3 in Block 1 of the original plat of Danby, now Glen Ellyn, in Section 11, Township 39 North, Range 10 East of the third principal meridian, according to the plat of said Amos Churchill's resubdivision, recorded January 13, 1905 as Document 83430, in Dupage County, Illinois.

Zoning classification: R4

Lot size: 185 ft. x 231 ft. Area: 42,735 sq. ft.

Present use:

Senior, affordable multifamily apartment building

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

Request variance to Zoning Ordinance, Section 10-5-5 Yards, Table 10-5-5(B)4, item 19 prohibiting mechanical equipment in the front yard. We are adding cooling to two existing air handler units located on the first floor in the northeast corner of the building. In discussions with Mr. Stephen Witt, Building and Zoning Official, Community Development Department, Village of Glen Ellyn, the only permissible locations for the required condenser units for this retrofit under the Zoning Code are located on the west and south sides of the building, or mounted to the roof of the building. The distance to the areas on the west and south sides of the building are not feasible for installation due to the distance of the condenser line runs from these areas to the air handler units. Mounting the condenser units to the roof is infeasible from a construction cost perspective at this affordable property. Placing the condenser units on the north side of the building, at a distance of approximately 26'-6" from the front-lot line along Anthony Street to the closest edge of the condenser unit, and using vegetation to screen them from the public right-of-way is the most feasible option from a constructability and cost standpoint, which will provide the senior residents of Forest Apartments with air conditioning in the common and amenity areas of the building.

Estimated date to begin construction: June 1, 2021

Names and addresses of any experts (e.g., planner, architect, engineer, attorney, etc.):

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

See enclosed plat survey, marked up by applicant. The distance to the areas on the west and south sides of the building are not feasible for installation due to the distance of the condenser line runs from these areas to the air handler units. Mounting the condenser units to the roof is infeasible from a construction cost perspective at this affordable property.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

See enclosed proposals from Northern Weathermakers HVAC, which show a cost difference of \$16,195 to mount the condenser units on the roof (allowed by the Zoning Code) rather than on the ground on the north side of the building (request for variance). This cost differences does not include any screening that may be required on the roof should the condenser units be determined to be visible from the public right-of-way, which would further make the infeasible from a cost perspective.
<<Continued on attached sheet>>

OR,

- b. Provide evidence that the plight of the applicant/owner is due to unique circumstances relating to the property in question:

3. Provide evidence that the requested variation(s), if granted, will not alter the essential character of the locality of the property in question:

Condenser units will be screened with landscaped vegetation to prevent them from being visible from the public right-of-way. The proposed vegetation is 9x 5'-6" high emerald green arborvitae spaced 4' on-center.

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

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

See enclosed plat survey, marked up by applicant. The distance to the areas on the west and south sides of the building are not feasible for installation due to the distance of the condenser line runs from these areas to the air handler units. Mounting the condenser units to the roof is infeasible from a construction cost perspective at this affordable property.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

As the only senior, affordable apartment building in Glen Ellyn, this property is unique in its challenges in complying with the Zoning Code.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

This variation is requested solely to enable us to provide air conditioned common and amenity spaces for the residents at Forest Apartments.

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

The existing location of the air handler units prevent the condenser units from being located elsewhere. The location of the air handler units are the same from the original construction in 1979. Current owner bought the property in 2018.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

Condenser units will be screened via landscaped vegetation as previously described.

6. Provide evidence that the proposed variation will not:

- a. Impair an adequate supply of light and air to adjacent property;

Condenser units are approximately 2' H x 2' L x 1' D. These will not affect the supply of light and air to adjacent property.

- b. Substantially increase the hazard from fire or other dangers to the property in question or adjacent property;

Condenser units present no hazard from fire or other dangers to the property in question or adjacent properties.

- c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village;

Condenser units present no public health, safety, comfort, morals, or general welfare impairment to the other inhabitants.

- d. Diminish or impair property values within the neighborhood;

Property values will not decrease in the neighborhood for two small, screened condenser units located at the proposed location requested by the variance.

- e. Unduly increase traffic congestion in the public streets and highway;

No effect on traffic.

- f. Create a nuisance; or

Condenser units will not create a nuisance.

- g. Results in an increase in public expenditures.

No effect on public expenditures.

7. Provide evidence that the variation is the minimum variation that will make possible the reasonable use of the land, building or structure.

As detailed previously, this proposed location of the condenser units is the only feasible location from a cost and constructability standpoint.

8. Please add any comments which may assist the commission in reviewing this application.

The senior residents of Forest Apartments currently do not have air conditioning in the common and amenity spaces. Approving this variance will allow the retrofit of the existing air handler units in these areas and will provide the residents with conditioned, safe spaces that they can use year-round to increase their wellbeing.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

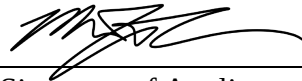
I (We) consent to the entry in or upon the premises described in the application by any authorized official of the Village of Glen Ellyn.

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

I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

2/23/2021

Michael Johnson



Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Robert Koerner owner of the property described as

Parcel 1: Lot 4 in Block 1 of County Clerk's Second Assessment Division in Section 11, Township 39 North, Range 10 East of the third principal meridian, according to the plat thereof recorded July 3, 1906 as Document 99052, in Dupage County, Illinois.

Parcel 2: Lots 1, 2, and 3 in Amos Churchill's resubdivision of Lots 1 and 3 in Block 1 of the original plat of Danby, now Glen Ellyn, in Section 11, Township 39 North, Range 10 East of the third principal meridian, according to the plat of said Amos Churchill's resubdivision, recorded January 13, 1905 as Document 83430, in Dupage County, Illinois.

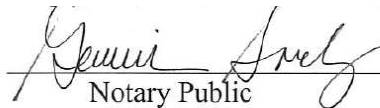
verify that Michael Johnson

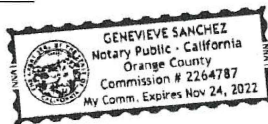
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

21st day of May, 20 21


Notary Public



OWNERSHIP BY A CORPORATION

Date: 5/21/2021

Address: 520 Forest Avenue, Glen Ellyn, IL

Legal Description:

Parcel 1: Lot 4 in Block 1 of County Clerk's Second Assessment Division in Section 11, Township 39 North, Range 10 East of the third principal meridian, according to the plat thereof recorded July 3, 1906 as Document 99052, in Dupage County, Illinois.
Parcel 2: Lots 1, 2, and 3 in Amos Churchill's resubdivision of Lots 1 and 3 in Block 1 of the original plat of Danby, now Glen Ellyn, in Section 11, Township 39 North, Range 10 East of the third principal meridian, according to the plat of said Amos Churchill's resubdivision, recorded January 13, 1905 as Document 83430, in Dupage County, Illinois.

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

Name: Robert Koerner Address: 401 N Michigan Ave, Chicago, IL % 34

Name: Jeffery Jaeger Address: 1901 Avenue of the Stars % 33
Los Angeles, CA

Name: Scott Alter Address: 570 Lexington Ave, New York, NY % 33

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Affidavit Affirming No Conflict of Interest

The undersigned, being duly sworn and under oath, states as follows:

1. My name is Michael Johnson, and I hold the position of Authorized Agent for Standard Forest Owner LLC ("Owner").
2. I have personal knowledge of all facts stated in this Affidavit, and if called to testify, I could and would testify competently thereto.
3. I am authorized by the Owner to make the representations and statements in this Affidavit on the Owner's behalf in support of the application for development approval ("**Application**") the Owner filed with the Village of Glen Ellyn ("**Village**").
4. To the best of my knowledge, and as of the Application's date, no individual that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
5. To the best of my knowledge, and as of the Application's date, no individual that is related to any person that is employed by the Village or sits on an elected or appointed Village board or commission has a financial interest in the Owner, the Application, or the project proposed by the Owner.
6. I will immediately notify the Village if the Owner learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.



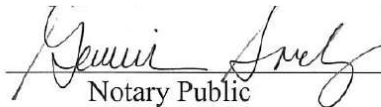
Name: Michael Johnson

Title: Authorized Agent

Owner's Name: Standard Forest Owner LLC

Subscribed and sworn to me this

21st day of May, 20 21.


Notary Public



CONTINUATION OF ANSWER TO SECTION V, ITEM A(2)a:

Also, the enclosed correspondence citing the infeasibility from a constructability standpoint to install the condenser units at areas on the ground allowed by the Zoning Code due to the distance from these areas to the air handler units in the building.

April 6, 2020

Forest Apartments
502 Forest Avenue
Glen Ellyn, IL 60137

Attention: Mr. Brad Mason

Reference: Community Room Air Conditioning Project (REVISED)

Dear Mr. Mason,

Based on our site inspection and discussion, **Northern Weathermakers HVAC, Inc.** will furnish and install the following:

Please Note: The original proposal was based on locating outdoor equipment just outside the North wall of the Community Room. Glen Ellyn Planning & Development will not allow the equipment to be placed in this location. They are requiring that the outdoor equipment be installed on the roof. This requires considerably more material, labor and equipment. We therefore propose that the project be performed on a **Time & Material Not To Exceed** basis as follows:

- A) Obtain permits as required.
- B) One (1) new Mitsubishi Mini-Split Air Conditioning System to include the following:
 - 2 Ton Air Conditioning Capacity
 - Indoor Fan Coil (Located on North Interior Wall)
 - Outdoor Condensing Unit (Mounted on Roof)
 - 1 Year Limited Warranty on all parts
- C) All required refrigerant and drain piping. Refrigerant piping and electrical will be routed up the North wall.
- D) All required wall hole cutting and patching.
- E) All required insulation of new piping.
- F) Start-up, test and provide full first year warranty.

Time & Material Not To Exceed\$13,837.00
(Thirteen-thousand eight hundred thirty seven)

This proposal does **not** include the following:

- A) Overtime Labor
- B) Power or control wiring
- C) Permit fees

(Continued on Page Two)

Forest Apartments

April 6, 2020

Page Two

- D) Plumbing
- E) Sprinkler Piping
- F) Work beyond that as described above

The Mitsubishi equipment is available in 3 working days and will take 2 days to install.

Please note, our proposal is based upon the Standard Form of Agreement between Owner and Contractor, AIA document A101, 2017 edition. Our proposal also includes the issuance of our standard certificates of liability insurance in accordance with our attachment. This proposal does not include previous labor or material spent diagnosing this repair.

All labor and materials furnished and installed by **Northern Weathermakers HVAC, Inc.** shall have a limited warranty of one year from the date of installation against defects in materials and/or workmanship. This limited warranty shall include emergency repair service during normal working hours, 8:00 a.m. – 4:30 p.m., (Monday through Friday; Holidays not included). This does not extend any warranties or guarantees on any of the existing or re-employed equipment or materials.

The price quoted herein **includes** state, local or federal taxes, and are subject to change without notice if not approved within approximately thirty (30) days from the above date.

The buyer agrees to pay 50% down with signed proposal and balance on completion as invoiced. All sums due under this agreement within 15 days of receipt of the invoice. A delayed payment finance charge of 2% per month or 24% per annum will be added to any unpaid balance remaining beyond this period.

The services that **Northern Weathermakers HVAC, Inc.** will provide under this agreement specifically exclude inspection, investigation, discovery, identification, prevention or remediation of hazardous substances or mold, or conditions that might cause or promote the accumulation, concentration, growth or dispersion of hazardous substances or mold.

This proposal is submitted for your consideration and approval in duplicate, and when approved shall constitute an agreement for the installation.

Please contact me at 847-509-2195 if you have any questions or wish to proceed with this project. We look forward to working with you.

Respectfully submitted,
Northern Weathermakers HVAC, Inc.

Michael Stas
Contract Specialist

Accepted By _____ Date _____
(Owner or Approved Agent)

April 6, 2020

Forest Apartments
502 Forest Avenue
Glen Ellyn, IL 60137

Attention: Mr. Brad Mason

Reference: Lobby Heating and Air Conditioning Project (Revised)

Dear Mr. Mason,

Based on our site inspection and discussion, **Northern Weathermakers HVAC, Inc.** will furnish and install the following:

Please Note: The original proposal was based on locating outdoor equipment just outside the North wall of the Community Room. Glen Ellyn Planning & Development will not allow the equipment to be placed in this location. They are requiring that the outdoor equipment be installed on the roof. This requires considerably more material, labor and equipment. We therefore propose that the project be performed on a **Time & Material Not To Exceed** basis as follows:

- A) Obtain permits as required.
- B) One (1) new Carrier 4 Ton Down Discharge Fan Coil Unit to include the following:
 - 4 Ton FCU with DX Coil (Locate in existing closet in community room)
 - Hot Water Coil
 - Outdoor Condensing Unit (Located on Roof)
 - 1 Year Limited Warranty on all parts
 - 5 Year extended warranty on compressor
- C) All required refrigerant and drain piping up the North Wall. This will include the crane (to placed units on roof) and articulating man-lift (to run piping up the north wall).
- D) All required wall hole cutting and patching.
- E) All required Hot Water Piping.
- F) All required insulation of new piping.
- G) All required Controls to include Programmable Thermostat and HW Control Valve.
- H) Start-up, test and provide full first year warranty.

Time and Material Not To Exceed.....\$24,387.00
(Twenty-four thousand three-hundred eighty-seven)

(Continued on Page Two)

Forest Apartments

April 6, 2020

Page Two

This proposal does **not** include the following:

- A) Overtime Labor
- B) Power or control wiring
- C) Permits fees
- D) Plumbing
- E) Hot water piping beyond existing connections in equipment closet
- F) Equipment Pads
- G) Landscaping
- H) Sprinkler Piping
- I) Work beyond that as described above.

Please note, our proposal is based upon the Standard Form of Agreement between Owner and Contractor, AIA document A101, 2017 edition. Our proposal also includes the issuance of our standard certificates of liability insurance in accordance with our attachment. This proposal does not include previous labor or material spent diagnosing this repair.

All labor and materials furnished and installed by **Northern Weathermakers HVAC, Inc.** shall have a limited warranty of one year from the date of installation against defects in materials and/or workmanship. This limited warranty shall include emergency repair service during normal working hours, 8:00 a.m. – 4:30 p.m., (Monday through Friday; Holidays not included). This does not extend any warranties or guarantees on any of the existing or re-employed equipment or materials.

The price quoted herein **includes** state, local or federal taxes, and are subject to change without notice if not approved within approximately thirty (30) days from the above date.

The buyer agrees to pay 50% down with signed proposal and balance on completion as invoiced. All sums due under this agreement within 15 days of receipt of the invoice. A delayed payment finance charge of 2% per month or 24% per annum will be added to any unpaid balance remaining beyond this period.

The services that **Northern Weathermakers HVAC, Inc.** will provide under this agreement specifically exclude inspection, investigation, discovery, identification, prevention or remediation of hazardous substances or mold, or conditions that might cause or promote the accumulation, concentration, growth or dispersion of hazardous substances or mold.

This proposal is submitted for your consideration and approval in duplicate, and when approved shall constitute an agreement for the installation.

Please contact me at 847-509-2195 if you have any questions or wish to proceed with this project. We look forward to working with you.

Respectfully submitted,
Northern Weathermakers HVAC, Inc.

Michael Stas
Contract Specialist

July 26, 2019

Forest Apartments
502 Forest Avenue
Glen Ellyn, IL 60137

Attention: Mr. Brad Mason
Reference: Community Room Air Conditioning Project

Dear Mr. Mason,

Based on our site inspection and discussion, **Northern Weathermakers HVAC, Inc.** will furnish and install the following:

- A) Obtain permits as required.
- B) One (1) new Mitsubishi Mini-Split Air Conditioning System to include the following:
 - 2 Ton Air Conditioning Capacity
 - Indoor Fan Coil (Locate on East Wall)
 - Outdoor Condensing Unit (Mounted on East Wall)
 -
 - 1 Year Limited Warranty on all parts
- C) All required refrigerant and drain piping.
- D) All required wall hole cutting and patching.
- E) All required insulation of new piping.
- F) Start-up, test and provide full first year warranty.

Total price for all repairs.....\$8,326.00
(Eight thousand three hundred twenty-six)

This proposal does **not** include the following:

- A) Overtime Labor
- B) Power or control wiring
- C) Permits or fees
- D) Emergency Power Shutoff Switch
- E) Plumbing
- F) Hot water piping beyond existing connections in equipment closet
- G) Equipment Pads
- H) Sprinkler Piping
- I) Work beyond that as described above

(Continued on Page Two)

Forest Apartments

July 26, 2019

Page Two

The Mitsubishi equipment is available in 3 working days and will take 2 days to install.

Please note, our proposal is based upon the Standard Form of Agreement between Owner and Contractor, AIA document A101, 2017 edition. Our proposal also includes the issuance of our standard certificates of liability insurance in accordance with our attachment. This proposal does not include previous labor or material spent diagnosing this repair.

All labor and materials furnished and installed by **Northern Weathermakers HVAC, Inc.** shall have a limited warranty of one year from the date of installation against defects in materials and/or workmanship. This limited warranty shall include emergency repair service during normal working hours, 8:00 a.m. – 4:30 p.m., (Monday through Friday; Holidays not included). This does not extend any warranties or guarantees on any of the existing or re-employed equipment or materials.

The price quoted herein **includes** state, local or federal taxes, and are subject to change without notice if not approved within approximately thirty (30) days from the above date.

The buyer agrees to pay 50% down with signed proposal and balance on completion as invoiced. All sums due under this agreement within 15 days of receipt of the invoice. A delayed payment finance charge of 2% per month or 24% per annum will be added to any unpaid balance remaining beyond this period.

The services that **Northern Weathermakers HVAC, Inc.** will provide under this agreement specifically exclude inspection, investigation, discovery, identification, prevention or remediation of hazardous substances or mold, or conditions that might cause or promote the accumulation, concentration, growth or dispersion of hazardous substances or mold.

This proposal is submitted for your consideration and approval in duplicate, and when approved shall constitute an agreement for the installation.

Please contact me at 847-509-2195 if you have any questions or wish to proceed with this project. We look forward to working with you.

Respectfully submitted,
Northern Weathermakers HVAC, Inc.

Michael D. Jones
Vice President

Accepted By _____ Date _____
(Owner or Approved Agent)

July 26, 2019

Forest Apartments
502 Forest Avenue
Glen Ellyn, IL 60137

Attention: Mr. Brad Mason
Reference: Lobby Heating and Air Conditioning Project

Dear Mr. Mason,

Based on our site inspection and discussion, Northern Weathermakers HVAC, Inc. will furnish and install the following:

- A) Obtain permits as required.
- B) Demolish and properly dispose of existing fan and heating coil.
- C) One (1) new Carrier Down Discharge Fan Coil Unit complete with the following:
 - 4 Ton Air Conditioning Capacity
 - 1600 CFM Air Capacity
 - Remote 13SEER Condensing Unit (To be located outside East Wall on equipment pad)
 - R-410a Refrigerant
 - New HW Heating Coil
 - Programmable Thermostat for AC & Heat Control
 - 1 Year Limited Warranty on all parts
 - 5 Year Limited Warranty on new Condensing Unit
- D) All required refrigerant and drain piping.
- E) All required wall hole cutting and patching.
- F) All required ductwork to connect to existing supply and return.
- G) All required insulation of new piping.
- H) Start-up, test and provide full first year warranty.

Total price for all repairs.....\$13,703.00
(Thirteen thousand seven hundred three)

This proposal does not include the following:

- A) Overtime Labor
- B) Power or control wiring
- C) Permits fees

(Continued on Page Two)

Forest Apartments
July 26, 2019
Page Two

- D) Plumbing
- E) Hot water piping beyond existing connections in equipment closet
- F) Equipment Pads
- G) Sprinkler Piping
- H) Work beyond that as described above

The Carrier Equipment and coil is available in 2 weeks and will take 3 - 4 days to install.

Please note, our proposal is based upon the Standard Form of Agreement between Owner and Contractor, AIA document A101, 2017 edition. Our proposal also includes the issuance of our standard certificates of liability insurance in accordance with our attachment. This proposal does not include previous labor or material spent diagnosing this repair.

All labor and materials furnished and installed by Northern Weathermakers HVAC, Inc. shall have a limited warranty of one year from the date of installation against defects in materials and/or workmanship. This limited warranty shall include emergency repair service during normal working hours, 8:00 a.m. – 4:30 p.m., (Monday through Friday; Holidays not included). This does not extend any warranties or guarantees on any of the existing or re-employed equipment or materials.

The price quoted herein includes state, local or federal taxes, and are subject to change without notice if not approved within approximately thirty (30) days from the above date.

The buyer agrees to pay 50% down with signed proposal and balance on completion as invoiced. All sums due under this agreement within 15 days of receipt of the invoice. A delayed payment finance charge of 2% per month or 24% per annum will be added to any unpaid balance remaining beyond this period.

The services that Northern Weathermakers HVAC, Inc. will provide under this agreement specifically exclude inspection, investigation, discovery, identification, prevention or remediation of hazardous substances or mold, or conditions that might cause or promote the accumulation, concentration, growth or dispersion of hazardous substances or mold.

This proposal is submitted for your consideration and approval in duplicate, and when approved shall constitute an agreement for the installation.

Please contact me at 847-509-2195 if you have any questions or wish to proceed with this project. We look forward to working with you.

Respectfully submitted,
Northern Weathermakers HVAC, Inc.

Michael D. Jones
Vice President

Accepted By _____ Date _____
(Owner or Approved Agent)







NO PARKING
HERE TO CORNER



ZONING INFORMATION

NOT PROVIDED

FLOOD_ZONE

A FIELD SURVEY WAS NOT CONDUCTED TO DETERMINE THE FLOOD ZONE AREAS. ANY FLOOD ZONE LINES DISTINGUISHING BETWEEN FLOOD AREAS ARE GRAPHICALLY PLOTTED FROM FEMA FLOOD INSURANCE RATE MAPS (FIRM). A FLOOD ELEVATION CERTIFICATE MAY BE NEEDED TO DETERMINE OR VERIFY THE LOCATION OF THE FLOOD AREAS. THE SUBJECT PROPERTY'S COMMUNITY DOES PARTICIPATE IN THE PROGRAM. IT IS DETERMINED THAT THE SUBJECT PROPERTY RESIDES IN THE FOLLOWING FLOOD ZONE(S) "X" AS DETERMINED BY OR SHOWN BY FIRM COMMUNITY PANEL NO. 1704300503H DATED 12-16-2004. AND IS NOT A FLOOD ZONE AREA. THE FLOOD INSURANCE RATE PROGRAM WAS CONTACTED ON 1-2-18 BY EMAIL (www.fema.gov)

MISCELLANEOUS NOTES

N1 THE BASIS OF BEARINGS OF THIS SURVEY IS ASSUMED AND IS BASED ON THE WESTERLY PROPERTY LINE OF SUBJECT PROPERTY, SAID BEARING BEING NORTH 00 DEGREES 39 MINUTES 58 SECONDS WEST.

N2 THE TABLE BELOW DESCRIBES THE TYPE AND NUMBER OF PARKING STALLS ENTIRELY WITHIN PROPERTY BOUNDARY. STALLS THAT ARE PARTIALLY WITHIN BOUNDARY ARE LISTED UNDER THE HEADING "PARTIAL". PARTIAL STALLS ARE NOT COUNTED IN THE TOTAL

PARKING				
REGULAR	HANDICAP	RESERVED	PARTIAL	TOTAL
37	2	3	0	42

N3 THERE WAS NO EVIDENCE OF RECENT EARTH MOVING WORK, BUILDING CONSTRUCTION OR BUILDING ADDITIONS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N4 THERE WAS NOT PROPOSED CHANGES IN STREET RIGHT OF WAY LINES. IF SUCH INFORMATION IS MADE AVAILABLE TO THE SURVEYOR BY THE CONTROLLING JURISDICTION. EVIDENCE OF RECENT STREET OR SIDEWALK CONSTRUCTION REPAIRS OBSERVED IN THE PROCESS OF CONDUCTING THE FIELDWORK.

N5 THE SUBJECT PROPERTY IS ON FOREST AVENUE WITH DIRECT ACCES TO ANTHONY STREET.

N6 SUBJECT PROPERTY CONTAINS 13,875 SQUARE FEET, OR 0.32 ACRES, MORE OR LESS FOR PARCEL 1; AND 28,860 SQUARE FEET, OR 0.66 ACRES, MORE OR LESS FOR PARCEL 2.

N7 SURVEY PREPARED BY:
SHERRILL ASSOCIATES, INC.
316 N MAIN STREET
EDWARDSVILLE, ILLINOIS 62025
618-656-9251
EMAIL:djs@sherrillassoc.com

STATEMENT OF ENCROACHMENTS

NONE APPARENT AT TIME OF SURVEY

UTILITY NOTE

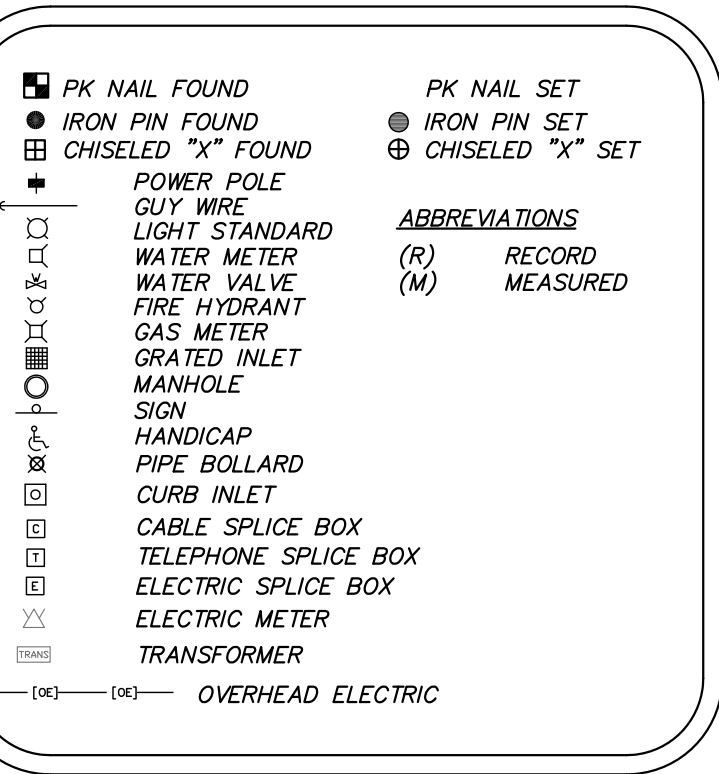
1 THE SURVEY SHOWS THE LOCATION OF UTILITIES EXISTING ON OR SERVING THE SURVEYED PROPERTY AS DETERMINED BY OBSERVED EVIDENCE COLLECTED PURSUANT TO ALTA SECTION 5 E IV AND MARKINGS ON THE GROUND AT THE TIME OF SURVEY.



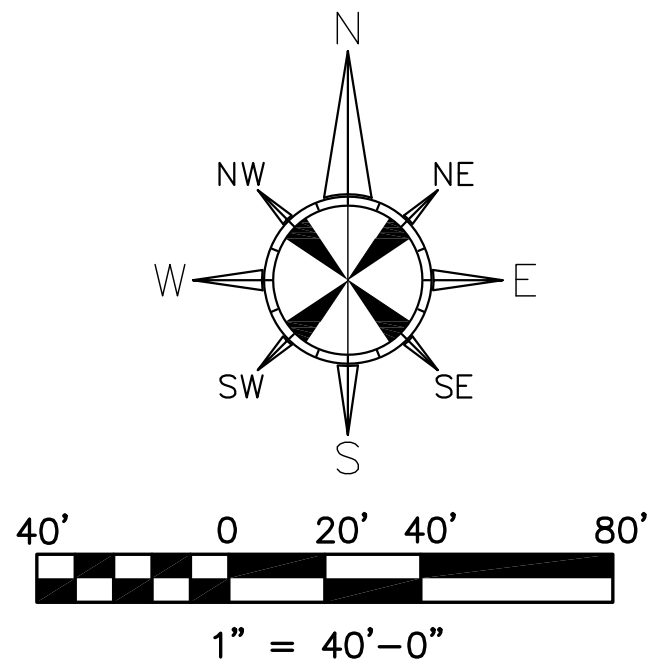
VICINITY MAP

TOTAL LAND AREA

PARCEL 1
13,875± S.F.
0.32± ACRES
PARCEL 2
28,860± S.F.
0.66± ACRES



LEGEND



SURVEY RELATED ITEMS CORRESPONDING TO SCHEDULE B TITLE COMMITMENT

- 2 EASEMENT IN FAVOR OF COMMONWEALTH EDISON COMPANY AND ILLINOIS BELL TELEPHONE COMPANY ESTABLISHED BY GRANT OF EASEMENT: FOR: OVERHEAD AND UNDERGROUND TRANSMISSION AND DISTRIBUTION OF ELECTRICITY, SOUNDS AND SIGNALS. RECORDED: NOVEMBER 17, 1978. DOCUMENT #: R78-110754. AFFECTS: WEST 5 FEET AND A STRIP OF LAND 10 FEET IN WIDTH OVER LOTS 2 AND 3 OF PARCEL 2. FOR EXACT LOCATION SEE DOCUMENT. AFFECTS AND APPLIES AS SHOWN.
- 3 EASEMENT IN FAVOR OF COMCAST OF ILLINOIS V. INC. ESTABLISHED BY GRANT OF EASEMENT: FOR: BROADBAND COMMUNICATIONS SERVICES. RECORDED: NOVEMBER 1, 2016. DOCUMENT #: R2016-121051. AFFECTS: DOCUMENT DOES NOT RECITE EXACT LOCATION OF EASEMENT. NOTHING TO SHOW.
- 4 TERMS, PROVISIONS, CONDITIONS AND EASEMENT CONTAINED IN CABLE TELEVISION INSTALLATION AND SERVICE SUBSCRIPTION AGREEMENT: DATED: JUNE 6, 1996. RECORDED: JULY 11, 1996. DOCUMENT #: R96-115147. AFFECTS: DOCUMENT DOES NOT GIVE EXACT LOCATION OF SAID EASEMENT. NOT SURVEY RELATED.
- 5 TERMS, PROVISIONS AND CONDITIONS CONTAINED IN ORDINANCE NO. 2191: RECORDED: MAY 5, 1977. DOCUMENT #: R77-33418. RELATES TO: APPROVES A PLANNED UNIT DEVELOPMENT ON SUBJECT PREMISES AS A SPECIAL USE FOR AN 80 UNIT BUILDING TO BE UTILIZED FOR ELDERLY AND HANDICAPPED PERSONS HOUSING. AFFECTS: PARCEL 1. AFFECTS PARCEL 1 BUT NOTHING TO SHOW.

TITLE LEGAL DESCRIPTION

The land referred to in this commitment is described as follows:

PARCEL 1:

LOT 4 IN BLOCK 1 OF COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88052, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:

LOTS 1, 2 AND 3 IN AMOS CHURCHILL'S RESUBDIVISION OF LOTS 1 AND 3 IN BLOCK 1 OF THE ORIGINAL PLAT OF DANBY, NOW GLEN ELLYN, IN SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID AMOS CHURCHILL'S RESUBDIVISION, RECORDED JANUARY 13, 1905 AS DOCUMENT 83430, IN DUPAGE COUNTY, ILLINOIS.

THE ABOVE DESCRIBED PARCEL IS THE SAME LAND DESCRIBED IN TITLE SERVICES, INC., COMMITMENT NO. 115530 WITH AN EFFECTIVE DATE OF MAY 23, 2018.

ALTA/NSPS LAND TITLE SURVEY
FOR
FOREST APARTMENTS, 520 FOREST AVENUE
PARTNER PROJECT NUMBER 17-203589.7

ALTA SURVEY BASED AND RELIED ON TITLE SERVICES, INC. COMMITMENT NUMBER 115530, CONTAINING AN EFFECTIVE DATE OF MAY 23, 2018

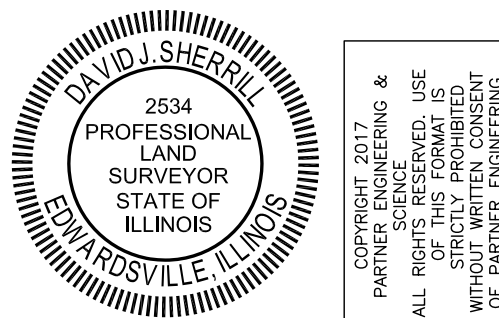
CERTIFICATION

TO : STANDARD FOREST OWNER LLC, A DELAWARE LIMITED LIABILITY COMPANY AND TITLE SERVICES, INC.; AND SIERRA INTERNATIONAL LLC, AN ILLINOIS LIMITED LIABILITY COMPANY; DOMETIC CORPORATION, A DELAWARE CORPORATION; COMMONWEALTH LAND TITLE INSURANCE COMPANY;

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2016 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS, AND INCLUDES ITEMS 1, 2, 3, 4, 6(a), 7(a), 8, 9, 10(a), 11, 12, 13, 16, AND 19 OF TABLE A THEREOF. THE FIELDWORK WAS COMPLETED ON 12-21-17.

DATE OF PLAT OR MAP:

SURVEYOR: DAVID J. SHERRILL
REGISTRATION NUMBER 2534
STATE OF REGISTRATION IL
FIELD DATE OF SURVEY 12-21-17
LATEST REVISION DATE 5-31-18 (TITLE)



SIGNATURE

PARTNER
Engineering and Science, Inc.

1761 GARRY AVENUE
SANTA ANA, CA. 92705
T 657-212-1856
SShore@partneresi.com

http://www.partneresi.com/
PAGE 1 OF 1

SAI NO.: 1768301

From: Jim Murphy <jimmurphy69@yahoo.com>
Sent: Friday, June 25, 2021 2:56 PM
To: Kelly Purvis
Cc: James C Murphy
Subject: Planning Meeting Scheduled for July 8th

Kelly - I tried to attach a note for the record, but have been unable to. Please pass this on for the record.

The Glen Astor Condominium Board representing the 39 owners across the street from 520 Forest have no objections to the request for a setback variance and wish 520 Forest success on their improvement.

Best regards,

Jim Murphy
President
Glen Astor Condominium Association
501 Forest Ave Unit 404
Glen Ellyn, IL 60137
jimmurphy69@yahoo.com
(630) 312-9610