



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, May 28, 2020
7:00 PM
Virtual Meeting - Zoom

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- A. **Call to Order**
 - B. **Chairperson's Statement of Remote Meeting Procedures**
 - C. **Allow Remote Participation of Plan Commissioners (roll call vote)**
 - D. **Public Comment (Non Agenda Items)**
 - E. **Approval of May 14, 2020 Draft Plan Commission Meeting Minutes**
 - 1. May 14, 2020 Draft Plan Commission Meeting Minutes
 - F. **Pre-application Meeting - 844 - 856 Forest Avenue - Guidepost Montessori**
 - 1. 844-856 Forest Avenue - Guidepost Montessori - Pre-Application Meeting
 - G. **Trustee's Report**
 - H. **Chairperson's Report**
 - I. **Staff Report**
 - J. **Other Business**
 - K. **Adjournment**

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

cc: Glen Ellyn Plan Commission
Bill Enright, Plan Commission Liaison Trustee
Mark Franz, Village Manager
Bill Holmer, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planner
Katie Ashbaugh, Planner

Lori Gloude, Administrative Assistant

Lindsey Kaminsky, Executive Assistant

Brian Baltudis, Facilities Supervisor

David Harris, Glen Ellyn Park District

Melissa Kaczkowski, School District 41

Dawn Bussey, Glen Ellyn Public Library

Emily Tammaru, Community Consolidated School District 89

Chris McClain, Glenbard School District 87



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 05/28/20 07:00 PM
Department: Plan Commission
Department Head: Katie Ashbaugh
Category: Minutes
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4495)

DOC ID: 4495

May 14, 2020 Draft Plan Commission Meeting Minutes

ATTACHMENTS:

- May 14, 2020 Draft Plan Commission Meeting Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
May 14, 2020

Call to Order and Roll Call

The meeting was called to order at 7:01 p.m. by Chairperson Mary Loch, who described the Commission's advisory role and functions, and introduced the meeting as a pre-application meeting. She explained that in the interest of transparency, notice of the meeting had been published on the Village website; mailed to property owners within 350 feet of the subject property; appeared in the Village of Glen Ellyn email news blast; and sent by the Chamber of Commerce and the Downtown Alliance via email to their members. To enable public feedback to the Plan Commission and the Village, she continued, instructions on how to participate in the meeting and to provide comment were displayed on the Village website.

Chairperson Loch further explained that, due to the ongoing Coronavirus (COVID-19) pandemic and, the Governor's statewide stay-at-home order and order suspending certain Open Meetings Act requirements, this meeting would be conducted remotely, via Zoom, in support of maintaining attention to important Village business. The commissioners and staff participating in tonight's pre-application meeting are in different locations, she said, and that social distancing requirements are being met. Chairperson Loch outlined the remote proceedings of the meeting, declaring that formal written comments received will be read, that audience attendees would have an opportunity to speak via the electronic meeting platform, and that all comments would be recorded.

Chairperson Loch introduced the following Village Staff participating in the meeting: Community Development Director Staci Springer, Planner Katie Ashbaugh and Recording Secretary Barbara Dutton; as well as Village Board liaison to the Plan Commission, Trustee Bill Enright. She then asked for the roll call. Plan Commissioners Lloyd Berry, Angela Fanella, Phil Hartweg, Tracy Heming-Littwin, John Mulherin, David Rodemann and Jamie Vondruska were present. Director Springer noted that the name of new Plan Commission member, Laura Brown was not called, as Ms. Brown will not be an official member until June.

Adoption of Emergency Rules of Procedure

A motion to adopt emergency rules of procedure was made by Commissioner Heming-Littwin, seconded by Commissioner Hartweg, and passed unanimously by roll call vote.

Allowance of Remote Participation by the Plan Commission

A motion to allow remote participation in the meeting was made by Commissioner Heming-Littwin, seconded by Commissioner Hartweg, and carried unanimously by roll call vote.

Approval of March 12, 2020 Plan Commission Meeting Minutes

Commissioner Heming-Littwin moved to approve the draft minutes of the March 12, 2020 Regular Plan Commission meeting, seconded by Commissioner Hartweg, the motion carried unanimously by voice vote.

Public Comment Non-Agenda Items

None.

Pre-Application Meeting – McChesney & Miller Redevelopment – 460 Crescent Boulevard

Staff Introduction

Village Planner Ashbaugh provided an overview of the review process, including the pre-application meeting, which offers an opportunity for a developer to receive informal feedback on project plans. Aided by photo and map imagery, she described the project site, which is located at the southeast corner of the block bounded by Pennsylvania Avenue, Crescent Boulevard, Glenwood Avenue and Prospect Avenue, and sits at the northwest corner of the intersection of Crescent and Glenwood. To the west of the project site is Lord's Auto Clinic, to the north is Barone's restaurant and the Glen Oak Café, and across the street to the south is the Crescent-Glenwood parking lot owned by the Village. The property is surrounded on the North, West and South sides by the C5B central service sub-district, and to the east across Glenwood by the C5A retail core sub-district. Existing topography features a downward 6-foot slope from the northwest corner to the southeast corner of the site. The property covers 8/10ths of an acre and holds the former McChesney & Miller grocery store building, which has been unoccupied since 2014, along with 42 parking stalls.

Referring to the Village's 2001 Comprehensive Plan, Planner Ashbaugh listed considerations relative to the property: height of nearby buildings, pedestrian scale, site topography, the economics of the Downtown, and sightlines in relation to prominent visual landmarks and historic features. Future land use for the block is identified as "downtown commercial," and, as the property location on the periphery of the downtown indicates a preference for retail and service uses on the first floor, particularly along Glenwood Avenue.

In the Downtown Strategic Plan adopted in 2009, she explained, the Phase III development plans called for mixed use, primarily residential, development in this area, specifying about 18,000SF of retail, and 168 dwelling units for this entire block, and one to two lower levels of parking. Applying that ratio to this site, she said, would mean approximately 8,280 SF of commercial space and 77 apartments, and one to two lower levels of parking.

In 2014, Planner Ashbaugh relates, Next Generation Development proposed a development concept for a six-story building, with an approximate maximum 64-foot height, and featuring 180 apartments and 234 parking stalls for a ratio of 1.3 stalls per dwelling unit, and 3,774 SF of retail space. The development would include portions of Crescent Boulevard right of way, and the Crescent-Glenwood Parking lot. In November 2015 the Plan Commission heard a pre-application for a mixed-used development concept by Springbank. This one for a six-story building featuring apartments and parking stalls that would yield a 1.67 ratio of stalls per dwelling unit, and 76,000SF of retail space. The concept envisioned including Lord's Auto Clinic Property, Crescent Boulevard and portions of the Crescent-Glenwood lot.

In May 2019, the Plan Commission reviewed a portion of the Draft Comprehensive Plan, Downtown Sub-Area Framework, as an update to the 2001 Plan. Planner Ashbaugh continued that this sub-area framework delineated the property as a “catalyst site,” with nearly 30,000 SF of ground-floor commercial, 144 dwelling units/apartments, and 45,000SF of ground-floor parking and two above-ground levels each of 38,500 SF. The recommended parking stall per dwelling ratio of .87 to 1.27 stalls for this sub-area overall, she said, noting that the Commission was comfortable with the ratio. In modern developments, she said, ground floors typically range from 15 feet to 18 feet in height for commercial uses, and 10 feet to 12 feet for upper floors.

Holladay Properties, the current petitioner, is proposing six-floors (with one below grade) excluding the towers, 86 apartments and 104 parking stalls for a 1.2 ratio, and approximately 1,200 SF each of commercial and apartment building lobby space. In displaying site plans and elevations, Planner Ashbaugh highlighted features including 56 below grade parking stalls and 48 at grade, with access off Crescent; pedestrian access to the apartment and commercial space off of Glenwood. To the north of the building is the loading area and dog run. Setbacks proposed are 5-ft. front yard from Glenwood, 1 ft. 6 in. corner side yard from Crescent, 6 ft. 2 in. rear yard from Lord’s, and 13 ft. 6 in. interior side yard abutting the restaurants. She noted that two deviations relative to the required impervious surface setback for this property will be needed for the project.

The complex will have a fitness center, a clubroom and a patio, and apartment sizes will range from studios to one-bedroom, to two bedrooms and two bedrooms with a den. The top three levels are exclusively apartments, 23 to a floor. Commissioner Heming-Littwin asked if anything would be in the setback area adjacent to Lord’s, referring to the existing drop in grade along the west property line. Planner Ashbaugh responded that the petitioner had not proposed anything at this stage in the design, but could be asked about their plans. Fanella asked about which street the 2001 Comprehensive Plan had specified as the street on which retail should sit, to which Planner Ashbaugh replied that the location was implied as being Glenwood, based on the pedestrian shopping area that runs down the center of Glenwood as illustrated in the 2001 Plan. Commissioner Mulherin asked about a retaining wall on the west side. Commissioner Heming-Littwin said there is currently one in place, but is curious about how high the new one will be.

Planner Ashbaugh showed drawings of proposed elevations, the Front/East of which faces Glenwood. For this front façade, a deviation is being sought to eliminate the Village requirement of a 15-foot step back where the building is taller than 45-foot height. The Petitioner’s plans call for the building to be in the same plane all the way up to its top – for which the maximum height is proposed to be 64 ft. 8 in. from average existing grade to the top of the southeast tower and 58 ft. 3 in. at the top of the parapet. The bulk of the building, she pointed out, is under the 60-foot maximum limit.

Displaying renderings of the building, Planner Ashbaugh related that the building’s exterior is primarily brick (of multiple tones), with limestone details and EIFS colored to mimic limestone for the cornice. The balconies, she said, are painted aluminum. She advised the Plan Commission to ask the Petitioner for more information about the screening grate that appears (on the Crescent-side elevation) to feature plant material and covers partial openings to the parking garage on the ground floor. The north side elevation shows a glass railing enclosing the patio amenities. A privacy fence also appears along patios serving

apartments, and the building is to feature a dark metal standing-seam roof. An approximately 13-ft. wide drive leads to the loading dock on the north side of the building. It was noted that the existing retaining wall behind the Glen Oak Café was not shown in the rendering.

Planner Ashbaugh listed the required approvals, including special-use permits for a preliminary and final planned unit development plan with potential deviations and for multiple-family residential, and summarized zoning deviations to allow 104 parking stalls instead of 145; to dispense with parking stalls for commercial space; to allow a height of about 64 ft., exceeding the 60 ft. permitted; to not require a step back from the front façade; and to allow impervious surface setback distances that vary from the requirements. She pointed to areas of focus for Plan Commission exploration to derive feedback. These include the building height, the number of parking stalls, the step-back deviation, whether a one- or a two-step PUD review process would be in order, parking garage design, and architectural appearance.

Petitioner's Presentation

Petitioner Drew Mitchell, Partner and Vice President of Development with Holladay Properties, South Bend, Ind., introduced his team on the call: Chris Walsh, Principal Architect with Tandem Architecture; Javier Millan, a principal with KLOA, a traffic study and parking consultant; and Mike O'Connor, Vice President of Development and Leasing with Holladay. He provided background on Holladay, and expressed an enthusiasm for working on "catalyst" projects. Mr. Mitchell said the development envisioned for the McChesney site is to have living units that are larger than average and expects the rent to range from \$1,200 to \$2,900. He discussed the Burlington Station development in downtown Downers Grove as an example similar to that proposed this evening, as well other project examples. He expressed pride in the Holladay's practice of retaining management of developed residential properties, and explained that the company focuses on the millennial and empty nester demographics, who seek lower-maintenance living, and as such design amenities such as extra storage and laundry facilities in living units. He endorsed the desirability to a walkable lifestyle near public transportation, as well as listed amenities on which his company places value, including fiber-optics, electrical vehicle charging stations and car sharing, smart thermostats, LED lighting, walk-in closets, and conference rooms.

Expressing that the goal of the project is to create a luxury living environment, Mr. Walsh reviewed building component plans and offered rationale for the building's configuration. He discussed how the site slope effectively "lowers" the building, and reviewed traffic flow and parking space design for the garage. Trash, kept in a trash room, would be rolled out to the curb. In remarking that the site was a "tricky" one, he said the back alley would have to be ramped up. The patio, he described as an "energy point," seen as an element that enlivens the street. Mr. Mitchell interjected, suggesting that to create a "presence of hustle and bustle" outdoor televisions or a fire pit can be added to invite people to utilize the space. He mentioned the importance of Holladay's emphasis on access to the outdoors in every unit. Mr. Walsh explained that, following the suggestion from staff, balconies on the Crescent side would be inset, and that side of the building would have planters with plants that grow up screens to create a "green wall" effect. Mr. Mitchell credits the elevation change up Glenwood as a mitigating factor in avoiding blocking sunlight or views.

Regarding the lack of step back, Mr. Walsh related proposing to staff the idea of pushing the building back five feet on the Glenwood side and making the sidewalk wider by, in lieu of designing a façade step back. He is confident that lack of a step back on the Crescent façade would not create a canyon-like effect as there will not be a building to the south. He suggested trees might be added along Crescent if street area is regained (from sidewalk indents). He showed imagery of screens with vegetation and activated streets, as well as of interiors that express a quality in line with a “higher-end clientele” lifestyle. Mr. Mitchell mentioned that the petitioner is exploring ways to address the monolithic appearance of the brick. Mr. Walsh discussed grade-change challenges, which, he said, could be overcome. They are being discussed with engineers, and retaining walls might be a solution. In addressing height, he said that because the site is dropped, the building is technically below maximum height except for the tower peaks.

Describing the project as a “transit-oriented development,” (TOD) Mr. Mitchell indicated they are convinced that the ratio they have identified is correct, given ridesharing utilization. Mr. Millan said that TODs are characterized by such things as mixed-use features and a downtown location close to public transit, and have lower parking demand requirements. He cited census data revealing ownership of 1.87 vehicles per owned homes within a quarter-mile distance of the Glen Ellyn train station, and an ownership level of less than one vehicle (.95) per rental unit within that distance. The findings relative to rental units, he said, were applied in analyzing demand for parking at the proposed development. He also said that engineering survey data used to calculate parking demand revealed that for this size of development 74 parked vehicles on a weekday and 99 on Saturday would be needed. The average parking supply ratio for sites within a ½-mile of a train station is 0.8 spaces per bedroom, he said, noting that the proposed ratio for this development is 1.16 spaces per bedroom. Additionally, he said, parking ratios projected for this development are consistent with other TODs, and would be adequate to serve the development.

Addressing guest and retail parking concerns, Mr. Millan said that an apartment building of this size could be expected to have 9-10 visitors at once, typically during evening hours, a demand that can be easily accommodated by the nearby surface lot. The modest retail parking demand generated by the development, he believes, could be served by the on-street parking on Glenwood, Crescent and Pennsylvania. He concluded that the development proposed would provide sufficient parking spaces to meet the apartments’ demand and that public parking in the vicinity is adequate for guest and retail demand. Mr. Millan said that a complete traffic study would be prepared, but maintained that such a development would generate less traffic than the McChesney & Miller grocery store or other types of site use. Downtown residential developments near alternative transportation modes, he continued, tend to generate less traffic than a similar development without accessibility to transit. He referenced census data indicating some 25 percent of Glen Ellyn residents within ¼ mile of the downtown either walk, bike or take public transportation, and said that the proposed residential development would likely experience a 25 percent reduction in street generation, something that a retail or office development would probably not experience.

Mr. O’Connor added that Holladay tenants lease a parking space as a separate transaction from leasing an apartment, a practice that, he said, tends to decrease the demand for parking.

Commissioner Heming-Littwin asked if there was a turnaround area for loading traffic, to which Mr. Walsh said, no. She and Chairperson Loch would like to see the architectural caps present on the building's west side.

Commissioner Rodemann asked if the balconies on the north elevation would be of similar material as the rest of the building, to which Mr. Walsh answered that they would be the same material as the other balconies. Having asked whether the west stairwell would exit through the garage in case of fire, Mr. Walsh responded that would be the case. Mr. Rodemann expressed that such egress would not be acceptable and suggested an engineering solution associated with the grading/piling might enable exit at the first residential level. Commissioner Rodemann recommended the parking layout be analyzed by a parking engineer to ensure functionality.

Commissioner Mulherin asked for comparative information relative to the topography of the proposed development and that of the townhomes across Pennsylvania Avenue. Mr. Walsh said the buildings were pretty much both the same height and showed a diagram illustrating evidence of his statement.

Commissioner Fanella asked what type of retail was envisioned for the building. While Mr. Mitchell said marketing of the space wasn't yet underway, the design was flexible to accommodate a variety of business, and mentioned a restaurant or a nail salon as examples.

Public Comment

Planner Ashbaugh read the following received letters into the record:

Mike Venezia, Owner, Legacy Condominium, Glen Ellyn, 462 Pennsylvania Ave., Apt 2N: *"We believe that a rental development on the former McChesney site may be a good idea IF the completed structure complies with ALL CURRENT zoning laws, rules, and regulation. We do not support the development if it requires adjustments of current codes including height or parking variances. We object to the enormous size & traffic impact, developer's request for Village financial assistance, zero setback from sidewalk. The traffic during peak hours is already dangerous on Pennsylvania Ave. when entering/leaving our community."*

Priscilla Anderson, 616 Davis Ter.: *"Please VERY SPECIFICALLY detail for community members in EXACT terms what Village Code Variances are being sought by the developer. Thank you."*

Janna Sampson, 470 Pennsylvania Ave., Unit C: *"While I am happy to see something proposed to redevelop this site, I am concerned by three attributes of this project, Height, Parking and Traffic. I live directly to the north of this development. My townhouse is 4 stories tall. At 5 to 6 stories tall, this development will block my view and decrease the light that will be available in my unit. I urge you to make sure that there is no variance on height approved for this project. I would like to see it limited to maximum of 5 stories or less. I am also concerned that the developer's floor plan states a need for 144 parking spaces for just the apartments but the proposal is only providing 104 spaces. Where will the other 40 cars park? There is no guest parking for residents of the apartments and parking for any retail businesses will be on the street only. There is shortage of parking spaces on weekend nights in this area already. Currently, the*

McChesney lot is being used for public parking so those parking spaces will disappear at a time when residents and retail businesses will be increasing the need for parking. I urge you to require this development to provide more parking for residents, their guests and retail businesses. My final concern is the increase in traffic that this will bring to the area. Pennsylvania Ave is already a traffic mess on weekend evenings as people pick up dinner or dine in at Barones, dine at Two Hound Red, go to the Northside Bar, and seek parking to walk to the many restaurants and businesses to the east on Pennsylvania and on Crescent as well as the north end of Main street. Adding 86 apartments that will likely have 150 or more residents, will make the area less safe if there is insufficient parking and increased traffic. On weekend evening, we currently dodge cars double parked on Pennsylvania Ave., dodge pedestrians jay walking and must wait for drivers to move so we can enter our driveway to get to our home. There needs to be consideration for adding cross walks to all corners of Pennsylvania and Glenwood and Crescent and Glenwood. I urge you to ask the developer to scale back this project to limit its height, make traffic issues less of a concern and provide more parking."

Chris Horney, 684 Highland Ave: *"I'd like to support the new development of the project and believe it will drive further economic development downtown. More density downtown helps the retail activity, and also increases the tax base, while removing a vacant storefront from a prominent site. Concerns about height are overblown, especially given the grade change on the site. It's effectively 1 story lower when viewing from Pennsylvania, and in context of downtown it is a good use for the site."*

Joyce Hothan, 637 Pleasant Ave., Submitted on behalf of the League of Women Voters of Glen Ellyn: *"The League of Women Voters of Glen Ellyn is opposed to having another luxury apartment development be approved in the Village without certain considerations."*

In recent surveys and meetings with residents as part of the Village's planning process, residents underscored their 'desire for a broader variety of housing options to better serve the residents in all stages of life'. Unfortunately with the recent increased opportunity for redevelopment of properties in our downtown corridor, this community's feedback does not seem to have been kept in mind. All three of these developments have focused on the same type of high- income luxury apartments."

While it may not be possible to focus on any other housing types other than apartments at this time, it is important to keep in mind the needs of the community related to at least price points. Now more than ever, having a vibrant downtown is an important goal of the Village and the addition of numerous downtown restaurants has been part of that strategy. Along with that comes the need for additional retail and food service staff. Having close affordable housing is also part of creating a good balance related to transportation and parking needs of workers and residents. This is an essential element for maintaining a vibrant community."

Lastly, the "Illinois Affordable Housing Planning And Appeals Act" passed in 2003, requires that all communities maintain 10% of their housing stock be affordable as defined by the Act. With the recent renovation and upgrading of several existing apartment complexes, the continued trend to tear down smaller older homes and replace them with much larger and more expensive ones, and this one, to

approval high end luxury apartment complexes like Avere, Apex and possibly this one, our compliance with this Act may well be in jeopardy.

Our recommendation is to ask developers who want to build more luxury apartment complexes to include in each development a set-aside of 10% for affordable housing as a way to insure our Village maintains its compliance. Since developers tend to ask for and receive numerous variances and monetary concessions from the Village in this approval process, we must also keep our residents' needs in mind and make sure their input and interests are also heard related to their 'desire for a broader variety of housing options to be sure to better serve the residents at all stages of life'. Thank you for your consideration!"

Ronald Davis, 462 Pennsylvania, 4N: "Three major concerns. The height of the project...6 stories should not even be an option for variance. It will stick out like a sore thumb and block current views at the Legacy...Next, traffic exiting our development at the Legacy is currently, at a minimum, dangerous. Because of allowed street parking right up to our exit gate, we cannot see traffic coming from the east on Pennsylvania. We have approached both the Village and the Police dept about this dangerous situation to no avail. With the increase in traffic volume that this project would bring, this is just a disaster waiting to happen for us. Finally, there is not enough parking allotted for this project. With the new apartments going in across from the library and now this project, parking for visitors to our development will become non-existent."

Aimee Pacente, 305 Oak Street: "Please consider Condominiums and perhaps some Apartments for rent. This would be great not only for the aging generation but also for the Millennials who want amenities and no maintenance.

Look at some of the Chicago high rises, they have built in grocery stores and full time chefs, healthclubs, movie viewing rooms, party rental rooms with bowling and pool tables, business meeting rooms. Perhaps there is a way to generate revenue with added amenities for Glen Ellyn.

Look at the SOHO Club or the NEMA building in Chicago. Also, adequate parking is a must, we already have limited parking.

Mike Weiler, 466 Pennsylvania Ave., Unit H: "To Whom it May Concern,

I am really happy to hear that there are some development ideas getting generated for this location. I think that added residential space like high end apartments or condos will be a plus to the community. I know some of my neighbors are concerned about the height of the building.

Personally I am supportive of 6 stories or less. I know there has to be a certain number of units to make the construction project worth the cost.

Traffic flow out of that area is a top concern and something that should be well thought out before construction starts. Barones is always busy in the evening and the intersection of Pennsylvania and Prospect can be dangerous from 4PM to 8PM. Any thought put towards traffic flow will be time well spent."

David Thomson, 462 Pennsylvania Ave, 4S: *"I support the redevelopment of the former McChesney Miller property for an apartment building but only if all current codes and requirements are followed for the project and only if variances and financial incentives are NOT granted, especially related to height, set backs, and required parking spaces. I live in the neighborhood, less than 350 feet from the subject property. Traffic and parking problems start with morning rush hour, subside and then return again before Noon.*

The traffic and parking problems continue to build from Noon until around 9pm. Pennsylvania Avenue frequently backs up in both directions at Prospect, especially when the railroad gates are lowered. And parking in non-pandemic times is essentially nonexistent daily from late morning until area restaurants close.

Avere on Duane and the Apex on Main are already bringing 155 new rental units onto the downtown market. Added to the proposed McChesney project, there will be a total of 241 new rental units within a three block radius. It's hard to see how our current infrastructure will handle the added pressure of these developments while retaining the small town charm that everyone loves about Glen Ellyn.

I am pro-development but it needs to make sense. The current Village building codes and regulations were adopted for a reason: they protect the residents and visitors of the community and support a charming, picturesque, livable village. Seek developments that accentuate the Village, not stick out and up like a desperate symbol of development at any and all costs. Thank you."

Barbara Merrick, 468 B Pennsylvania Ave.: *"Developing on the McChesney Miller site is to be encouraged. However when I look at this proposal from Holladay Properties I see a mammoth structure. 86 units! Just one block away facing the library a 48 unit site is being built. Building 2 large units this close together will create excessive traffic congestion in the area. The Village Plan Commission must have this scaled down."*

Chairperson Loch invited comments from meeting attendees.

Janna Sampson expressed concern that all of the architectural interest of the building is focused to the east and south. She said that her view from The Legacy condominiums to the north has a beautiful view up the hill across the tracks, with trees and church steeples, and that what she's seeing on the north elevation of the proposed development is a solid, one-color brick wall with metal balconies, and lacking architectural interest, which she would like to see introduced to the north side.

Anne Gould, 609 Newton Ave., said that aspects of the proposed development should not be considered in the context of the Draft Comprehensive Plan, as the Draft Plan hasn't yet been approved, and that concerns have been expressed about elements of it, and that it was felt that the Vision needed more clarity and public input. She believes that current code specifications relative to height and setbacks work in unison and, hence, the building concept should be considered in a holistic manner. She asked that a 3D model be requested. She asked if there were sufficient drop-off zone in the concept; expressed the hope that Crescent setbacks would not be taken from the street ROW but rather the lot; wondered if any consideration had been given to the Pandemic's long-term effects on demand, so thinks additional analysis would be useful; and said she would not like to see TIFF funds granted to the project, especially

for a building that doesn't meet requirements to minimize bulk. Chairperson Loch remarked the Plan Commission doesn't have purview over TIFF funds.

Laura Brown, 695 Plumtree Rd., asked if units in these luxury developments are being rented for use other than residential, such as for office space, and whether there were regulations governing use. Mr. Mitchell responded that they would be concerned about vacation-rental use and they wouldn't allow use of a unit for a business (however, work-from-home amenities are included in developments).

Mr. Mitchell acknowledged that Covid has entered Holladay's thinking, that they are trying to stay abreast of the issue, and that they want people to feel safe in their homes. He expressed a willingness to consider aesthetic concerns expressed by Ms. Sampson.

Chairperson Loch thanked the public for the feedback.

Commissioner Comments

Commissioner Berry agreed that a 3-D model bird's eye view rendering would be helpful. He would like to understand the parking flow; a delta of 20-40 spaces could be significant, he said, especially with the parking garage being over on the east side of Main Street and presumably there would be additional traffic flow. He complimented the presentation team and said he would encourage Holladay to pursue the project, given demand projections, though did recognize that they were made in the "pre-Covid world."

Commissioner Fanella said she is excited to see prospective development on this site and is confident in the developer that this the project would come out as proposed. She likes the developer's build-and-manage approach, and is fine with the parking situation. She thinks that now people will be more comfortable having goods delivered, so doesn't think there will be the need for many cars, and emphasized the value of a drop-off space. She likes the aesthetic of having a corner lobby, encourages continued collaboration with Village staff, would like to see more retail space included in the plan, and agrees with the desire for more attention to architectural details. She likes the suggestion of taking the 5 feet available from reducing the front-yard setback to 0 and applying it to pushback along the top levels. Garage screening should be a focus to increase the attractiveness, and said that if the staff is comfortable with a one-step PUD review process, she is, as well.

Commissioner Heming-Littwin would like to see more done architecturally on the building's north side. She said she would like to see more retail and is fine with the parking. She understands the Pennsylvania Avenue issues, but pointed out that the street is a thoroughfare to Wheaton so it tends to have more traffic than Crescent other than at certain times of the day. She favors the idea of recovering the parking spaces cut into the sidewalk on Crescent and putting trees there, as well as likes the idea of grates featuring plants to increase natural beauty. She doesn't have a problem with the building height and thinks the architectural corners are important on the building. She is fine with a one-step PUD review process.

Commissioner Vondruska said the petitioner was thorough, and that he is comfortable with the parking ratio, but hopes the layout can be fine-tuned. Commissioner Vondruska added that he doesn't believe

that the retail component will need dedicated parking spaces. He thinks five stories are okay, and that the towers on the ends make the height more palatable. He thinks the north and west sides of the building look “slab sided,” and that extending architectural elements around the building would be a nice change. He is fine with a one-step review process, if the staff is. He would prefer more of a lattice-look than a metal mesh screen on the ground floor along Crescent, and said that greenery/plantings would increase the street appeal.

Commissioner Hartweg said the height is no problem, the step backs seem to be appropriate, and the parking spaces are probably a good sign of what can be expected in the future. He liked the idea of the electric charging stations, and thought even more might be desirable. He thought a one-step review process seems to be a logical way to go. The biggest issue he saw was breaking up the “bulk” appearance of the north façade.

Commissioner Mulherin “wholeheartedly” endorsed the project, and said that the challenges presented by the site ought to be appreciated. He said the concept put forward accommodates the site nicely, and that he was impressed with Holladay’s philosophy of building ownership. Glen Ellyn needs this development, he said, expressing satisfaction with the height and saying that the parking plan is realistic. And while affordable housing is a concern to the community, he said, the project proposed is not of the type of development that can accommodate that market. He said he expects the market analysis submitted with the formal application will likely show that the community needs the kind of apartments in the project proposed.

Commissioner Rodemann concurred that the site is challenging. At first glance, he said, it seems like there’s too much building on the site, and he’d almost rather see more space on the Crescent side than a setback at the rear. He worries that the amount of retail is a token, and while Glenwood seems to be the right place for retail, it doesn’t allow for much. He’d like to see an opportunity to activate the street more successfully, but is okay with the numbers presented for parking. Height is always a challenge, he said, but this site benefits from being down in a well, so the impact on Pennsylvania is mitigated. He doesn’t like the idea of seeing trash containers stacked on Crescent, but looks forward to seeing the project moving forward.

Chairperson Loch indicated that she didn’t have anything unique to offer, but thanked the petitioner for the willingness to invest in Glen Ellyn. She said that she was okay with the height, but thinks the north side looks plain and that something has to be done to make it look “more respectable” and the building more elegant. She is fine with a one-step PUD process.

Commissioner Berry recalled that a previous potential developer had the option to purchase the Lord’s Auto site and wondered if Holladay was pursuing this. Director Springer replied that preliminary discussions about that property are taking place, but doesn’t know at this point if that property could be incorporated or not.

Trustee’s Report

Village Board Trustee Bill Enright thanked residents for practicing social distancing, the Plan Commission for getting ready for this meeting, and the Village staff for its work to keep things moving. He conveyed that he's pleased to see something happen with the McChesney site. He related that with current pandemic, tax revenue was a concern, but so far the Village is in good shape, mentioning that the golf course has reopened and that sidewalk repair continues. He mentioned discussions relative to the Civic Center parking garage decision but that the walkway between the Village parking lot and Main Street has been opened up. He said grants approved for the train station are proceeding as is the streetscape project, though the Frida Kahlo exhibit has been postponed to 2021, he reported. Funds are expected through the CARES Act, and the Village is in discussion with the state and county regarding potential other revenues from the Act, and waiting for Congress to approve additional funding for state and local governments.

Commissioner Heming-Littwin inquired as to revitalization funds she said the Governor has talked about to help with projects. Trustee Enright said he doesn't have initial concerns about projects, but does for the long term, but offered assurance that Trustee McGinley and Village Manager Franz are on top of funding matters.

Chairman's Report

Chairperson Loch thanked the staff for pulling this meeting together, and the Plan Commission for making it work.

Staff Report

Planner Ashbaugh reported receiving an application for preliminary planned unit development amendment for the Leslie's Car Wash lot for JetBrite, a site redevelopment concept that was given first-review comments; and the Harding Glen Townhomes submittal, which has gone through first-review comments. Also the department has an extra-territorial subdivision plat for the redevelopment of the BP Wash and Go at the southwest corner of Butterfield Road and IL-53, which might be the subject of a Plan Commission public hearing via Zoom in June. Also on deck is a pre-app for a possible day care facility on three vacant lots at 844 Forest Avenue.

Planner Purvis described the Duane Street Townhomes project, currently in second review and expected to come forward in the next month or so. Also possible is a special use permit for outside storage at Jewel. She also mentioned some small cell site 5G text amendments expected.

Director Springer said the focus now is on having meetings only when essential. She anticipates continued Zoom use, and is trying to keep the agenda to one item for the first few Zoom meetings. Chairperson Loch would like to see a break worked in to Zoom meetings. Planner Kelly Purvis said intern Laura Kenney is finishing up her internship with the Village and a new intern, Adrian Diaz, is coming on board in June. Director Springer reported that the Shonkwiler building is down, to allow a pedestrian connection to the Civic Center parking lot, on which the Civic Center parking garage is planned. She said the Civic Center is closed to the public, but Village business continues, and that development and building permits are up over previous years for this time.

Adjournment

After Commissioner Heming-Littwin moved to adjourn the meeting, the motion, which was seconded by Commissioner Hartweg, the motion carried and the meeting concluded at 9:43 p.m.

Respectfully submitted,

Barbara Dutton
Recording Secretary

Reviewed by,

Katie Ashbaugh, AICP and Kelly Purvis, AICP
Village Planners



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 05/28/20 07:00 PM
Department: Plan Commission
Department Head: Katie Ashbaugh
Category: Discussion Item
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4496)

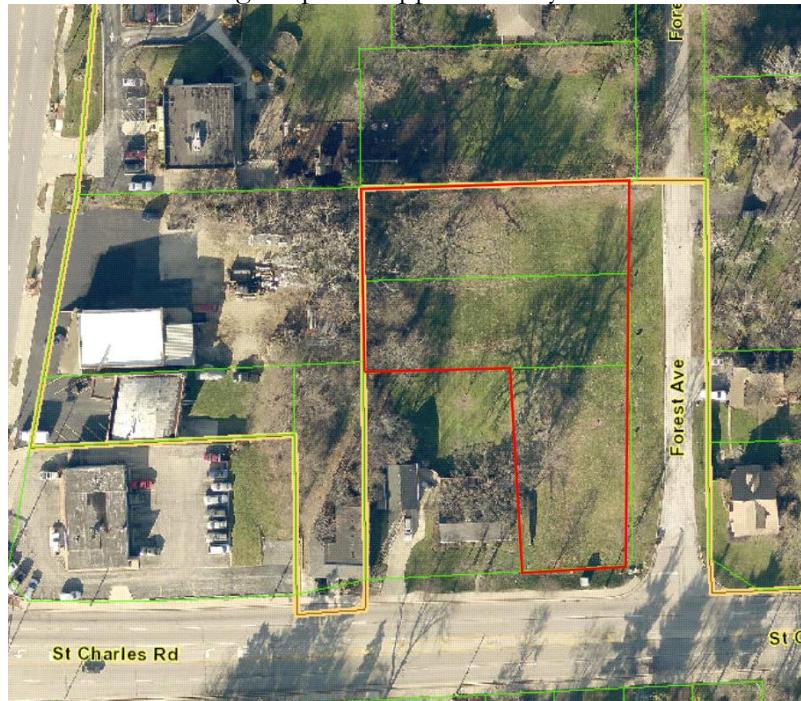
DOC ID: 4496

844-856 Forest Avenue - Guidepost Montessori - Pre-Application Meeting

PETITIONER: The petitioner is the NVS Properties, LLC, represented by Chris Horney, on behalf of Higher Ground Education.

REQUEST: Pre-Application meeting regarding a proposed one-story, 10,640 square foot building with 30 parking stalls for a daycare center called Guidepost Montessori on the property located at 844 - 856 Forest Avenue.

BACKGROUND: *Site Description*
The site is located on the west side of Forest Avenue, immediately north of St. Charles Road. It consists of three total properties and has a total site area of approximately 0.86 acres. The site includes one corner lot, with 76 feet of frontage along St. Charles Road. The combined corner side yard frontage of all three properties along Forest Avenue is approximately 272 feet. The northern two lots do not have frontage along St. Charles Road but extend west with an average depth of approximately 196 feet.

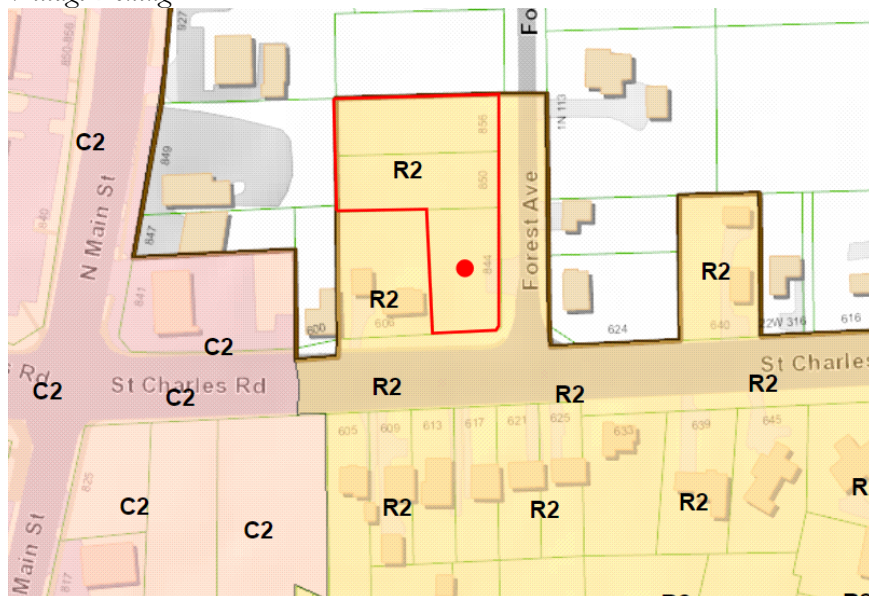


Surrounding Land Uses & Zoning

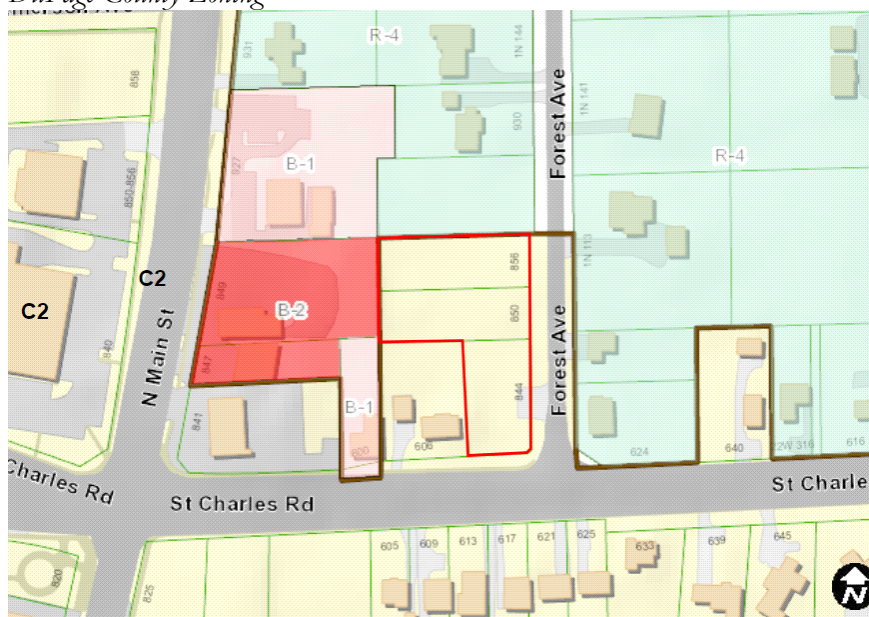
The subject property is adjacent to commercial uses directly to the west, as well as to the southwest across St. Charles Road. Those commercial uses

which are unincorporated are located in DuPage County's B-1 Local Business District and B-2 General Business District. Those within the Village are in the C2 - Community Commercial District. The adjacent property directly to the north, as well as those to the east across Forest Avenue, are located in the R-4 Single-Family Residence District of unincorporated DuPage County. The property directly to the south across St. Charles Road is R2 - Residential District.

Village Zoning



DuPage County Zoning



COMP PLAN: The 2001 Comprehensive Plan future land use designation is Single-Family Detached Residential.

**PROJECT
SUMMARY:**

The petitioner is proposing to construct a one-story, 10,640 square foot building and a 30 stall parking lot for a daycare center (Attachment 5). The building is proposed on the northern half of the site, with play areas to the north, east and the south of the building. A six (6) foot tall fence encloses this northern half along the west and north lot lines, with the fence decreasing to four (4) in height between the building and the east lot line. The parking lot is proposed on the southern half of the site, primarily on the corner lot with frontage along St. Charles Road and Forest Avenue. All of the parking stalls provided are 90-degree stalls.

The site can be accessed by one full-access driveway from Forest Avenue and is exited via a right-out driveway onto St. Charles Road. A five-foot wide sidewalk surrounds the entire building, connecting to the parking lot near the building's southeast corner. A four-foot wide sidewalk is also proposed along the corner side and front lot lines in the rights-of-way of Forest Avenue and St. Charles Road, respectively. The sidewalk on Forest terminates at the north lot line.

The refuse area is proposed in the southwest corner of the parking lot, fronting St. Charles Road.

Site Operations

This daycare center as proposed will serve up to 162 children at maximum capacity. The Operational Details (Attachment 10) describe a gradual ramp-up period over several years before reaching this enrollment number. Up to 23 staff are working during “steady state” operations (see Attachment 10), with typically at least 18 staff at any given time.

The classes are divided by age group, with infants and toddlers assigned two drop-off and three pick-up timeframes. The same number of timeframes are assigned for preschool children. In general, the drop-off windows run from 7-9 am, with the peak drop-off windows for each of the two age groups being offset from one another. One half-day dismissal occurs for each age group, being from 12-12:30 pm for infants and toddlers and 2:30-3 pm for preschool children. Finally, each age group has two later evening dismissal or pick-up windows, the first from 4:30-5:30 pm and the second from 5:45-6 pm. The building as designed (Attachment 7) is projected to accommodate up to 47 infants and toddlers and 96 preschool children.

1. Site Access, Parking, & Circulation

Access

Because St. Charles Road is under the jurisdiction of the DuPage County Department of Transportation (DuDOT), their approval is required for the proposed access point onto St. Charles Road. Staff acknowledges that the petitioner has been in contact with DuDOT and is in discussions regarding the configuration of this access point. The southerly portion of Forest Avenue that is adjacent to this property is within the Village's jurisdiction.

The proposed right-out driveway connecting to St. Charles Road is close to Forest Avenue. There also are currently signed access/travel restrictions at the intersection of St. Charles Road and Forest Avenue, which are as follows: 1) prohibiting southbound to eastbound left turns during morning peak hours and 2) prohibiting westbound to northbound right turns onto Forest Avenue during morning and evening peak hours. Without right-in access into the site from St. Charles combined with the prohibition of northbound right turns onto Forest from St. Charles, this limits the site's access to only southbound traffic on Forest Avenue. The irregular travel pattern is likely not preferred by the prospective tenant and additional discussions with DuDOT should occur before moving forward in the design process.

Parking

Daycare centers in the R2 district are required to provide one (1) stall per 800 square feet, resulting in a minimum requirement of 13 stalls for this use as proposed. The petitioner exceeds this requirement with 30 proposed stalls.

The minimum dimensions for double-loaded 90-degree parking stall modules are 9x19 foot stalls with 25-foot wide drive aisles. The petitioner is proposing 19.5-foot long parking stalls where 19 feet is required. A length of 17 feet is permitted where two (2) feet of vehicle overhang can be provided. Because the proposed sidewalks do not abut the west and east edges of the parking lot, the length of the parking stalls on either side of the lot should be reduced. This reduces the impervious surface covering the site and increases the impervious surface setbacks provided, particularly along the west interior side lot line. This can also be achieved on the north row of parking stalls, along the north side of the two (2) standard stalls.

Internal Site Circulation

Internal site circulation and queuing during peak drop-off and pick-up windows should be studied in conjunction with site access described above. The site as proposed lends itself to force the Forest Avenue driveway as the primary and sole entrance, with those desiring to go

eastbound on St. Charles maneuvering through the parking lot to exit southbound on Forest before turning onto St. Charles. Should there be internal queuing within the parking lot of those turning to go north to the Forest Avenue southbound exit, this turning movement with multiple vehicles in the parking lot at one time may cause internal points of conflict between vehicles and possibly pedestrians. Additionally, the site does not allow for much stacking of queued vehicles from the main building entrance to Forest, which may cause a backup onto Forest at peak times. Additional information regarding pick-up and drop-off procedures should be provided to address this.

A direct sidewalk connection from Forest Avenue to the primary building entrance is not proposed. To facilitate pedestrian access to the site, this should be added.

2. Setbacks.

Bulk

The front lot line is defined as the shortest lot line with right-of-way frontage, being the lot line along St. Charles Road of this site. The maximum front yard setback permitted is 50 feet [Section 10-4-8(D)(1)(c)]. The proposed front yard setback for the building is 187 feet 9 inches, which will require the approval of a Zoning Variation.

The rear lot line is defined as the lot line most nearly parallel to the front lot line, being the northernmost lot line of this site. The required minimum rear yard setback is 40 feet [Section 10-4-8(D)(2)]. The proposed rear yard setback for the building is 20 feet, which will require the approval of a Zoning Variation.

One of the two interior side lot lines is the northerly and westernmost lot line, adjacent to the commercial use to the west. The minimum required interior side yard setback for special uses in the R2 district is 25 feet [Section 10-4-8(D)(6)]. The proposed interior side yard setback for the building is 10 feet, which will require the approval of a Zoning Variation.

Impervious Surfaces

The minimum required setback for impervious surfaces is three (3) percent of the lot width for lots between 66 to 90 feet in width. With a lot width of approximately 82 feet measured at the minimum required front yard setback line of 30 feet, the required impervious surface setback from all lot lines is approximately two (2) feet six (6) inches.

None of the impervious surface setbacks require a Zoning Variation from this requirement, provided that the proposed play areas will be constructed of pervious materials. The play areas are shown as green with

gray ovals in the center, implying they will be grass with some other material at their center. Additional details should be provided by the petitioner.

3. Height. When scaled electronically, the proposed height of the building from the base of the foundation to the ridge is approximately 26 feet. For special uses in the R2 district, the maximum permitted height is 45 feet. At the time a formal application is filed, the petitioner must include an average existing grade exhibit and verify the building height as measured from the average existing grade.
4. Landscaping. The petitioner did not provide any landscape plans at this time. A landscape plan will be required at the time a formal application is filed. Please note the following regarding the landscaping:
 - Opaque screening with a minimum height of six (6) to seven (7) feet is required along property lines of non-residential uses which abut residential uses. The fence proposed along the north lot line abutting a single-family home is white vinyl and is six (6) feet in height. Additional details regarding the proposed fence material should be provided at the time a formal application is filed.
 - A minimum of eight (8) trees is required for the 0.31 acres of open space provided on the site.
 - Per Appearance Review Guideline 2.1.5, landscape beds with a width of at least five (5) should be installed along blank building walls. Noting that windows do provide some architectural interest on each of the elevations, landscaping should be provided intermittently along the perimeter of the building. Landscape beds along building foundations are commonly used to enhance site aesthetics, soften the appearance of the building walls, and break up large expanses of impervious surfaces.
 - Per Appearance Review Guideline 2.1.2, the perimeter of the parking site and parking lot should be landscaped to serve as screening.
5. Stormwater Management. A grading plan will be required at the time a formal application is filed. Staff has informed the petitioner of the requirements of the DuPage County Stormwater and Floodplain Ordinance.
6. Exterior Appearance. An application for Exterior Appearance review and approval is required per Ordinance 5508. The proposed primary building materials are fiber cement board in a light shade of gray, a light brown brick/stone material, and dark gray architectural shingles on a steep gabled roof. The windows and doors are trimmed in white, with the windows specifically trimmed in vinyl material. The roof-top mechanical

units are screened by white metal panels. The following architectural enhancements should be considered or details requested:

- Increasing the significance of the covered entryway feature.
- Enhancements to the proposed windows as opposed to plain single-pane white vinyl by adding mullions.
- Consider increasing the number of windows.
- Whether the knee wall along the building foundation is actually brick or stone, and what the material is capping the knee wall.
- The addition of any building lighting to break up the wall planes, and particularly adjacent to the main entrance
- Enhancements to the proposed windows as opposed to plain single-pane white vinyl.
- The extension of the brick/stone up the entire columns supporting the entryway overhang/portico.
- Breaks in the elevation planes of the walls to reduce the bulk and mass; this may require shifts in the roofline.

7. Other Site Features.

Refuse Area

The proposed location of the refuse area/dumpster enclosure at the southwest corner of the parking lot is within the required minimum front yard of 30 feet. Additionally, this proposed location is in front of the building. This location will require a Zoning Variation to allow a screen wall enclosing refuse and recycling to be located in the required front yard and in front of the principal building. The Plan Commission may wish to ask if the garbage enclosure could be relocated closer to or behind the building.

Details regarding the height and materials of the proposed dumpster enclosure were not provided at this time. This information will be required at the time a formal application is filed. The Zoning Code requires refuse areas or dumpsters to be enclosed by a wall on three of the four sides and gated and of a height sufficient to fully screen the dumpster. The wall material must also be the primary material of the building. Given that fiber cement board and brick are proposed, the enclosure could include brick piers with hardie board walls. Additionally, per Appearance Review Guideline 2.3.1, the entire enclosure should be surrounded by landscaping and gated with metal gates.

Signage

The size and design of the proposed monument sign appears to be in general conformance with Section 4-5, Sign Code (Attachment 8). However, additional details, including the proposed setbacks and the location of the required sight triangle at the St. Charles and Forest

Avenue intersection, will be required at the time of formal submittal. If no variations from the Sign Code will be necessary, a sign permit may be filed following zoning approval for the overall project by the Village Board.

**REVIEW
PROCESS:**

At this time, based on the information provided, staff finds that to proceed with the project, the petitioner will need to receive approval of the following:

1. Special Use Permit to allow a daycare center on the property at 844 - 856 Forest Avenue in the R2 district.
2. Zoning Variation to allow a front yard setback of 187 feet 9 inches where a maximum setback of 50 feet is permitted [Section 10-4-8(D)(1)(c)].
3. Zoning Variation to allow a rear yard setback of 20 feet along the northernmost lot line where a minimum setback of 40 feet is required [Section 10-4-8(D)(2)].
4. Zoning Variation to allow an interior side yard setback of 10 feet along the westernmost lot line where a minimum setback of 25 feet is required [Section 10-4-8(D)(6)].
5. Zoning Variation to allow a screen wall enclosing refuse and recycling to be located in the required front yard and in front of the principal building [Section 10-5-5(B)(4) #39].
6. Exterior Appearance Approval for the construction of a new building and other required site improvements.
7. Plat of Consolidation.

The above list is subject to change as additional plans and information are submitted and reviewed. Approvals 1-6 will be reviewed by the Plan Commission with a recommendation to the Village Board. The Plat of Consolidation will be administratively reviewed by the staff without the requirement for a public hearing or approval by the Village Board.

**COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a Pre-Application Meeting for the project and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Commission may wish to provide feedback or ask for clarification on the following:

- The proximity of the St. Charles Road right-out driveway to Forest Avenue and site access in general.
- How traffic flow will work internally during peak pick-up and drop-off times of children/students.
- The number and degree of required Zoning Variations from the bulk setback requirements to accommodate the proposed building location and size.

- The parking stall module dimensions.
- The material of the refuse area/dumpster enclosure.
- The location of the dumpster enclosure and anticipated method to remove refuse without conflict with either stationary parked vehicles.
- Operational details, including drop-off and pick-up procedures and number of staff per classroom.
- The proposed materials for the play areas.
- The installation of landscaping throughout the site, particularly along the building foundation and the parking lot and site perimeter.
- The appearance and durability of the proposed white vinyl fence surrounding the play areas.
- The proposed primary building materials, particularly the fiber cement board.
- Other Exterior Appearance items as described.

Please note as part of the public notification process, staff has sent courtesy notices to property owners within 350 feet of the property. Staff has also posted the notice of the Pre-Application meeting on the Village website's Public Notice Portal and posted the plans on the Village's Current Developments portal.

ATTACHMENTS:

1. Aerial Photo
2. Location & Zoning Map
3. 2-Foot Contour Map
4. Plat of Survey
5. Proposed Site Plan
6. Proposed Floor Plan
7. Proposed Elevations
8. Proposed Monument Sign
9. Petitioner's Pre-Application Packet
10. Operational Details
11. Public Notice of Pre-Application Meeting Request
12. Location Map for Notification
13. Mailing Labels of Residents within 350' of subject property

ATTACHMENTS:

- 1. Aerial Photo (PDF)
- 2. Location - Zoning Map (PDF)
- 3. 2-Foot Contour Map (PDF)
- 4. Plat of survey (PDF)
- 5. Proposed Concept Site Plan (PDF)
- 6. Proposed Floor Plan (PDF)

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- 8. Proposed Monument Sign (PDF)
- 9. Petitioner's Application Materials (PDF)
- 10. Operational Details (PDF)
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- 13. Mailing Labels of Residents within 350' of subject property (PDF)

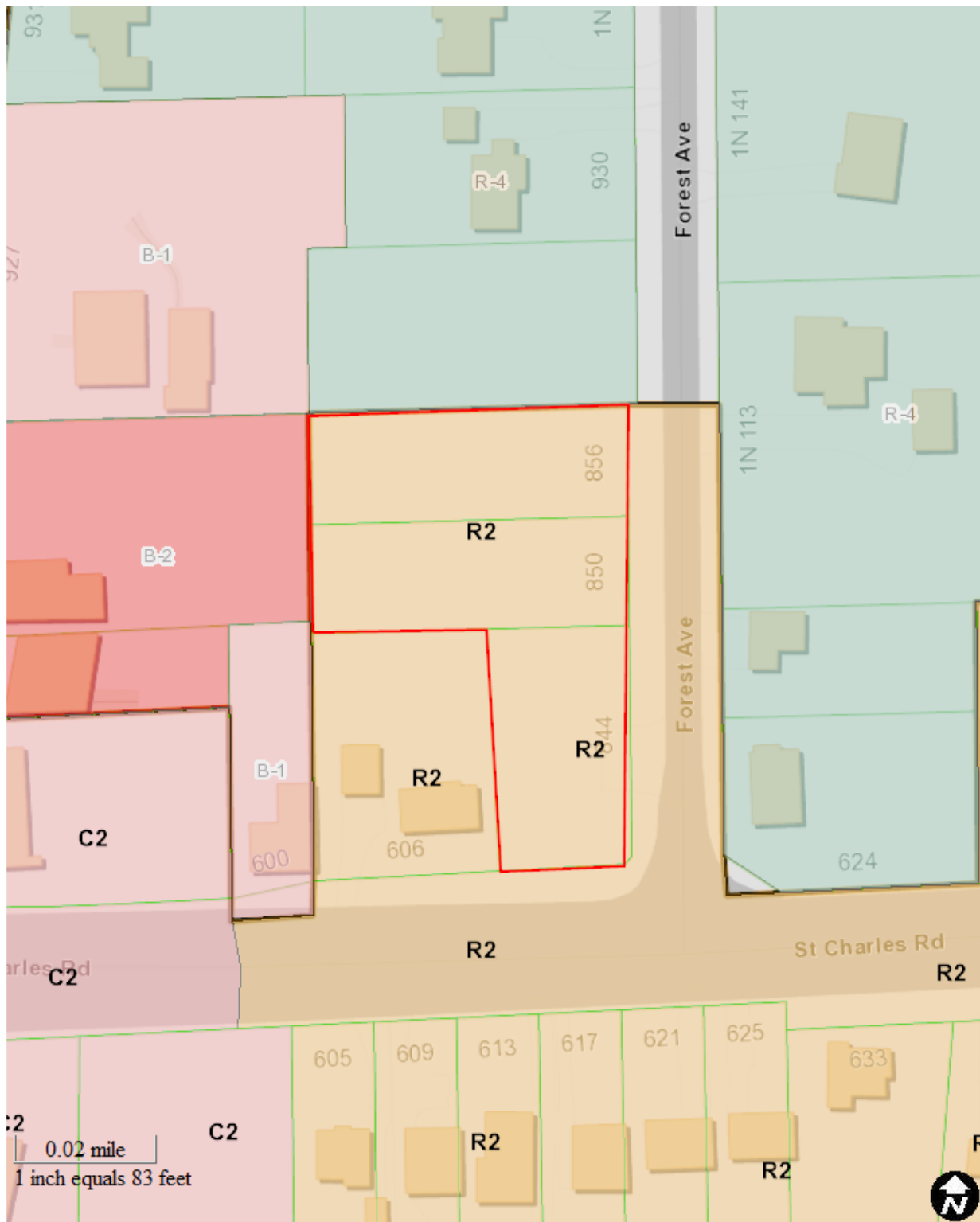


Map created on May 19, 2020.

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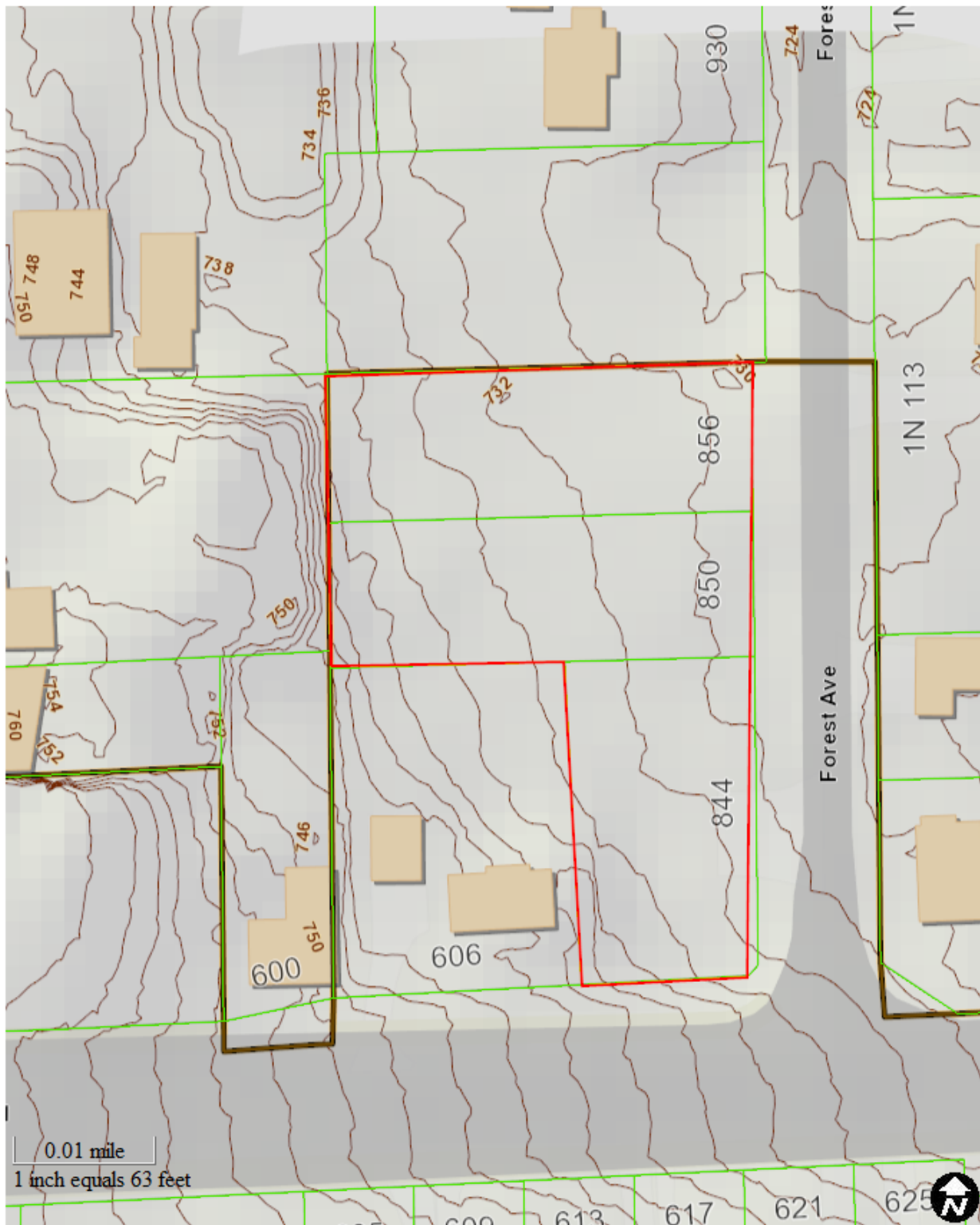
Map created on May 19, 2020.

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2-Foot Contour Map



Map created on May 19, 2020.

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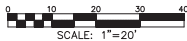
SURVEY LEGEND
● Monumentation Found
○ Monumentation Set (IRLS 35-2551)
(50') Record Dimension
--- Fence Line



LEGAL DESCRIPTION

LOTS 1, 2 AND 3 IN GRANDVIEW ESTATES, BEING A PART OF THE SOUTH HALF OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 12, 2005, AS DOCUMENT R2005-274595, AND CERTIFICATE OF CORRECTION RECORDED JUNE 12, 2006 AS DOCUMENT R2006-110527, IN DUPAGE COUNTY, ILLINOIS.

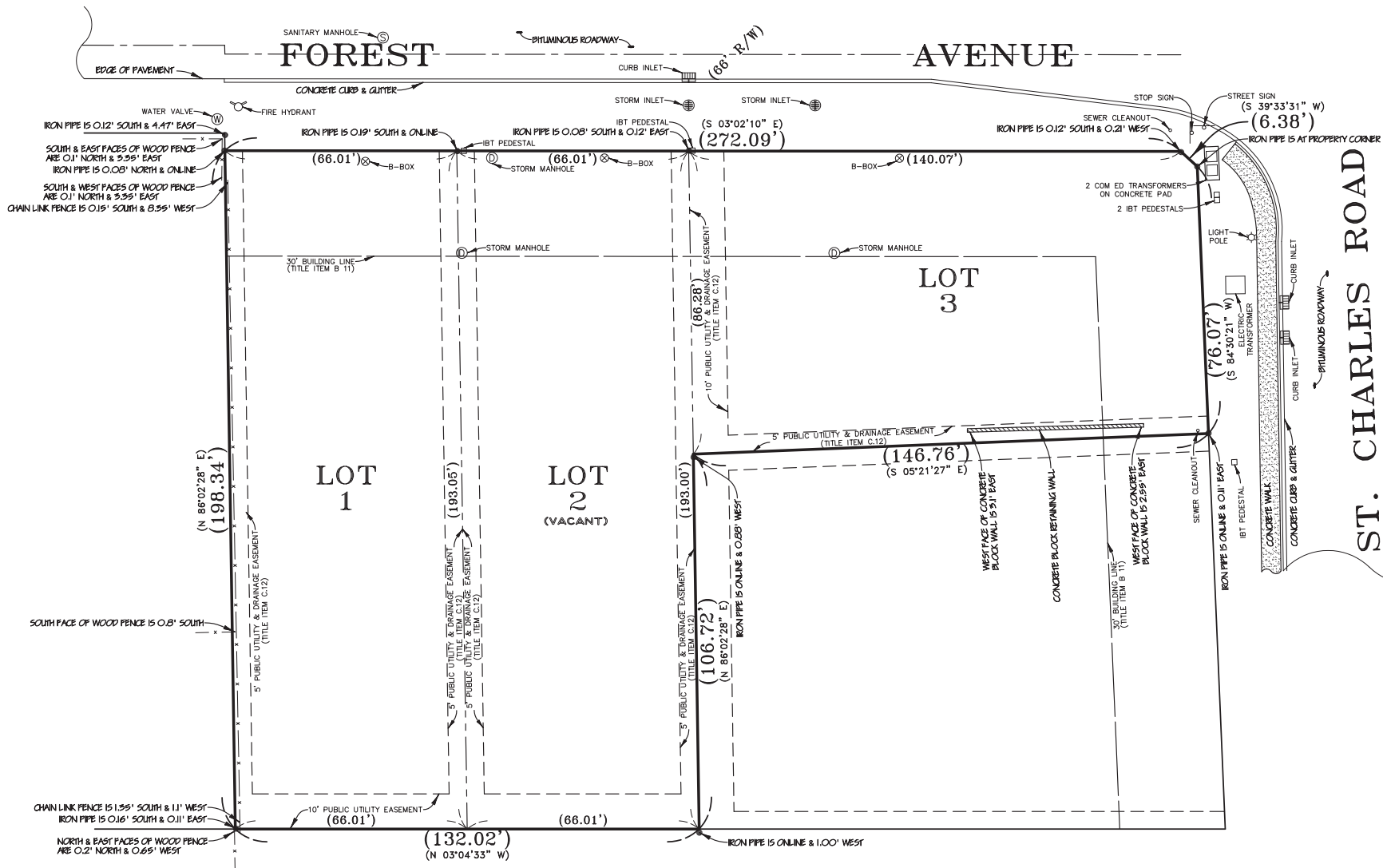
AREA OF SITE - 37,608 SQ.FT. 0.863 ACRES



UTILITY LEGEND
● MANHOLE / CATCHBASIN
■ CURB INLET
- FLARED END SECTION
● WATER VALVE VAULT
▽ FIRE HYDRANT
○ UTILITY MANHOLE
□ UTILITY STRUCTURE
▽ TRAFFIC SIGNAL
▽ SIGN
- POWER POLE

F.1.d

NOTE:
MEASURED ANGLES AND DISTANCES
MATCH THOSE FORMED BY THE
RECORD BEARINGS AND DISTANCES
AS SHOWN HEREON.



NOTES:

- 1.) UTILITIES SHOWN HEREON REFLECT THOSE OBSERVED ON THE GROUND AT THE TIME THE FIELD WORK WAS PERFORMED.
- 2.) WHILE PERFORMING THE FIELD WORK FOR THIS SURVEY THERE WAS NO OBSERVED EVIDENCE OF RECENT CONSTRUCTION OR EXCAVATION AT THIS SITE.
- 3.) INFORMATION SHOWN HEREON IS BASED ON ACTUAL MEASUREMENTS MADE IN THE FIELD AND NOT THE UTILIZATION OF ORTHOPHOTOGRAPHY, PHOTOGRAMETRIC MAPPING, LASER SCANNING OR OTHER TECHNOLOGIES.
- 4.) NO ZONING INFORMATION WAS PROVIDED TO THIS OFFICE
- 5.) NO PARKING SPACES DELINEATED ON SITE.

FLOOD CERTIFICATION

THIS IS TO CONFIRM THAT AS OF THIS DATE, NO PORTION OF THE ABOVE MENTIONED PROPERTY IS LOCATED IN A DESIGNATED SPECIAL FLOOD HAZARD AREA, ACCORDING TO THE LATEST FLOOD INSURANCE RATE MAP IN OUR FILES, AS FAR AS CAN BE DETERMINED.

COMMUNITY PANEL NO.: 17043 C 0068 J
EFFECTIVE DATE: AUGUST 1, 2019
ZONE: X

STATE OF ILLINOIS) SS
COUNTY OF DU PAGE)

CERTIFIED TO: NVS PROPERTIES, LLC
FIDELITY NATIONAL 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 2010 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 1-4, 7(c), (d)(1), (c), 8, 9 and 11 OF TABLE A THEREOF. THE FIELD WORK WAS COMPLETED ON 04/30/20. ALL DISTANCES SHOWN HEREON ARE IN FEET AND DECIMAL PARTS THEREOF.

SIGNED AND SEALED AT WHEATON, ILLINOIS THIS 30th DAY OF April, A.D. 2020
BY Allen D. Carradus, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-2551.
MY LICENSE EXPIRES NOVEMBER 30, 2020.



SCHEDULE B EXCEPTIONS

- B. 11) AS SHOWN HEREON
C. 12) AS SHOWN HEREON

FIDELITY NATIONAL TITLE INSURANCE COMPANY
COMMITMENT NO. DW20011607
DATED MARCH 13, 2020 WAS USED
IN PREPARATION OF THIS PLAT.

Ordered By:
The Selig Law Firm
150 n. Riverside Plaza
Chicago, Illinois 60606
(312) 374-4203

Date of Field Work:	04/30/20	Drawn By:	CMG
Scale:	1" = 20'	Checked By:	EAC
Plat Bk Pg:	48-00	Approved:	ADC
Date:		Revision:	

ALTANSPS SURVEY	
ST. CHARLES ROAD & FOREST AVENUE, GLEN ELLYN DU PAGE COUNTY, ILLINOIS	
THE SELIG LAW FIRM	
Prepared By: CARRADUS LAND SURVEY, INC.	
100 Bridge Street Suite 1, Wheaton, Illinois 60187 (630) 588-0416 (FAX) 653-7682	

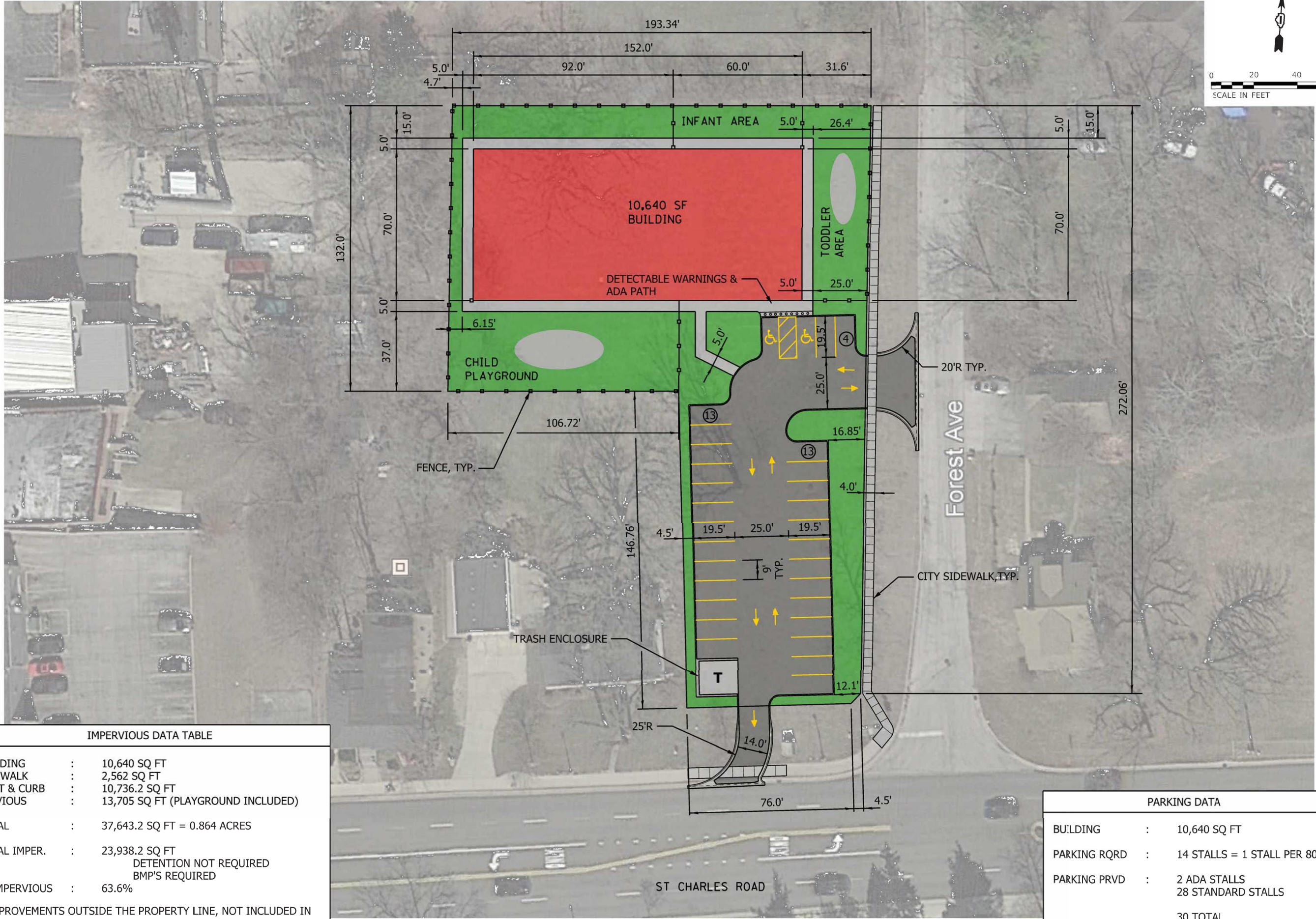
Sheet	1
of 1	

Packet Pg. 30

THIS IS AN ELECTRONICALLY TRANSMITTED DIGITAL REPRODUCTION OF AN ORIGINAL SIGNED AND SEALED PRINTED PLAT.

Attachment: 4. Plat of survey (4496 : 844-856 Forest Avenue - Guidepost Montessori - Pre-Application Meeting)

- NOTES**
1. All distances shown hereon are in feet and decimal parts thereof corrected to 68' f. Distances shown along curved lines are Arc Measurements unless otherwise noted.
 2. Compare the Legal Description, Building Lines, and Easements as shown hereon with your Deed, Title Insurance Policy or Title Commitment.
 3. Consult local authorities for additional setbacks and restrictions not shown hereon.
 4. Compare all survey points and report any discrepancies immediately.
 5. Consult utility companies and municipalities prior to the start of any construction.
 6. Dimensions to and along buildings are exterior foundation measurements.
 7. Do Not Assume distances from scaled measurements made hereon.



IMPERVIOUS DATA TABLE		
BUILDING	:	10,640 SQ FT
SIDEWALK	:	2,562 SQ FT
PMNT & CURB	:	10,736.2 SQ FT
PERVIOUS	:	13,705 SQ FT (PLAYGROUND INCLUDED)
TOTAL	:	37,643.2 SQ FT = 0.864 ACRES
TOTAL IMPER.	:	23,938.2 SQ FT
% IMPERVIOUS	:	63.6%
* IMPROVEMENTS OUTSIDE THE PROPERTY LINE, NOT INCLUDED IN IMPERVIOUS CALCULATIONS		

PARKING DATA		
BU'LDING	:	10,640 SQ FT
PARKING RQRD	:	14 STALLS = 1 STALL PER 800 SF
PARKING PRVD	:	2 ADA STALLS
28 STANDARD STALLS		
30 TOTAL		

CONCEPT		DATE	: 03-01-2020	PROJECT #	: W20067.00	DESIGNED BY	: NAV	DRAWN BY	: NAV	CHECKED BY	: NAV	5-15-2020 CITY CONCEPT REVIEW COMMENTS DESCRIPTION:

HIGHER GROUND DAY CARE

GLEN ELLYN, IL 60137

Schematic Design:	5/1/20
Design Development:	
Bidding:	
Permit:	
ISSUE DATE:	2/28/20

POST BID/PERMIT REVISIONS:	
No.	Description

1	Date 1	REVISION 1
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PROJECT NO. 19-030

DRAWN BY AK

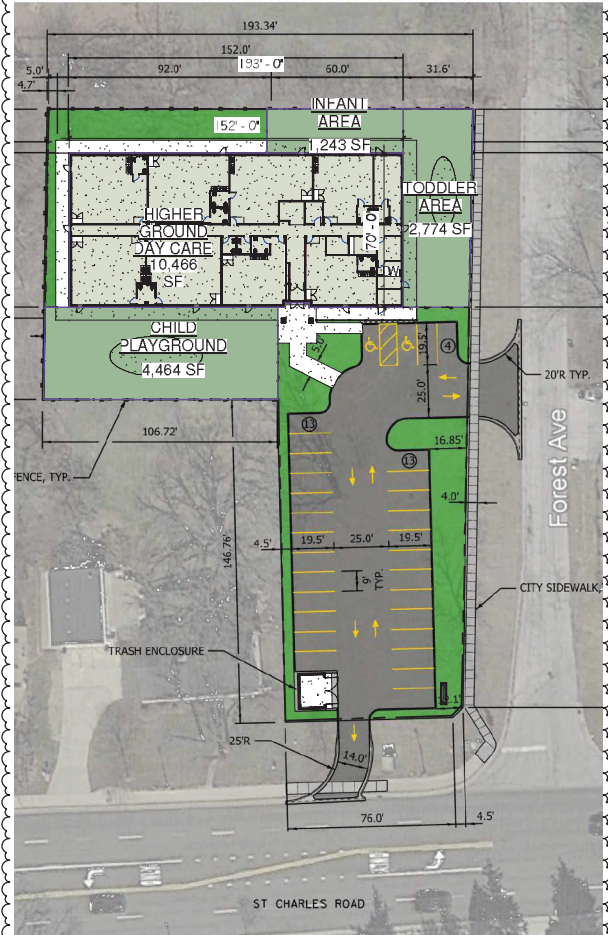
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SHEET 1 OF 1

FLOOR PLAN

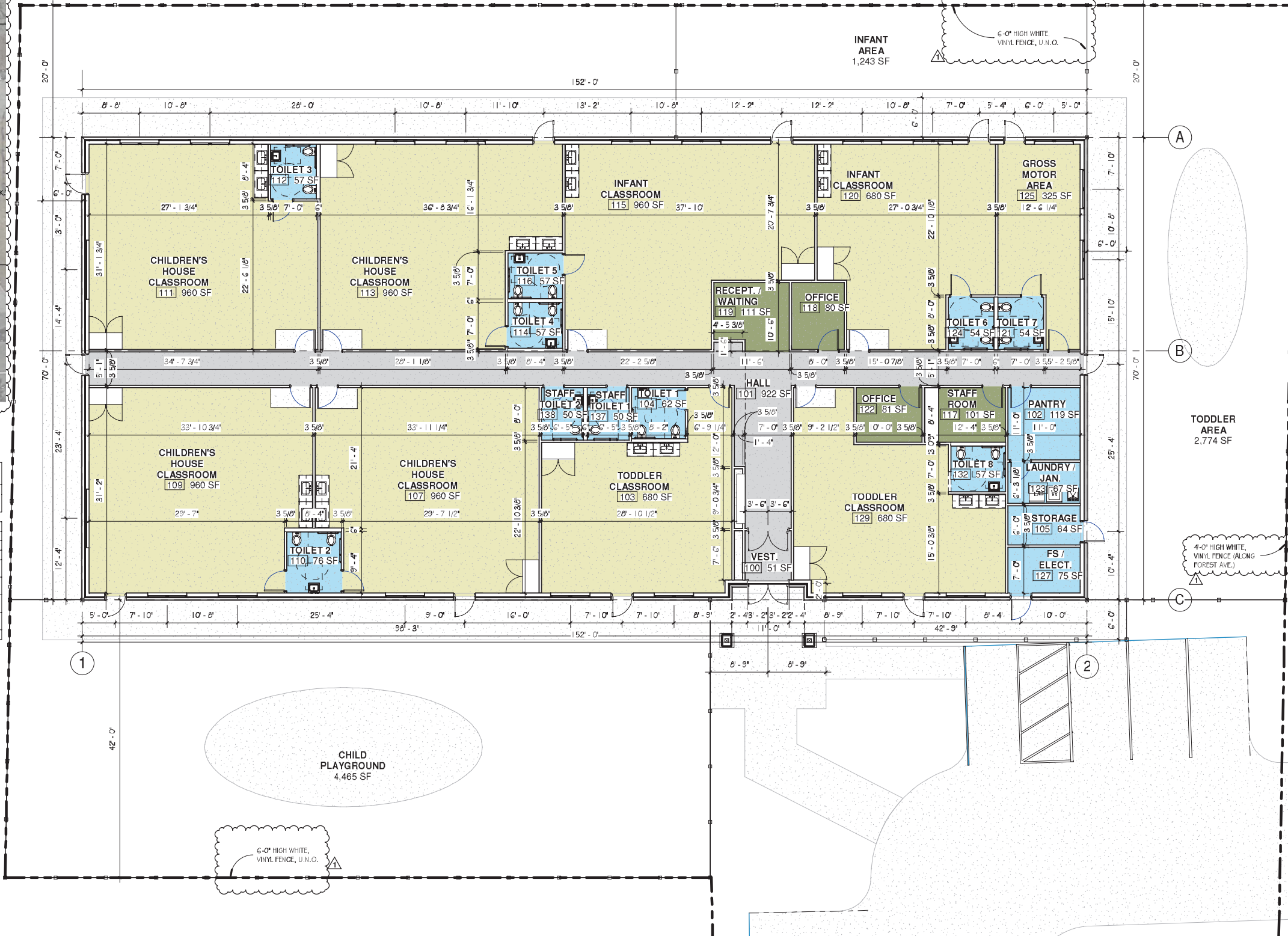
A-1

01 - SITE DATA		
TOTAL LOT AREA	37,643 SF (8644 ACRES)	
BUILDING AREA	10,466 SF	
PARKING STALLS PROVIDED	30 STALLS (2 HC STALLS INCLUDED)	



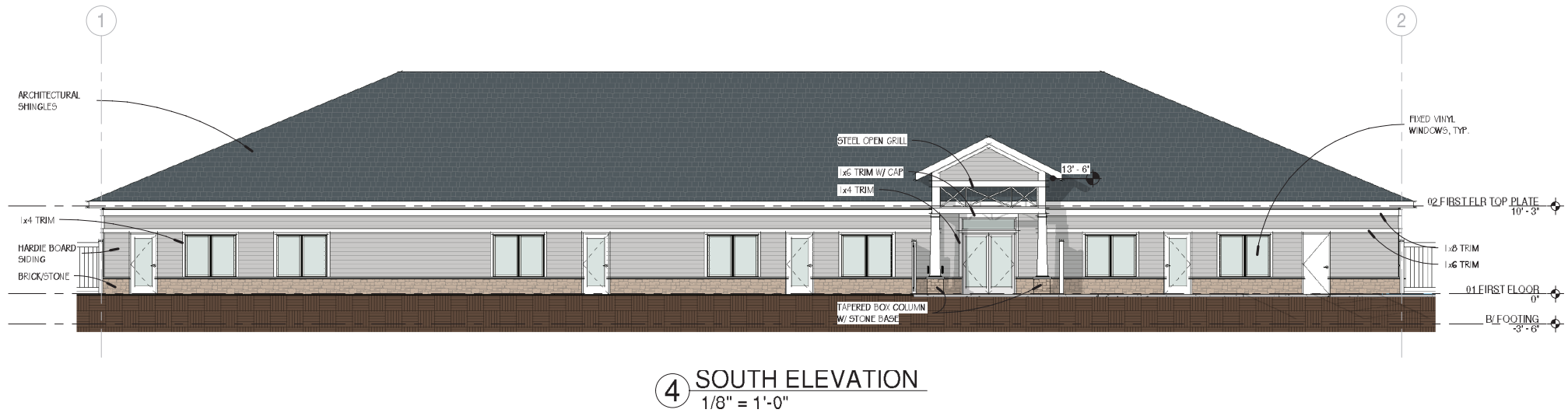
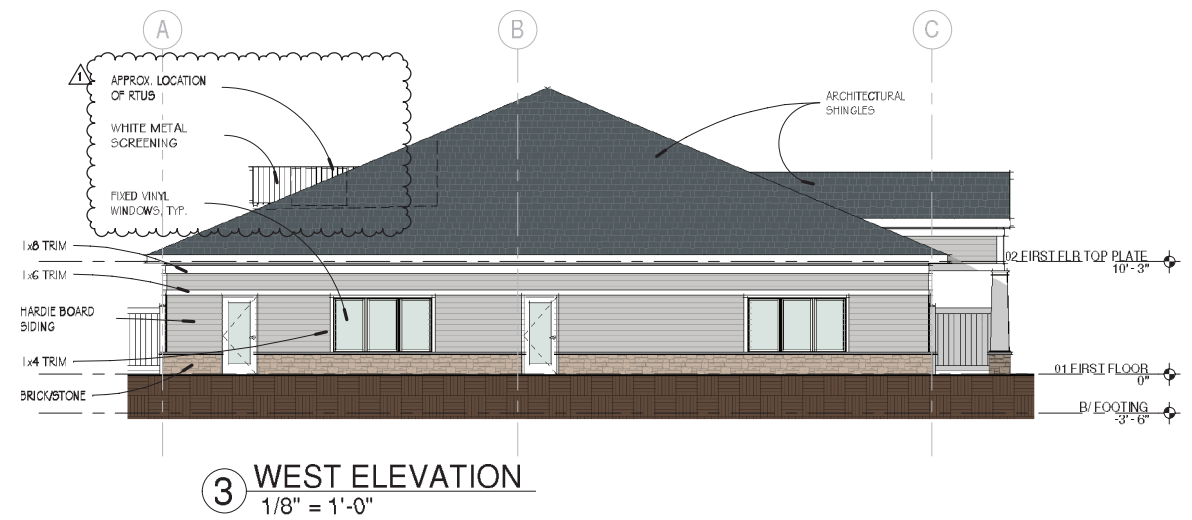
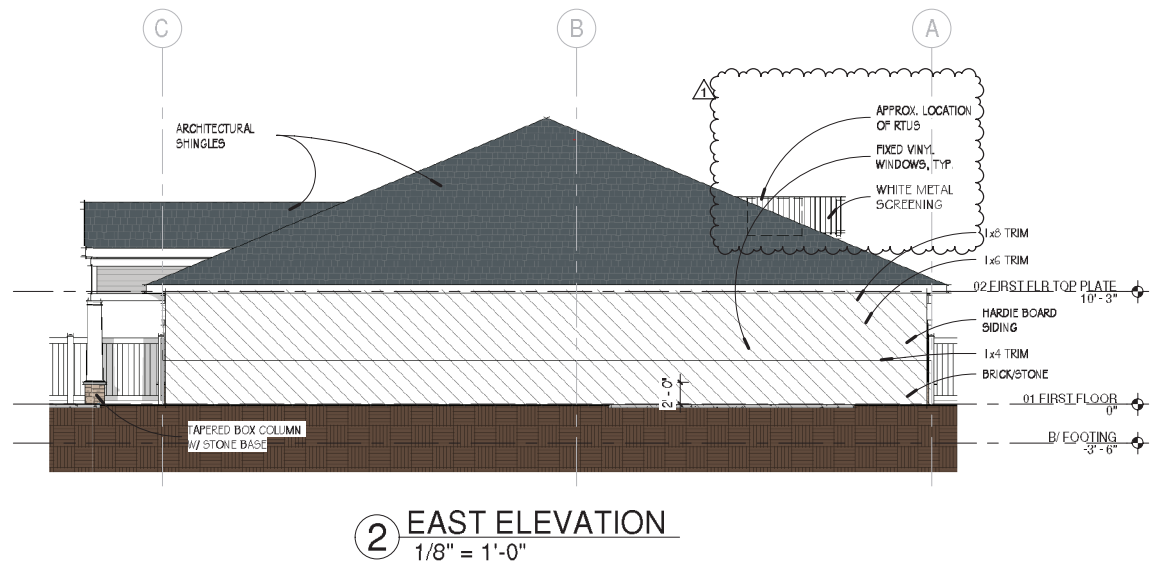
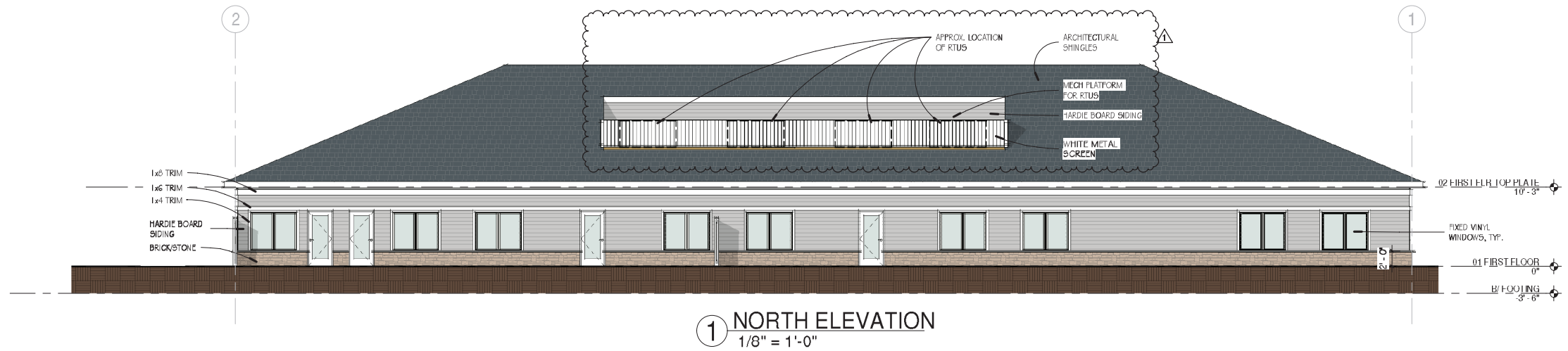
2 PRELIMINARY SITE PLAN
1" = 40'-0"

01 - CLASSROOM OCCUPANCY						
NAME	NO.	OCCUPANT LOAD FACTOR	ACTUAL AREA	# STUDENTS (ENROLLMENT)	ALLOWABLE OCCUPANT	REQUIRED AREA
INFANT CLASSROOM	115	55	960 SF	10	17.4	550 SF
INFANT CLASSROOM	120	55	680 SF	10	12.4	550 SF
TODDLER CLASSROOM	103	35	680 SF	14	19.4	490 SF
TODDLER CLASSROOM	129	35	680 SF	14	19.4	490 SF
CHILDREN'S HOUSE CLASSROOM	107	35	960 SF	20	27.4	700 SF
CHILDREN'S HOUSE CLASSROOM	109	35	960 SF	20	27.4	700 SF
CHILDREN'S HOUSE CLASSROOM	111	35	960 SF	20	27.4	700 SF
CHILDREN'S HOUSE CLASSROOM	113	35	960 SF	20	27.4	700 SF
GROSS MOTOR AREA	125	35	325 SF	0	9.3	0 SF
TOTAL			7,164 SF			



1 FIRST FLOOR PLAN
1/8" = 1'-0"

\\PEP\CD\Work\Arch\2020\004 Higher Ground\Higher Ground Day Care\2020 - AK.rvt



Schematic Design:	5/1/20
Design Development	
Bidding:	
Permit	
ISSUE DATE:	2/26/20
POST BID/PERMIT REVISIONS:	
No.	Date Description
Date 1	REVISION 1

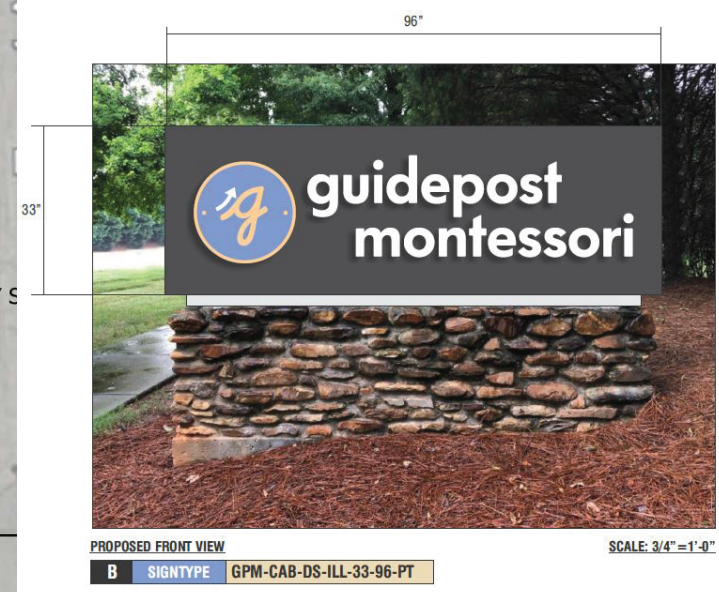
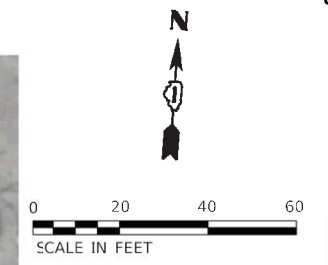
PROJECT NO.	19-030
DRAWN BY	
CHECKED BY	
SHEET	12 OF 1

EXTERIOR
ELEVATIONS

A2-1

Packet Pg. 33

SD 5/15/20 - NOT FOR CONSTRUCTION



IMPERVIOUS DATA TABLE		
BUILDING	:	10,640 SQ FT
SIDEWALK	:	2,562 SQ FT
PMNT & CURB	:	10,736.2 SQ FT
PERVIOUS	:	13,705 SQ FT (PLAYGROUND INCLUDED)
TOTAL	:	37,643.2 SQ FT = 0.864 ACRES
TOTAL IMPER.	:	23,938.2 SQ FT
		DETENTION NOT REQUIRED
		BMP'S REQUIRED
% IMPERVIOUS	:	63.6%
* IMPROVEMENTS OUTSIDE THE PROPERTY LINE, NOT INCLUDED IN IMPERVIOUS CALCULATIONS		

PARKING DATA		
BUILDING	:	10,640 SQ FT
PARKING RQRD	:	14 STALLS = 1 STALL PER 800 SF
PARKING PRVD	:	2 ADA STALLS 28 STANDARD STALLS 30 TOTAL

CLEAR PAGE

Application for Commission Pre-Application Meeting

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

I. APPLICATION INFORMATION:

A. Date Filed: 05/01/20

B. Project Name: 844-856 Forest Avenue Daycare

C. Project Description: New Higher Ground Daycare development

D. Address of Property: 844, 850, and 856 Forest Avenue, Glen Ellyn, IL

E. Permanent Index No: 05-02-413-024, 025, and 027 Zoning: R2

F. Name of Applicant: NVS Properties, LLC - Attn: Chris Horney

G. Address of Applicant: 684 Highland Avenue, Glen Ellyn, IL 60137

H. Phone No. (Business): 312-625-1417 (Home) _____

I. Fax No. (Business): _____ (Mobile) 248-721-7927

J. E-mail Address of Applicant: chorney@murphyres.com

K. Name of Property Owner: Hartz Construction Co., Inc.

L. Address of Property Owner: 9026 Hertiage Parkway, Woodridge, IL 60517

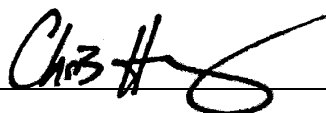
M. Phone No. (Business): 630-228-3800 (Home) _____

N. Fax No. (Business): _____ (Mobile) _____

O. E-Mail Address of Property Owner: lhartz@hartzhomes.com

II. SUBMISSION REQUIRMENTS

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

Signature:  Date: 5/1/2020



MURPHY DEVELOPMENT
GROUP, LLC

5/1/2020

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

RE: 844-856 Forest Avenue Daycare Development

Dear Plan Commission,

Thank you for taking the time to review this pre-application related to a Special Use for a daycare at the three parcels located at 844-856 Forest Avenue. As a Glen Ellyn resident that lives only a half a mile away and has three children under six, this project is near and dear to my heart and one that I believe will be a great use for the Village. As the Village, the daycare operator, and I am aware, Glen Ellyn is in need of additional daycare facilities to serve the surrounding families. One that is located nearby an elementary school (Forest Glen) is an added bonus, as it allows young growing families to have their children transition from one place to the other quite easily, and the drop-off/pick-up for the parents with children at both schools is also convenient.

The three sites that are under contract are currently vacant land. In the early 2000's the site was contemplated as 3 single family homes, but unfortunately the current owner (Hartz Construction) has been unable to find anyone interested in building homes on the site. Given the proximity to other commercial uses (directly behind the site) on St. Charles and Main Street, we believe while it is residential in current zoning, it is not a use that would change the current character of the area. The building would be residential in finishes (masonry and siding), height (one story), and lot coverage (~10,300 SF vs a site area of 36,500). While there would be traffic with the parents picking up and dropping off, this traffic would be occurring during rush hour time periods in the morning and afternoon and would not interfere with the daytime or evening hours. Furthermore, the location would be closed on the weekends, except for an occasional special event, again further lessening the impact on the surrounding neighbors. Therefore, I would ask that the Planning Commission consider granting a Special Use permit in lieu of change in zoning.

Some useful statistics and metrics about the proposed development are as follows:

Site Size – 36,572 SF

Building Size – 10,640 SF

Daycare Operator – Guidepost Montessori

Parking Spaces – 28

Number of Employees – 23 at steady state* (only roughly 18 on site at one time)

Number of Students – 162

Kids per class – 9-24 depending on age (9 per infant room, 14 per toddler, and 24 per 3-6 child)

Pick-up and Drop-off protocol – See attached schedule provided.

Hours of Operation – 7-6

% of students that are half-day vs. full-day – 100%

Finally, as a resident and neighbor, I recognize that development in Glen Ellyn can become controversial without the support of the neighborhood. Because of that, I have reached out and received feedback and support from Tim Elliott (leader of former Five Corners Committee), Claudia Brown, and Diana Martinez. These individuals represent groups that have had issues with specific developments nearby in the past and are enthusiastic about the use of this site in the context of the ongoing development happening in Glen Ellyn. They have provided valuable feedback that we have incorporated into the design and layout of the project. I have attached an initial site plan, elevations, and a letter from the daycare operator. I look forward to having a conversation about the development in the near future and addressing any concerns the Commission may have about the project at that time.

Sincerely,



Chris Horney
Murphy Development Group
Managing Director



Guidepost Montessori
844 Forest Avenue
Glen Ellyn, IL 60137
Project Information



Guidepost Montessori at Glen Ellyn

Project Description

Higher Ground Education is very excited to develop a Montessori preschool in Glen Ellyn, under its “Guidepost Montessori” brand, www.guidepostmontessori.com.

Program, Enrollment and Staffing

We are currently projecting the following program and capacity for this location. We do not expect to open all rooms at once – our expectation is we will build up enrollment over several years.

Initial (Projected) Capacity

- 1 Infant room (6 weeks-14 months) with a capacity of 9 infants = 9 Infant capacity
- 1 Young Toddler (14 – 24 months) with a capacity of 10 Young Toddlers = 10 Young Toddler capacity
- 2 Toddler rooms (24-36 months) with a capacity of 14 toddlers each = 28 Toddler capacity
- 4 Preschool rooms (3 – 6 years) with capacities of 24 = 96 Preschooler capacity
- Total student capacity = 162

Steady State Capacity

As the student population ages we plan to transition to the following capacities (same total number of students)

- 3 Toddler rooms (24-36 months) with a capacity of 14 toddlers each = 42 toddler capacity
- 5 Preschool rooms (3 -6 years) with a capacity of 24 = 120 preschooler capacity
- Total students = 162

By law, we are required to provide specific staff ratios for each type of daycare room we operate. As we do not expect to open all rooms at once, our staffing count will increase over several years before reaching capacity.



How will our school operate?

Here is a sample school schedule with key arrival and departure times highlighted:

Infant & Toddler		Preschool	
7:00-7:40	Extended Day Arrival	7:00-7:40	Extended Day Arrival
8:30-9:00	Peak Arrival Time	7:40-8:30	Peak Arrival Time
9:00-11:00	Morning Work Period	8:30-11:15	Morning Work Period
11:00-12:00	Lunch, Outside Play	11:15-12:45	Lunch, Outside Play
12:00-12:30	Half-Day Dismissal	12:45-2:30	Nap / PM Work Period
12:30-2:30	Nap	2:30-3:00	Half-Day Dismissal
2:30-4:30	Snack / Outside Play	3:00-4:30	Ext. Day Outside Play
4:30-5:30	Full Day Dismissal	4:30-5:30	Full Day Dismissal
4:30-5:45	Extended Day Activities	4:30-5:45	Extended Day Activities
5:45-6:00	Extended Day Dismissal	5:45-6:00	Extended Day Dismissal



About Higher Ground Education

Mission

The mission of Higher Ground Education (“HGE”) is to modernize and mainstream the international Montessori movement, and thereby enable children across the world to realize their human potential as knowledge-guided, value-oriented, efficacious beings, so that they experience, undiluted and unimpeded, the joyous process of growing into successful adults.

Business

HGE is an education management organization with a particular specialty in Montessori early childhood programs.

HGE delivers top-quality Montessori education for children and a premium childcare experience for parents across the country. We operate corporately owned Childcare schools under the Guidepost brand.





How We Deliver: Team and Competitive Advantage

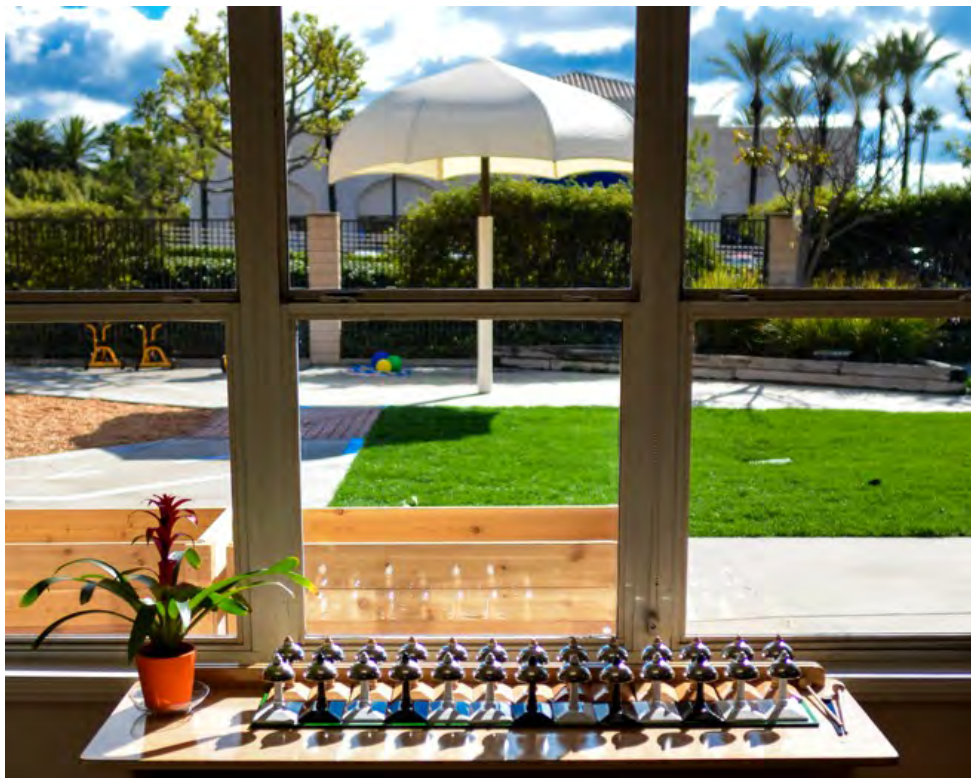
HGE launched in March 2016 with a leading education management team, which formerly grew and operated LePort Schools (leportschools.com). Since the inception of the company, we have grown to a portfolio of 53 schools in the US and a burgeoning international network, with over 3,500 enrolled students. Our team includes expertise in:

- Real Estate Development and Financing:
 - *Guy Barnett, Chief Development Officer*, brings over 15 years of experience in real estate management and development.
 - *Alma Reza, Vice President of Expansion*, has a unique combination of business management and education expertise.
 - *Elan Walshe, Vice President of Construction & Real Estate Development*, has over 2 decades of experience with commercial and academic real estate.
 - *Mitch Michulka, Chief Financial Officer*, has unique expertise related to EB-5 and real estate financing for school projects.
- Premium Montessori Education:
 - *Lindsay Journo, Executive Program Developer*, is responsible for developing all aspects of the organization's school operations.
 - *Cornelia Lockitch, Director of Prepared Environments*, ensures school layouts, playground designs, and classrooms are consistent with Montessori principles
- Talent Acquisition:
 - *Dr. Jane Erickson, Chief Programs Officer*, earned her PhD in Developmental Psychology from Yale. At HGE, she is responsible for program development, management and support.
- Legal:
 - *Sharon Benedek, In House Counsel*, oversees the negotiation of leases and business transactions.
- Systems and Operations:
 - *Maris Mendes, Chief Operations Officer*, brings strong experience from Starbucks. At HGE, she develops operational systems and trainings for the entire organization.



How We Deliver: Premium Education in Premium Environments

We provide a stellar program from top to bottom, including highly qualified AMI-trained Montessori teachers, authentic Montessori environments, language immersion classrooms in both Mandarin and Spanish, a tremendously benevolent school culture, and an obsession with the parent's experience as well as the student's.



This also means premium facilities. Our facilities all feature:

- Classrooms with natural light
- Premium classroom finishes such as wood floors, high end furnishings
- Premium playground environments
- Premium learning environments such as a school garden or a children's kitchen when possible
- Premium play spaces

HGE invests in facilities to serve our students in every market, investing in repairs and maintenance. In addition, HGE is committed to keeping its facilities in top condition and continuously invests in repairs and maintenance to maintain a beautiful environment.



Featured Campuses

Guidepost Montessori Williamsburg

Address: 190 South 1st Street, Brooklyn, NY 11211

Square Footage: 8,674 ft²



Guidepost Montessori Wicker Park

Address: 1530 N Damen Ave, Chicago, IL 60622

Square Footage: 13,096 ft



Guidepost Montessori Magnificent Mile

Address: 226 E Illinois Street, Chicago, IL 60611

Square Footage: 11,273 ft²





Why Choose HGE?

HGE is a mission-driven and professional operator, with all the benefits that having a quality school brings:

- Quality early childhood education and childcare are a key amenity serving communities in residential, retail, and office environments.
- We work with cities, architects and developers to make the right space work—our team has worked to bring historic buildings to code, or installed beautiful, natural wood playgrounds to meet architectural, esthetic requirements.
- We will continue to maintain, upgrade and invest in our spaces. We ensure that our schools have a beautiful, serene, high quality interior space.
- We offer financial aid to families in need.



NOTICE OF PRE-APPLICATION MEETING

Chris Horney of NVS Properties, LLC, on behalf of High Ground Education, is requesting a pre-application meeting with the Glen Ellyn Plan Commission to obtain preliminary feedback on a daycare center known as Guidepost Montessori for the property located at 844 – 856 Forest Avenue. The applicant is proposing a one-story, 10,640 square-foot building served by 30 parking stalls at the northwest corner of St. Charles Road and Forest Avenue. The subject property is zoned R2 – Residential District. The Glen Ellyn Plan Commission will conduct a public pre-application meeting on **Thursday, May 28, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

No formal application for this project has been submitted to the Village and the purpose of the pre-application meeting is to give the petitioner an opportunity to receive informal feedback from the Plan Commission on a conceptual proposal prior to designing detailed plans for formal review by the Village. After hearing the input of the Plan Commission on the concept plans, the developer will decide whether or not to proceed with preparing a full, formal application requesting consideration of their prospective development for consideration by the Village.

To view some plans related to the proposed project and submit public comments on the proposed project, please visit the Village website here:

<http://www.gisconsortium.org/webapps/storymaps/VGE/CurrentDevelopment/WebApp/index.html>. Plans are also on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois and can be requested by contacting Katie Ashbaugh, Planner at kashbaugh@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, May 22, 2020. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249.

Any public questions or comments should be submitted in advance of the meeting via the website linked above, or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Thursday, May 28, 2020 will be read into the record at the public hearing. The public may also observe the meeting in progress on Zoom. The Zoom information is provided below.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/88291741941?pwd=Y0VPSVV0dCtCZmhFRWowZkUzeW1QQT09>
Password: 242709

Or iPhone one-tap :

US:+13126266799,,88291741941#,,1#,242709# or
+16465588656,,88291741941#,,1#,242709#

Or Telephone:

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

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

Webinar ID: 882 9174 1941

Password: 242709

International numbers available: <https://us02web.zoom.us/j/88291741941?pwd=Y0VPSVV0dCtCZmhFRWowZkUzeW1QQT09>

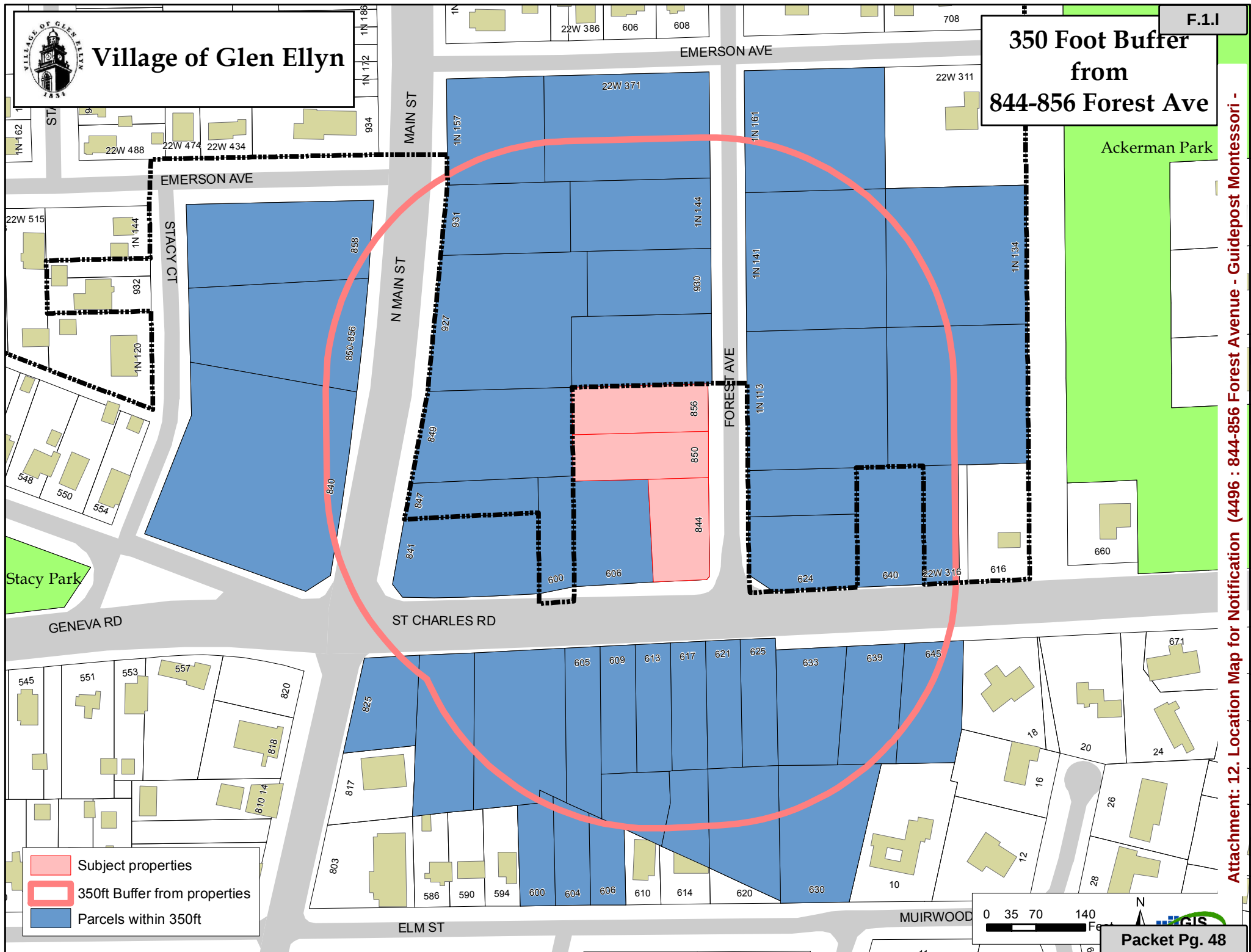
On March 16, 2020, Governor Pritzker issued Executive Order. No. 5 in response to COVID-19, which temporarily suspended certain requirements of the Open Meetings Act ILCS 120 allowing Plan Commission members to participate electronically in meetings. The public is welcome to observe and participate in all meetings of the Plan Commission.

Questions and comments after the meeting can be submitted on the website linked above or emailed to kashbaugh@glenellyn.org. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.



Village of Glen Ellyn

**350 Foot Buffer
from
844-856 Forest Ave**



ABEL, ANN & JOSEPH
OR CURRENT PROPERTY OWNER
606 ELM ST
GLEN ELLYN, IL 60137

BARDER, TIMOTHY & ANAMARIA
OR CURRENT PROPERTY OWNER
1N134 PARK BLVD
GLEN ELLYN, IL 60137

CHEN, Z & B LIU
OR CURRENT PROPERTY OWNER
73 N PARKSIDE
GLEN ELLYN, IL 60137

FAHEY, MAUREEN J
OR CURRENT PROPERTY OWNER
374 HILLSIDE AVE
GLEN ELLYN, IL 60137

GENDELL PARTNERS GLEN ELL
OR CURRENT PROPERTY OWNER
3201 OLD GLENVIEW RD 300
WILMETTE, IL 60091

HARTZ CONSTRUCTION CO INC
OR CURRENT PROPERTY OWNER
9026 HERITAGE PKWY
WOODRIDGE, IL 60517

HOUGHTALING, DAVID P TR
OR CURRENT PROPERTY OWNER
747 AURORA AVE
AURORA, IL 60505

KLEINWACHTER, MICHAEL V
OR CURRENT PROPERTY OWNER
609 ST CHARLES RD
GLEN ELLYN, IL 60137

MEI REALTY INC
OR CURRENT PROPERTY OWNER
1601 W COLONIAL PKWY
INVERNESS, IL 60067

SCHULENBERG, JOSEPH & C
OR CURRENT PROPERTY OWNER
621 ST CHARLES RD
GLEN ELLYN, IL 60137

ADAMS, DUSTIN & LISA
OR CURRENT PROPERTY OWNER
639 ST CHARLES RD
GLEN ELLYN, IL 60137

BROWN, GEOFFREY S
OR CURRENT PROPERTY OWNER
1N161 FOREST AVE
GLEN ELLYN, IL 60137

CTLTC USB 3191
OR CURRENT PROPERTY OWNER
10 S LASALLE ST 2750
CHICAGO, IL 60603

FERRVICK INVESTMENTS LLC
OR CURRENT PROPERTY OWNER
153 WALNUT ST
LIBERTYVILLE, IL 60048

GRECO, CHRISTOPHER & E
OR CURRENT PROPERTY OWNER
614 ELM ST
GLEN ELLYN, IL 60137

HENRICKSON, B L & B A
OR CURRENT PROPERTY OWNER
930 N FOREST
GLEN ELLYN, IL 60137

HUEZO WEINER, MARTHA P
OR CURRENT PROPERTY OWNER
645 ST CHARLES RD
GLEN ELLYN, IL 60137

LINDER, VICKI
OR CURRENT PROPERTY OWNER
600 ST CHARLES RD
GLEN ELLYN, IL 60137

NG 1 LLC
OR CURRENT PROPERTY OWNER
2720 SPRINGDALE CIR
NAPERVILLE, IL 60564

SCOTT, JOHN E & LINDY
OR CURRENT PROPERTY OWNER
617 ST CHARLES RD
GLEN ELLYN, IL 60137

BADEA, REMUS
OR CURRENT PROPERTY OWNER
933 N MAIN ST
GLEN ELLYN, IL 60137

CAPEZIO, GENO A
OR CURRENT PROPERTY OWNER
606 ST CHARLES RD
GLEN ELLYN, IL 60137

DERRICO, TIMOTHY & JEAN
OR CURRENT PROPERTY OWNER
22W316 ST CHARLES RD
GLEN ELLYN, IL 60137

GAIDEN, ALLEN D & KATHLEEN
OR CURRENT PROPERTY OWNER
1N144 FOREST AVE
GLEN ELLYN, IL 60137

HANSEL & GRETAL LTD
OR CURRENT PROPERTY OWNER
1S138 RT 53
GLEN ELLYN, IL 60137

HESS, NANCY C
OR CURRENT PROPERTY OWNER
19W576 COUNTRY LN
LOMBARD, IL 60148

KELLY, FRANK & CHRISTINE
OR CURRENT PROPERTY OWNER
610 ELM ST
GLEN ELLYN, IL 60137

MALIK, EJAZ
OR CURRENT PROPERTY OWNER
1181 LONDONBERRY LN
GLEN ELLYN, IL 60137

PORTER, MARY L
OR CURRENT PROPERTY OWNER
625 SAINT CHARLES RD
GLEN ELLYN, IL 60137

SIMON, MARK
OR CURRENT PROPERTY OWNER
690 GRAND AVE
GLEN ELLYN, IL 60137

STEWART, JILL
OR CURRENT PROPERTY OWNER
620 ELM ST
GLEN ELLYN, IL 60137

SWIFT, BRUCE & CHERYL
OR CURRENT PROPERTY OWNER
27W274 OAKWOOD ST
WINFIELD, IL 60190

TAMS INVESTMENT LLC
OR CURRENT PROPERTY OWNER
849 MAIN ST
GLEN ELLYN, IL 60137

TRUE NORTH ENERGY LLC
OR CURRENT PROPERTY OWNER
1041 S REYNOLDS RD
TOLEDO, OH 43615

VILLA, JESUS
OR CURRENT PROPERTY OWNER
605 ST CHARLES RD
GLEN ELLYN, IL 60137

WILLIAMS, DENNIS R & C
OR CURRENT PROPERTY OWNER
23536 N COTTAGE RD
LAKE ZURICH, IL 60047

WOODS, JOHN T
OR CURRENT PROPERTY OWNER
630 ELM ST
GLEN ELLYN, IL 60137