



Agenda
Village of Glen Ellyn
Plan Commission
Regular Meeting
Thursday, September 10, 2020
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

A. Call to Order

B. Chairperson's Statement of Remote Meeting Procedures

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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/87944809033?pwd=RUxkMVlpWTRoWnQwcnpZZ3FYUXd1QT09>

Password: 625535

Or join by telephone:

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or +1 669 900 9128

or

+1 253 215 8782 or +1 346 248 7799

Webinar ID: 879 4480 9033

Password: 625535

C. Allow Remote Participation of Plan Commissioners (roll call vote)

D. Public Comment (Non Agenda Items)

E. Approval of July 9, 2020 Plan Commission Draft Minutes

1. July 9, 2020 Plan Commission Draft Meeting Minutes

F. Public Hearing - 37 Briar Street - Iron Gate Apartments - Fence Variation

1. Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation

G. Public Hearing - 535 Pennsylvania Avenue -The Enclave - Special Use Permit

1. Special Use Permit Request for 535 Pennsylvania

H. Trustee's Report

I. Chairperson's Report

J. Staff Report

K. Other Business

L. Adjournment

M. Agenda Items

This note provides you with information regarding what happens to a petition after it has appeared before the Plan Commission. After the Commission makes a recommendation on a petition, the meeting minutes are prepared. Then, the petition, along with the meeting minutes and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Monday of each month at 7:00 p.m. 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: 09/10/20 07:00 PM
Department: Plan Commission
Department Head: Kelly Purvis
Category: Minutes
Prepared By: Kelly Purvis

SCHEDULED

AGENDA ITEM (ID # 4615)

DOC ID: 4615

July 9, 2020 Plan Commission Draft Meeting Minutes

ATTACHMENTS:

- July 9, 2020 Plan Commission Draft Meeting Minutes (PDF)

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
July 9, 2020

Call to Order and Roll Call

The meeting was called to order at 7:05 p.m. by Chairperson Mary Loch. Roll call was taken. Present: Chairperson Loch, and Plan Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Tracy Heming-Littwin and Mohammed Saeed. Absent: Plan Commissioners John Mulherin, David Rodemann and Jamie Vondruska.

Chairperson Loch described the Commission's role in the review process, and listed the various methods used to notify the public of the public hearing and ways to invite feedback from the public. She also gave a statement of remote meeting procedures, and outlined the meeting's approach under use of the Zoom platform, implemented because of the Covid-19 disaster.

She introduced meeting participants Staci Springer, Village Community Development Director; Kelly Purvis, Village Planner; Barbara Dutton, Recording Secretary; and Bill Enright, Village Board of Trustees' liaison to the Plan Commission.

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 carried with six (6) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin and Fanella, Chairperson Loch and Commissioners Berry, Brown and Saeed voting, "yes."

Public Comment Non-Agenda Items

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

Approval of June 25, 2020 Plan Commission Meeting Minutes

Commissioner Saeed moved to approve the draft minutes of the June 25, 2020 Regular Plan Commission meeting; seconded by Commissioner Heming-Littwin, the motion carried with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Saeed, Heming-Littwin, Berry, Brown, Fanella and Chairperson Loch voted "yes."

Public Hearing – 403-407 Duane Street – Duane Street Townhomes – Zoning Variations & Exterior Appearance Approval

A motion to open the Public Hearing concerning zoning variations and exterior appearance approval for 403-407 Duane Street (Duane Street Townhomes) was made and seconded by Commissioners Heming-Littwin and Saeed, respectively. The motion carried with six (6) yes votes and zero (0) no votes as follows: Commissioners Heming-Littwin and Saeed, Chairperson Loch and Commissioners Berry, Brown and Fanella voted "yes."

Staff Introduction

After being sworn in, Planner Purvis, Village of Glen Ellyn, 535 Duane Street in Glen Ellyn, described the subject of the evening's public hearing as a project to build four townhomes at 403-407 Duane Street. The Petitioner is property owner Duane Street Properties LLC, which is represented by Allied Design-Build. The petitioner, she stated, is requesting approval of a lot consolidation, zoning variations and an exterior appearance application. She stated that the project had been reviewed by the Plan Commission on May 9, 2019 at a pre-application meeting, and went through the steps of the approval process. She noted the ways in which notice of the meeting had been provided to the public regarding the hearing. The project site, she stated, is located on the south side of Duane, between Melrose Avenue and Lorraine Road, and is zoned R4-Multifamily. Across the street to the north of the site is public parking, while property to the south, west and east is zoned R4 residential. Planner Purvis states that the approximately 10,000 square foot site of two vacant parcels – which are to be consolidated into one lot – is in what is identified in the Comprehensive Plan as a site that would be appropriate for “improvement and development” noting that older structures should be replaced with high quality townhomes and similar multi-family developments.

She stated, the proposed project would include four three-story townhomes each featuring three bedrooms and three full bathrooms. The units would have identical floor plans with approximately 2,400 square feet of living space, and each unit would have a rear deck, tandem 2-car garage on the first level, and its own dedicated permeable-paver driveway.

Planner Purvis stated that in order for the project to move forward the following variations from the Zoning Code would be required:

- A variation to allow a lot area per family of 2,500 square feet in lieu of the minimum required lot area per family of 4,950 square feet;
- A variation to allow a rear yard setback of 25 feet in lieu of the 30-foot rear yard setback required;
- A variation to allow a front yard impervious surface coverage of 47.5% in lieu of the maximum permitted coverage of 35% (due to wider driveways);
- A variation to allow a deck height of approximately 11 feet in lieu of the maximum permitted height of 7 feet for decks which encroach into the required rear yard setback.
- A variation to allow a building height of 37 feet from the average existing grade in lieu of the 35-foot height permitted in the district.

Planner Purvis showed images of the petitioner's plans and reviewed each of the required variations. Planner Purvis noted that the development would provide three parking spaces per unit, and that the proposed landscape plan exceeds requirements. The concept features code-compliant lighting, as well as acceptable screening with a cedar fence. Various maintenance responsibilities, as per Covenants, Conditions and Restrictions, were reviewed, by Planner Purvis. Planner Purvis conveyed that the architecture style of the project is described as “a modern rendition of a classic American Craftsman Style.” Design of the exterior appearance, which she stated was reviewed by the Village's Architectural Appearance Group, is specified to feature masonry, siding and fiber cement panels, and that neutral colors have been selected for building materials. Planner Purvis noted that the project does meet many of the standards in the Village's Appearance Review Guidelines.

Planner Purvis stated that the Commission is being asked to consider the Petitioner's application for approval of the requested zoning variations and the exterior appearance. She noted several conditions which the Commission might wish to consider if the project is approved. Chairperson Loch expressed surprise that no undergrounding of utility lines was required, to which Planner Purvis explained that there were no utility lines in the area that would need to be placed underground.

Petitioner's Presentation

Sworn in were the following representatives of the Petitioner, Allied Design-Build: David VanAssche, 155 Potomac Passage, PH14, Oxon Hill, MD 20745, Litsa Lekatsos, 216 Regent Street, Glen Ellyn, IL; Randy Bees, 121 Berkshire Court, Glendale Heights; Pete Ladesic, 615 Scott Avenue, Glen Ellyn; and Shafic Budron, 8249 Ripple Ridge, Darien, IL.

Mr. VanAssche related history of his career and his invitation to partner with Mr. Alan Alshafei on development of the subject project, his work to evaluate its location and introduction to Mr. Budron and Ms. Lekatsos. He said he chose local builder Pete Ladesic for the project. He commented on the recommended conditions mentioned by Planner Purvis and noted that concrete/cement could be used instead of permeable pavers for the driveways, and that he wished to verify the developer donations as the amount disclosed prior to the meeting.

Mr. Budron of Allied Design-Build thanked various parties involved, and related that he has worked together with Staff in developing the concept. He reviewed the product envisioned and iterated the accommodations sought relative to lot consolidation, approval of the exterior appearance and the zoning variations sought. He gave background on the process of working with the Village, and said he looked forward to an interactive review during this evening's hearing.

Architect Randy Bees provided an overview of the townhome design which, he said, reflects Craftsman Style characteristics. He pointed out its masonry base, which he stated, is in accordance with Village specifications, and the application of fiber cement siding and panels. Front doors were set "in" to break up the front elevation to achieve "a more pleasing look." Larger windows on the building side were not incorporated, he explained, so to maintain interior cabinet and wall space and avoid having a window in a bathtub. He said the deck would be cedar, and panelized division walls would be featured between each tenant. Floors would have 9-foot ceiling heights, which he said is desirable, and appliances would be "high end," while light fixtures would carry a Craftsman Style look.

Realtor Litsa Lekatsos observed that more families are venturing out to the suburbs, and that low lending rates are helping the real estate market. She expressed confidence in being able to market these townhomes, noting their attractive in-town location.

Contractor Pete Ladesic thanked the Staff and Commission for their attention to the project, which he said provides the community with a much-needed product that will enhance the tax base.

Commissioner Questions

Commissioner Berry asked what price point is anticipated for the townhomes. Mr. VanAssche responded that the expectation was in the high \$500,000s, noting that buyers would have custom options from which to select that could vary the price.

Chairman Loch asked why no bathroom windows were included in the design, as expressed in the east and west sides of the buildings. Mr. Bees explained that the design was conceived to derive maximum usage of the space, and that shower/tub units are situated against the outside walls – not an ideal spot for windows. Leaving windows out also allows for valuable cabinet space in the kitchen, he added, but pointed out that small windows would be placed up high in living rooms to free up wall space. Mr. VanAssche agreed that bathroom windows weren't feasible in the design.

Public Comment

There was no public comment.

Commissioner Heming-Littwin moved to close the Public Hearing; seconded by Commissioner Berry, the motion carried with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin, Berry, Brown, Fanella and Saeed and Chairperson Loch voted "yes."

Commissioner Discussion

Commissioner Berry said that it seems that the Petitioner worked with the Village Planning staff, and that adjustments requested are not out of line, and that he views the design as suitable for the neighborhood.

Commissioner Fanella said she appreciates the incorporation of the Plan Commission's feedback on the driveways, that the project "makes sense" for the location and that she is in support of the development.

Commissioner Saeed assessed the plans to be very well done and said that the concept meets the intent of the Comprehensive Plan. The location is good, he said, expressing that he supports the project.

Commissioner Brown stated that she is in agreement with the other Commissioner's comments previously articulated. She believes the project will serve to "lift the whole area up," and declared that she is in support of the project.

Expressing agreement with her fellow Commissioners, Commissioner Heming-Littwin said she appreciates the developer looking at Glen Ellyn for the development, which she believes, is "sorely needed." She thinks the development would appeal to families with small children who are just starting out, rather than older residents, due to the amount of stairs

Chairperson Loch expressed that she is supportive of the project, for the reasons expressed by the other Commissioners. She added that it seems like a "nice product," and that the zoning variations requested seem minor and appropriate.

Commissioner Heming-Littwin moved for the following:

After conducting a public hearing and deliberating on the requests of Duane Street Properties, LLC, owner of 403-407 Duane Street to allow the construction of a 4-unit townhome development on the subject property, the Plan Commission hereby makes the following Findings of Fact:

In regards to the request for approval of Variations from Section 10-4-11(D)2 to allow a rear yard setback of 25 feet in lieu of the 30 foot rear yard setback required; and

Section 10-4-11(D)8(a) to allow a lot area per family of 2,500 square feet in lieu of the minimum required lot area per family of 4,950 square feet; and

Section 10-4-11(E)1 to allow a building height of 37 feet from the average existing grade in lieu of the 35 foot height permitted in the district; and

Section 10-5-5-(B)4#8 to allow a deck height of approximately 11 feet in lieu of the maximum permitted height of 7 feet for the decks which encroach into the required rear yard setback; and

Section 10-5-5(B)4#18.2 to allow a front yard impervious surface coverage of 47.5% in lieu of the maximum permitted coverage of 35%, the Commission finds that the criteria have been satisfied

With regard to the petitioner's request for approval of their Exterior Appearance Application, the Plan Commission finds that the project is in substantial conformance with the Village's Appearance Review Guidelines.

Therefore, having considered the petition of Duane Street Properties, LLC for improvements to the property commonly known as 403-407 Duane Street, the Plan Commission recommends that the plans and the presentation which included the findings associated with the Variations have been satisfied, and that the Exterior Appearance is in substantial conformance with the Village's Appearance Review Guidelines and therefore recommends that the Village Board approve the variations and exterior appearance for the project as requested subject to the following conditions:

1. That the project be constructed in substantial conformance with the plans submitted and the testimony presented at the July 9, 2020 public hearing of the Plan Commission.
2. That any light fixtures meet the Village's shielding requirements.
3. That any future repair or replacement of the exterior building materials by an individual owner or the Homeowners Association match the approved materials for the development exactly.
4. That the required developer's donations be paid prior to the issuance of any building permits for the project.

Seconded by Commissioner Brown, the motion carried by roll call vote with six (6) yes votes and zero (0) no votes as follows: Plan Commissioners Heming-Littwin and Brown, Chairperson Loch, and Commissioners Berry, Fanella and Saeed voted "yes."

Trustee's Report

Village Board Trustee Bill Enright had no updates from the Village Board, but complimented the concept for the Duane Street Townhome project, the subject of the evening's Public Hearing.

Chairman's Report

Chairperson Loch thanked Staff for facilitating this remotely conducted meeting.

Staff Report

Planner Purvis stated that a number of projects are being reviewed, that there would be no second Plan Commission meeting in July. She said staff was “fully back in swing in the Civic Center”.

Director of Community Development, Staci Springer, related plans underway to bring meetings back to the building. She said audio-visual upgrades for the Board Room are in the works, and that the installation of plastic dividers at the dais is being investigated as well as distancing measures planned for safety. She said September is the earliest month that might be considered for an in-person Plan Commission meeting. She added that while a hybrid-type of meeting of in-person and Zoom is not an option, call-in capabilities will be available.

Emphasizing that plans would be adjusted as conditions dictate, Director Springer, polled Commissioners present about their comfort level with returning to in-person meetings, based on the information she imparted this evening and assuming current conditions. Chairperson Loch said she was uncomfortable with the idea of nine people on the dais, and said she didn’t know if the group had to necessarily meet in the boardroom. Director Springer mentioned the idea of separating people through use of a table, but concern has expressed about having people seated in front of the dais. Commissioner Heming-Littwin agreed with Chairperson Loch about the dais configuration, and thought placement of a table might be considered with proper distancing, but that she would need to see the setup before deciding. Her opinion, she acknowledged, was based on the need to care for an elderly family member. Commissioner Saeed said he had some reservations about convening in-person meetings, but would consider doing so, provided a six-foot distance was maintained between participants. Commissioner Fanella said she had fewer reservations as she is not near elderly parents, nor in a high-risk group, and that she would defer to other Commissioners and to Village staff as to the approach to take. Commissioner Berry seconded Commissioner Fanella’s view on the matter, as did Commissioner Brown. Sans an in-person quorum, Director Springer, said meetings would be held via Zoom. She stated that the other three Commissioners need to be polled, and said that Commissioners could come see the room layout after the Board tries it out. She indicated that the room will be set up in August, at which time an official poll will be conducted. Commissioner Heming-Littwin thought that watching the Board meeting online might help in understanding how the space is functioning. Director Springer said that setting up in other spaces is also under consideration.

Other Business

None.

Adjournment

Following a motion by Commissioner Heming-Littwin to adjourn and a voice vote, Chairperson Loch concluded the meeting at 8:27 p.m.

Respectfully submitted,

Barbara Dutton

Recording Secretary

Reviewed by Planner Kelly Purvis



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/10/20 07:00 PM
Department: Plan Commission
Department Head: Katie Ashbaugh
Category: Public Hearing
Prepared By: Katie Ashbaugh

SCHEDULED

AGENDA ITEM (ID # 4608)

DOC ID: 4608

Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation

PETITIONER The petitioner is Iman Jalali of SIM Briar Street, LLC, owner of the property located at 11-37 Briar Street.

REQUEST The petitioner requests a recommendation of approval of the following variations from the Glen Ellyn Zoning Code:

1. Section 10-5-5(B)(4) #11(a)(1) to allow a closed fence in the corner side and rear yards where a fence is required to be 33 percent open;
2. Section 10-5-5(B)(4) #11(b)(4) to allow a fence in the corner side and rear yards to be six (6) feet in height where a fence of no more than four (4) feet in height is permitted; and
3. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or a public meeting of the Village Board.

ZONING/USE The subject property is an 8.44-acre corner lot located on the east side of Briar Street, north of Roosevelt Road. The lot is improved with five (5) two-story, multi-family buildings, one 1,276 square-foot accessory building (a pool house), and a pool. The smallest of the five (5) buildings is approximately 9,812 square feet in area with the largest being 17,158 square feet, and the development contains 180 apartment units in total. The surrounding land uses and zoning are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North across Brighton Place: Multi-family	R3
South across Roosevelt: Commercial	C3, unincorp.
East: Commercial, Multi-family	C3, R3, R4
West across Briar Street: Commercial, Multi-family	C3, R4

PUBLIC NOTICE

Notice of the public hearing was published in the August 26, 2020, edition of the Daily Herald, mailed to property owners within 250 feet of the subject property, and two placards were placed on the property at the northeast and southeast corners.

PROPERTY HISTORY

On April 22, 1968, the Village approved Ordinance No. 1586-1Z to change the zoning district from B2 community business to R3 general residence district and to designate the property as a Planned Development Site. This ordinance allowed for the construction of multi-family residence units with a

height of no more than 41 feet, a density of not more than 15 percent, and a unit mix of not less than two (2) apartments with multiple bedrooms per one (1) apartment for one (1) bedroom. Per available Village records, building permits were issued in 1968 and 1969 for the construction of five (5), two-story apartment buildings containing a total of up to 180 units.

In February 2007, a building permit was issued to allow the construction of a 4-foot tall fence along the south and east lot lines.

EXISTING

Along the corner side (south) and rear (east) lot lines, the fence constructed in February 2007 remains. This fence is 33 percent open and four (4) feet in height, as permitted in the Zoning Code.

PROPOSED

The petitioner proposes to construct a 6-foot tall, closed fence along approximately 683 feet of corner side (south) lot line and approximately 30 feet of the rear (east) lot line.

PLAN COMMISSION ACTION

The Plan Commission should consider the testimony presented during the public hearing and review the written evidence presented as part of the petitioner's application packet. The Plan Commission should make findings of fact and determine if practical difficulty or a particular hardship exists and if the essential character of the neighborhood is maintained.

The Plan Commission may choose to make a recommendation to the Village Board for the approval, approval with conditions, or denial of the request per Section 10-10-12 of the Glen Ellyn Zoning Code.

ATTACHMENTS

1. Petitioner's Application
2. Location & Zoning Map
3. Aerial Photo
4. 2' Contour Map
5. Plat of Survey
6. Proposed Fence Location
7. Fence Details
8. Buffer Map for Public Hearing Notice
9. Mailing List for Public Hearing Notice
10. Public Hearing Notice
11. Certificate of Publication
12. Existing Conditions Photos

ATTACHMENTS:

- 1. Petitioner's Application (PDF)
- 2. Location - Zoning Map (PDF)
- 3. Aerial Photo (PDF)
- 4. 2-Foot Contour Map (PDF)
- 5. Plat of Survey (PDF)
- 6. Proposed Fence Location (PDF)
- 7. Fence Details (PDF)
- 8. Buffer Map for Public Hearing Notice Mailing (PDF)
- 9. Mailing List for Public Hearing Notice (PDF)
- 10. Public Hearing Notice (PDF)
- 11. Certificate of Publication (PDF)
- 12. Existing Conditions Photos (PDF)

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 11-37 Briar Street 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 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: Iman Jalali - SIM BRIAR STREET LLC

Address: 1658 Milwaukee Avenue #100-1748 Chicago, IL 60647

Home Phone No.: N/A Cell Phone No.: 847-208-1224

Fax No.: N/A

E-mail: iman@bearpeakcapital.com

Ownership Interest in the Property in Question:

SIM BRIAR STREET LLC is the owner of Iron Gate Apartments.

Attachment: 1. Petitioner's Application (4608 : Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation)

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):

N/A

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

N/A

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: 11-37 Briar Street - Glen Ellyn, ILPermanent tax index number: 05-13-415-023

Legal description:

See attached survey with legal description.

Zoning classification: R4 - MultifamilyLot size: 722 ft. x 509 ft. Area: 367,498 sq. ft.

Present use:

180 apartment units

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):

Code: 10-5-5(B)(4) #11

Current code allows a 4' fence with 33% opening. As this is a approximately 700 foot fence that runs alongside Roosevelt Road, we'd like to replace the fence with a six foot high, wooden, shadowbox fence. (see attached picture for reference of to be built fence)

The fence runs alongside both a major road and the parking lot of the apartment complex, so a six foot fence would be far safer and provide screening from the street. We believe a six foot fence is more appropriate for a large apartment complex neighboring a busy road versus a four foot fence. We ask for approval for a six foot, shadowbox fence, thank you.

Estimated date to begin construction: ASAP

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

SP Fence - Sergey Spisovskiy
28W030 Warrenville Road
Warrenville, IL 60555
630-514-3037

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:

With the zoning of an R4 residential district, this multifamily property is unique given it's size, 180 apartments, and location, adjacent to Roosevelt/38. Within this R4 residential district, Iron Gate Apartments is one of the largest properties and has the longest frontage with a major thoroughfare.

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):

OR

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

Given Iron Gate Apartment's location and size on Roosevelt Road with roughly 700 feet of frontage, we believe our unique circumstance should allow for a greater safety for our residents from Roosevelt Road traffic and greater privacy screening.

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

No change in essential character of the locality of the property as we're replacing a wooden fence with another wooden fence. (see attached picture for reference)

- 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:

Iron Gate Apartments, in this R4 zoning district is unique with it's larger footprint and location parallel with Roosevelt Road, one of the busiest roads in Illinois. We'd like to provide a safer, private and visually pleasing experience for our residents and those passing by on Roosevelt. If the strict letter of the zoning code were to be carried out, the replacement fence would not meet those needs.

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:

This zoning variation would not be generally applicable to other properties in our zoning district as we're the largest multifamily dwelling in the district and we also have the largest frontage to Roosevelt Road.

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:

The cheapest option for us is to repair the current fence, the second cheapest option is for us to replace with a 4' fence, as per code. The most expensive option for us is to replace with a 6' shadowbox fence. We're trying to invest in the community and beautify our property.

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 hardship is due to code that doesn't specify the unique needs of larger multifamily properties.

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.

The fence runs alongside Roosevelt Road and does not impact any residents, nor will it be detrimental to public welfare or injurious to other property or improvements in the neighborhood.

6. Provide evidence that the proposed variation will not:

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

No change to 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;

No change in fire hazard or other dangers to the property in question of adjacent properties.

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

No change that will impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village.

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

A new fence will not diminish or impair property values within the neighborhood.

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

No increased traffic congestions due to a higher fence.

- f. Create a nuisance; or

No nuisance will be created.

- g. Results in an increase in public expenditures.

A higher fence will not increase 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.

Many large multifamily properties in other areas go up to eight foot high fences and we're only requesting a six foot high fence. We believe this is the minimum variation to achieve the safety, privacy and visual benefits.

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

I hope you can see that the variation I'm requesting is a benefit to the community and our residents. We're asking to build a more expensive fence that will have no material difference in the profitability or value of the property.

I appreciate you taking time to review the application and am available for any further questions, thank you.

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.

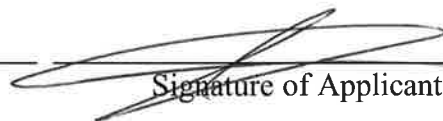
I (We) consent to accept and pay the cost to publish a notice of Public Hearing as submitted on an invoice from the publishing newspaper. I (we) understand that our request will not be scheduled for a Village Board agenda until and unless this invoice is paid.

8-18-2020

Date

Iman Jalali

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant



OWNERSHIP BY A CORPORATION

Date: 8-24-2020

Address: 1658 Milwaukee Avenue #100-1748 - Chicago, IL 60647

Legal Description:

SIM Briar Street, LLC

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

Name: Scott Skinger Address: 1658 Milwaukee Avenue #100-1748 - Chicago, IL 60647 % 80

Name: Iman Jalali Address: 1658 Milwaukee Avenue #100-1748 - Chicago, IL 60647 % 10

Name: Michael Pouliot Address: 1658 Milwaukee Avenue #100-1748 - Chicago, IL 60647 % 10

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Attachment: 1. Petitioner's Application (4608 : Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation)



Affidavit Affirming No Conflict of Interest

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

1. My name is Iman Jalali, and I hold the position of Principal for Bear Peak Capital ("Applicant").
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 Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant 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 Applicant, the Application, or the project proposed by the Applicant.
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 Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: [Signature]

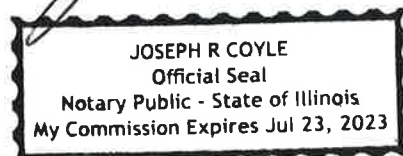
Title: Principal

Applicant's Name: Iman Jalali

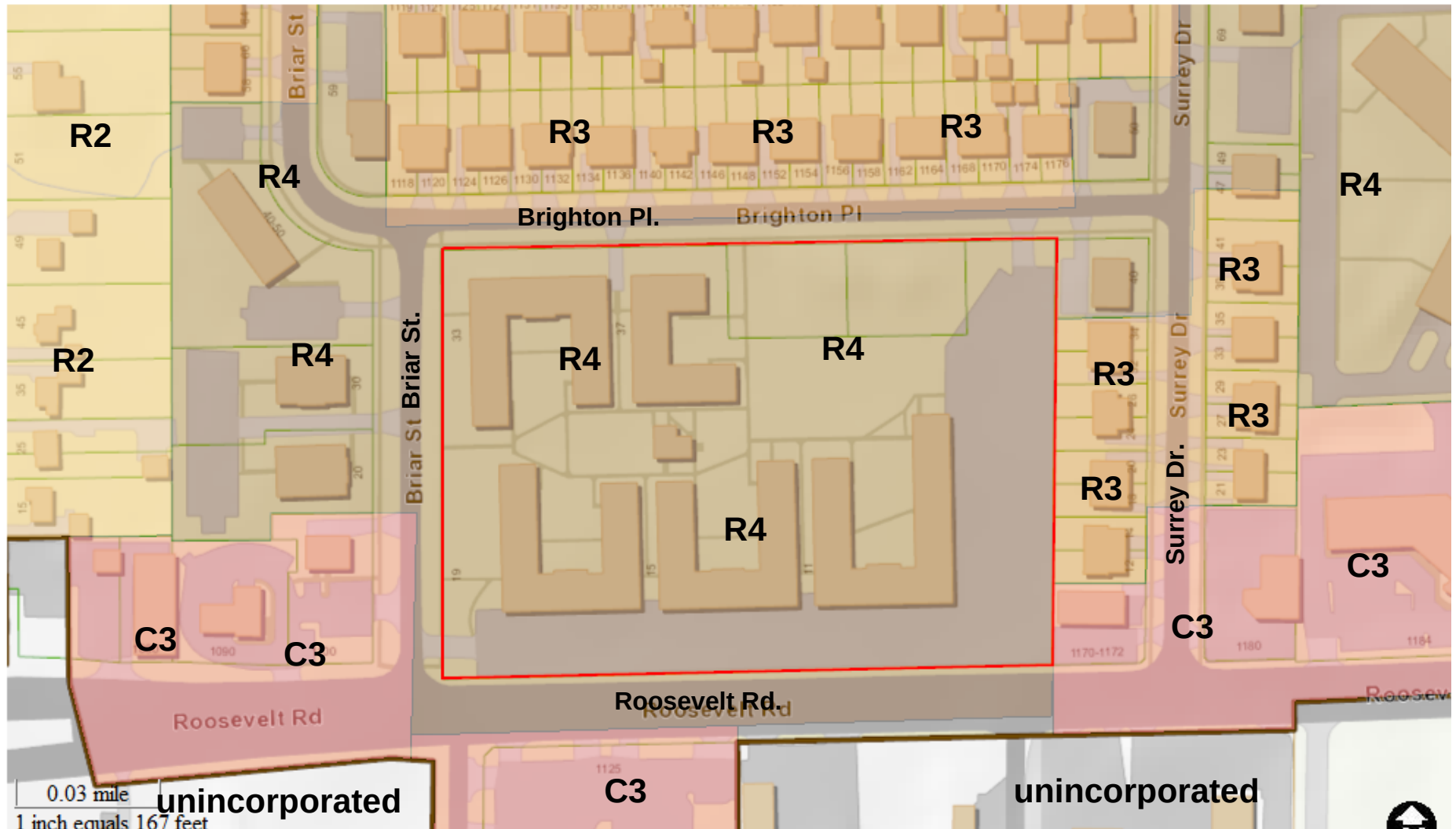
Subscribed and sworn to me this

18th day of August, 2020.

Joseph R. Coyle
Notary Public



Location & Zoning Map



0.03 mile
1 inch equals 167 feet

Map created on September 4, 2020.
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Disclaimer: This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



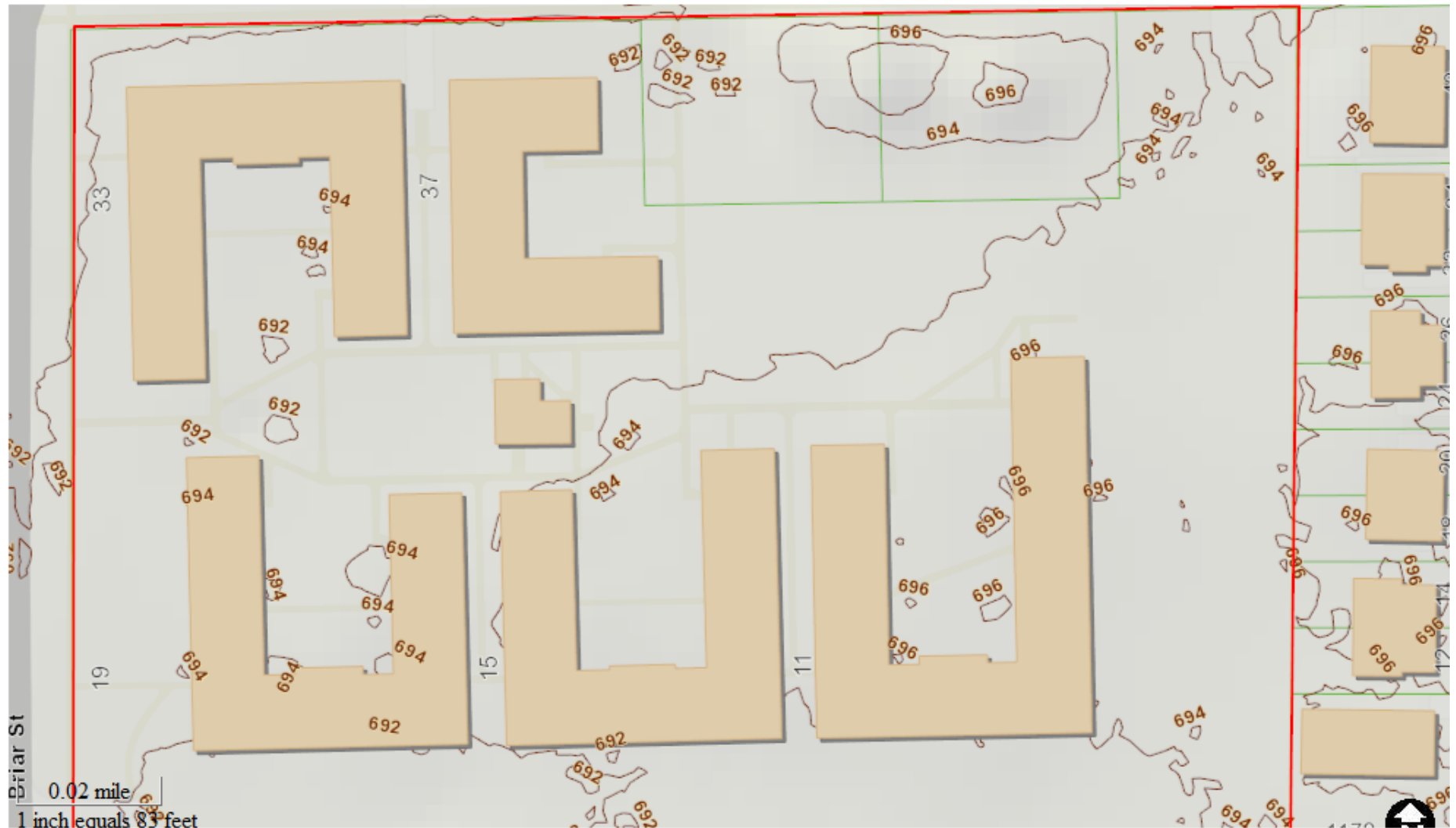
Map created on September 4, 2020.

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2-Foot Contour Map



Map created on September 4, 2020.

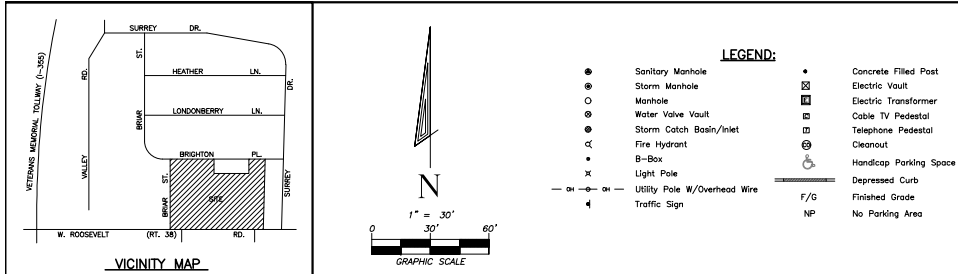
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EDWARD J. MOLLOY & ASSOCIATES
A DIVISION OF THOMAS A. MOLLOY, LTD. - PROFESSIONAL LAND SURVEYING
1236 MARK STREET, BENSenville, ILLINOIS 60108 (630) 595-2600 Fax (630) 595-4700
e-mail: tmolloy@edjmolloy.com

ALTA/NSPS LAND TITLE SURVEY



LEGEND:

- | | | | |
|---|------------------------------|---|------------------------|
| ● | Sanitary Manhole | ● | Concrete Filled Post |
| ○ | Storm Manhole | ■ | Electric Vault |
| ○ | Monhole | ■ | Electric Transformer |
| ○ | Water Valve Vault | ■ | Cable Vault |
| ○ | Storm Catch Basin/Inlet | ■ | Telephone Pedestal |
| ○ | Fire Hydrant | ○ | Handicap Parking Space |
| ○ | B-Box | ○ | Depressed Curb |
| ○ | Light Pole | ○ | Finished Grade |
| ○ | Utility Pole W/Overhead Wire | ○ | No Parking Area |
| ○ | Traffic Sign | ○ | |

OF

PARCEL 1:
BUILDING NUMBER 11, UNIT NUMBERS 1 THROUGH 46, BOTH INCLUSIVE;
BUILDING NUMBER 15, UNIT NUMBERS 1 THROUGH 36, BOTH INCLUSIVE;
BUILDING NUMBER 19, UNIT NUMBERS 1 THROUGH 36, BOTH INCLUSIVE;
BUILDING NUMBER 33, UNIT NUMBERS 1 THROUGH 36, BOTH INCLUSIVE;
BUILDING NUMBER 37, UNIT NUMBERS 1 THROUGH 36, BOTH INCLUSIVE;
ALL IN BRANTON PLACE CONDOMINIUMS OF GLEN ELLYN, AS DELINEATED ON A PLAT OF SURVEY OF THE FOLLOWING DESCRIBED TRACT OF LAND:

PARCEL A:
LOT "A" IN BRANSIDE (FORMERLY GARRAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-03427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9331, IN DU PAGE COUNTY, ILLINOIS.

PARCEL B:
LOTS 7, 10, 11, AND 12 IN BRANSIDE (FORMERLY GARRAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-03427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9331, IN DU PAGE COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 2007 AS DOCUMENT NUMBER R2007-078453, TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
LOTS 8 AND 9 IN BRANSIDE (FORMERLY GARRAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST 1/4 OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-03427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9331, IN DU PAGE COUNTY, ILLINOIS.

COMMONLY KNOWN AS: 11-37 BRIAR STREET, GLEN ELLYN, ILLINOIS

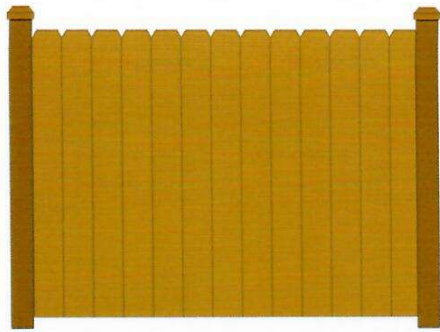
SURVEYOR'S NOTES

NOTE: THE PROPERTY SHOWN AND LEGALLY DESCRIBED IN THE CAPTION LEGAL DESCRIPTION ON THE PLAT OF SURVEY HEREON DRAWN IS COLLECTIVELY THE SAME PROPERTY LEGALLY DESCRIBED IN THE TITLE COMMENTS LISTED BELOW.

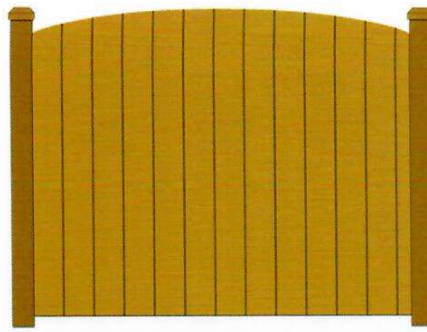
TITLE COMMENTS: THIS SURVEY REFLECTS MATTERS OF TITLE AS COLLECTIVELY REFERENCED IN THE FOLLOWING CHICAGO TITLE INSURANCE COMPANY COMMITMENTS FOR TITLE INSURANCE:

SECTION 1 - FOR THE FOLLOWING PARTS OF PARCEL 1 AND ALL OF PARCEL 2:
BUILDING NUMBER 11, UNIT NUMBERS 1 THROUGH 41, BOTH INCLUSIVE, 43, 44 AND 45; BUILDING NUMBER 15, UNIT NUMBERS 1 THROUGH 36, BOTH INCLUSIVE;
BUILDING NUMBER 19, UNIT NUMBERS 1 THROUGH 36, BOTH INCLUSIVE, AND 33 THROUGH 36, BOTH INCLUSIVE;
BUILDING NUMBER 33, UNIT NUMBERS 3, 6, 7, 9, 11, 12, 13, 24, 25, 26, 33, 34 AND 35;
BUILDING NUMBER 37, UNIT NUMBERS 3, 6, 7, 9, 11, 12, 13, 24, 25, 26, 33, 34 AND 35;
SEE COMMITMENT NO. 19N07137261H4, WITH A COMMITMENT DATE OF FEBRUARY 12, 2019;

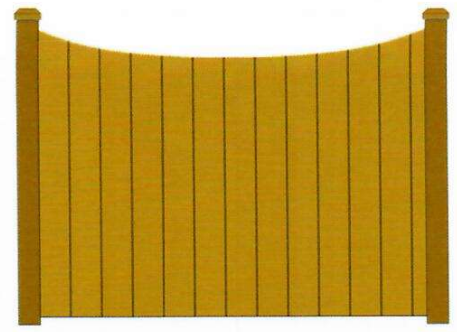
FOR SECTION 1 - TAX PARCEL PERMANENT INDEX NUMBERS:
PARCEL 05-13-421-001-0000; PARCEL 05-13-421-002-0000; PARCEL 05-13-421-003-0000; PARCEL 05-13-421-004-0000; PARCEL 05-13-421-005-0000; PARCEL 05-13-421-006-0000; PARCEL 05-13-421-007-0000; PARCEL 05-13-421-008-0000; PARCEL 05-13-421-009-0000; PARCEL 05-13-421-010-0000; PARCEL 05-13-421-011-0000; PARCEL 05-13-421-012-0000; PARCEL 05-13-421-013-0000; PARCEL 05-13-421-014-0000; PARCEL 05-13-421-015-0000; PARCEL 05-13-421-016-0000; PARCEL 05-13-421-017-0000; PARCEL 05-13-421-018-0000; PARCEL 05-13-421-019-0000; PARCEL 05-13-421-020-0000; PARCEL 05-13-421-021-0000; PARCEL 05-13-421-022-0000; PARCEL 05-13-421-023-0000; PARCEL 05-13-421-024-0000; PARCEL 05-13-421-025-0000; PARCEL 05-13-421-026-0000; PARCEL 05-13-421-027-0000; PARCEL 05-13-421-028-0000; PARCEL 05-13-421-029-0000; PARCEL 05-13-421-030-0000; PARCEL 05-13-421-031-0000; PARCEL 05-13-421-032-0000; PARCEL 05-13-421-033-0000; PARCEL 05-13-421-034-0000; PARCEL 05-13-421-035-0000; PARCEL 05-13-421-036-0000; PARCEL 05-13-421-037-0000; PARCEL 05-13-421-038-0000; 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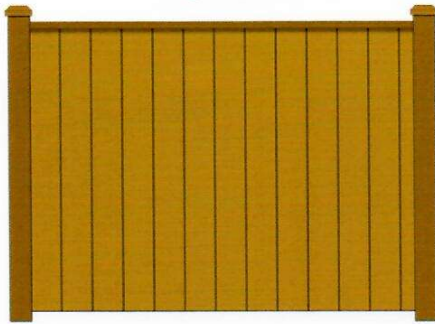
* Dog Eared



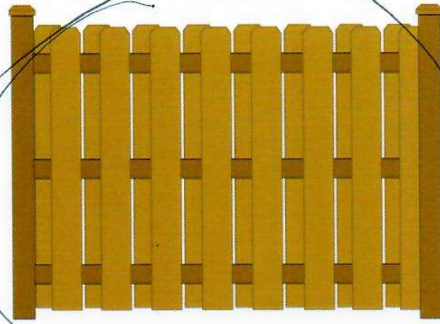
* Arched



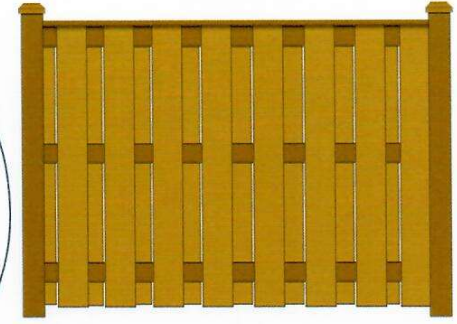
* Scalloped



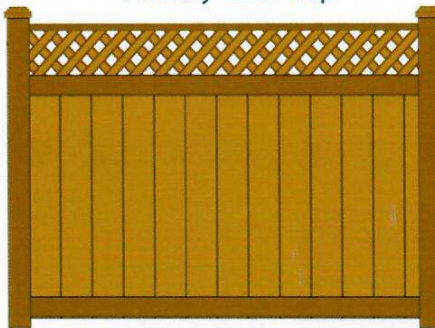
* Privacy with Cap



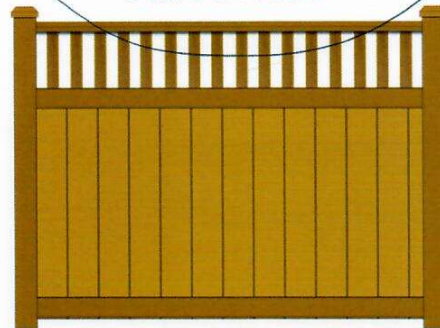
* Board on Board



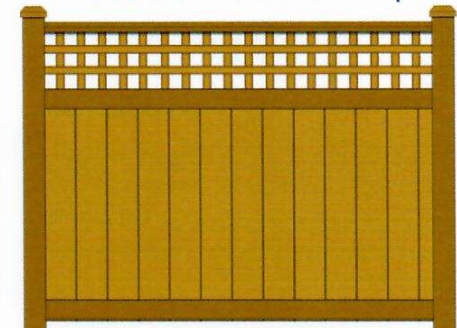
* Board on Board with Cap



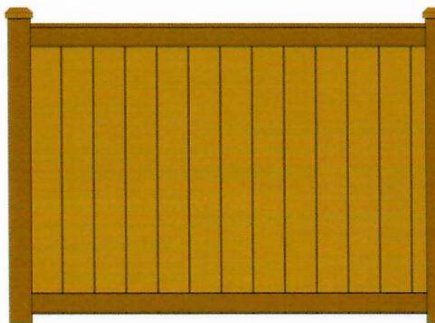
Lattice Top



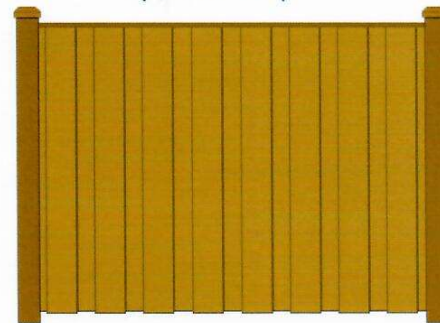
Spindle Top



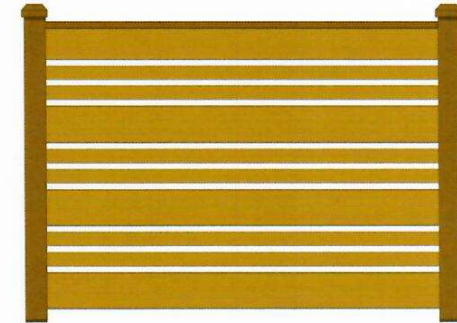
Square Lattice



* Traditional

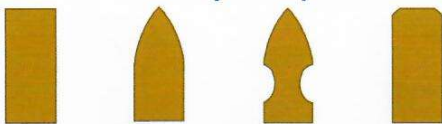


* Board on Batton



Horizontal

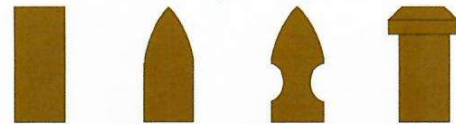
Board Top Options



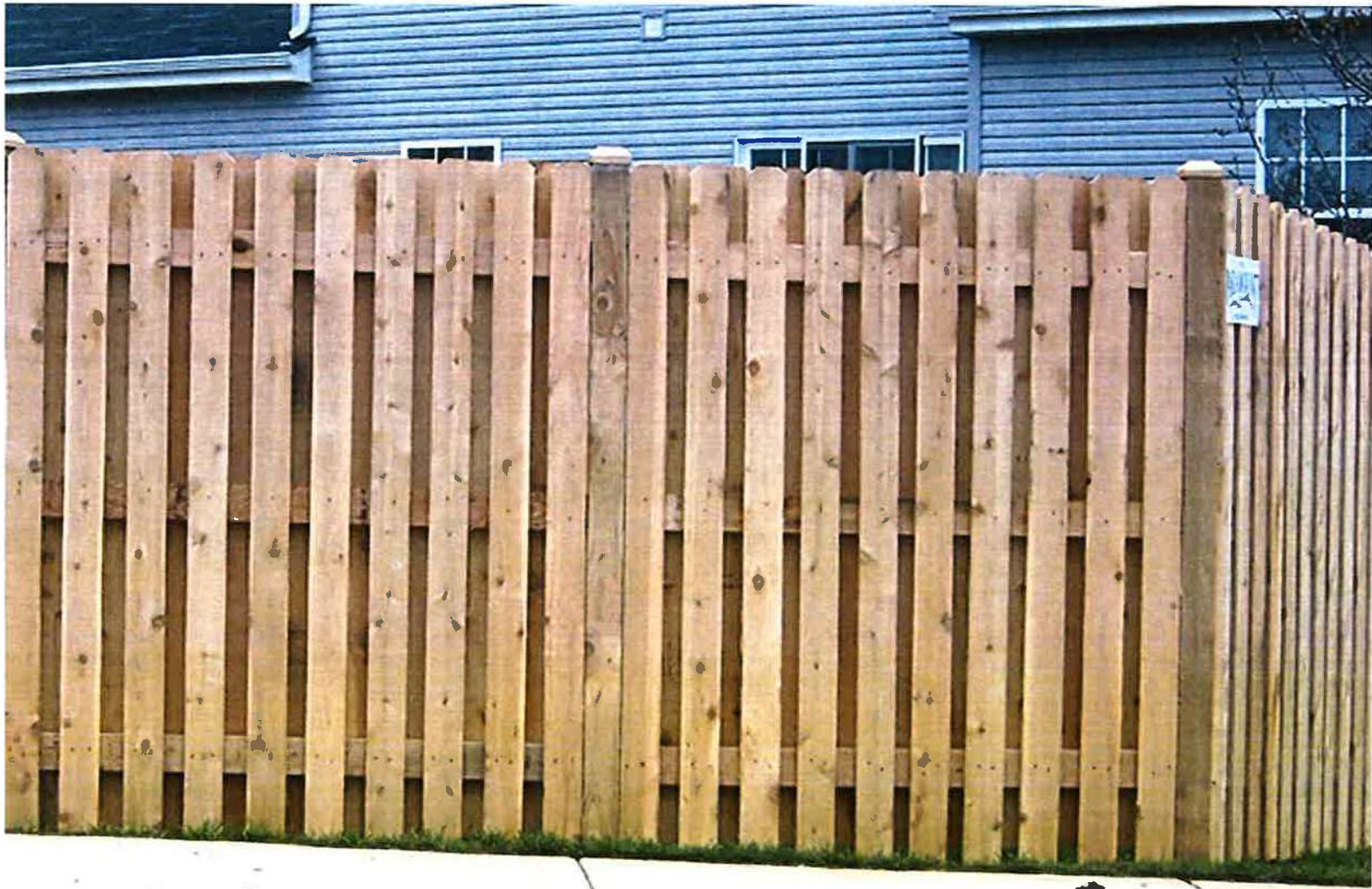
Straight Top Gothic French Gothic Dog Eared

* Available in Treated Pine

Post Top Options



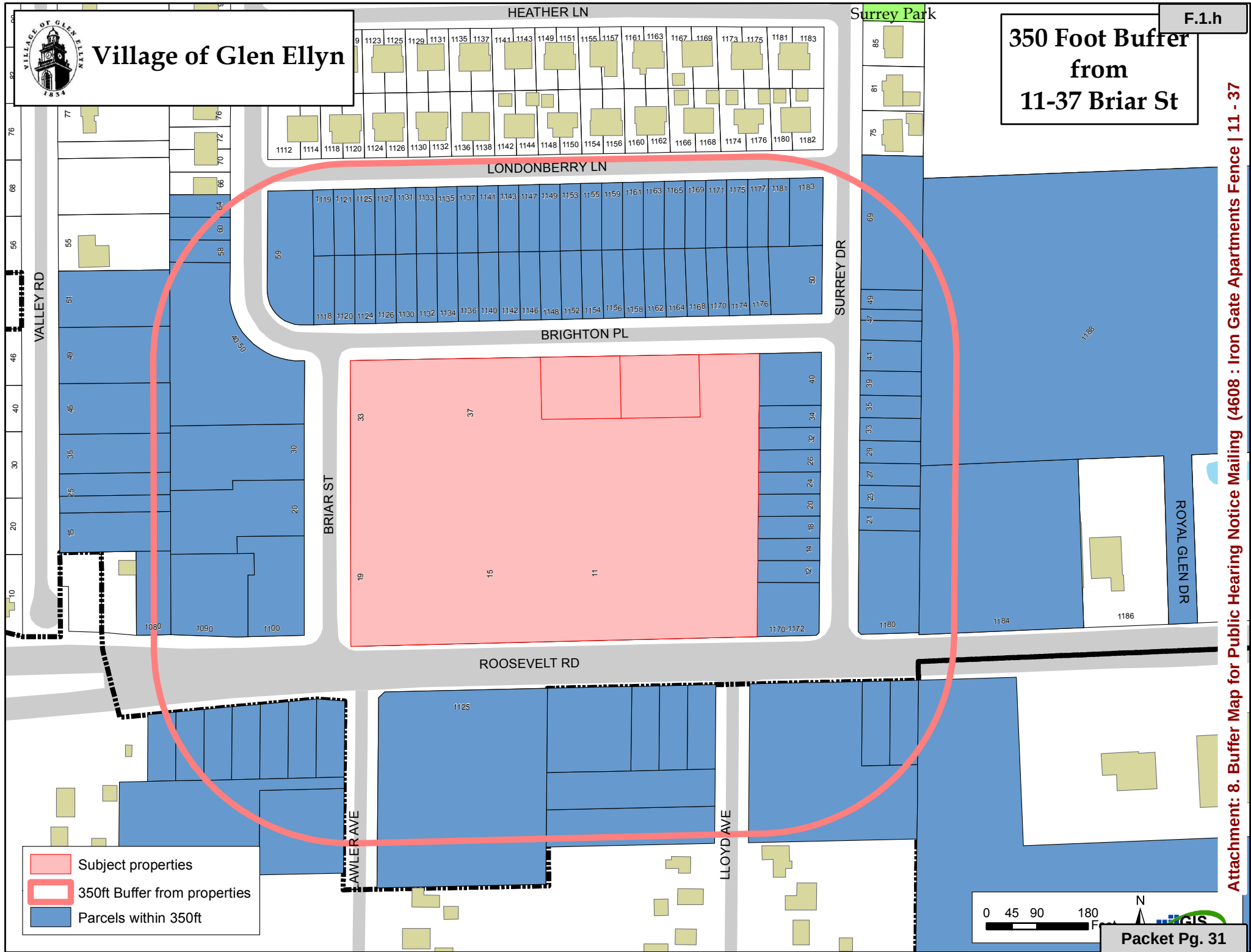
Straight Top Gothic French Gothic Post Cap



RECEIVED
AUG 18 2020
VILLAGE OF GLEN ELLYN



Village of Glen Ellyn



350 Foot Buffer
from
11-37 Briar St

F.1.h

1188 ROYAL GLEN LLC
1582 SYCAMORE LN
AURORA IL 60504

6120 S SAYRE LLC
6036 CENTRAL AVE
CHICAGO IL 60638

69 SURREY LLC
PO BOX 612
WILLOW SPRINGS IL 60480

AHMED, AYESHA
1198 ROYAL GLEN DR 211
GLEN ELLYN IL 60137

AILES, JORDAN
1198 ROYAL GLEN DR 120E
GLEN ELLYN IL 60137

AKHOON, YUSRA & AHMED
1166 LONDONBERRY LN
GLEN ELLYN IL 60137

ALARCON, LILIA
58 BRIAR ST
GLEN ELLYN IL 60137

ALCOCK, JOHN C
1188 ROYAL GLEN DR 103W
GLEN ELLYN IL 60137

ALI, MIR L & ASIFA L
1131 LONDONBERRY LN
GLEN ELLYN IL 60137

ALI, MOHAMMED
1137 LONDONBERRY LN
GLEN ELLYN IL 60137

ALI, MOHAMMED W
1176 BRIGHTON PL
GLEN ELLYN IL 60137

ALVERIO, YVETTE
1198 ROYAL GLEN DR 309A
GLEN ELLYN IL 60137

APL INVESTMENTS LLC
185 YORK ST
ELMHURST IL 60126

ARREDONDO, JAVIER
1198 ROYAL GLEN DR 126
GLEN ELLYN IL 60137

ASHFAQ, MOHAMMED & FARHAT
47 SURREY DR
GLEN ELLYN IL 60137

ATTIA, MOOSA C & HAFSA M
1155 LONDONBERRY LN
GLEN ELLYN IL 60137

ATTIA, MUSA & HAFSA
1155 LONDONBERRY LN
GLEN ELLYN IL 60137

ATYA, AMTUL
29 SURREY DR
GLEN ELLYN IL 60137

BADAKHSHANIAN, M
351 INNER CIRCLE DR
BOLINGBROOK IL 60490

BADAKHSHANIAN, MAHBOUB
351 INNER CIRCLE DR
BOLINGBROOK IL 60490

BAGGIA, LUKMAN
25 EDWARD ST
LOMBARD IL 60148

BAIG, BASIT & TALAT
1174 BRIGHTON PL
GLEN ELLYN IL 60137

BAKALLI, ZHENI & A QELESHI
1188 ROYAL GLEN 102W
GLEN ELLYN IL 60137

BALLI, SOTIRAQ & ELENA
1198 ROYAL GLEN DR 222E
GLEN ELLYN IL 60137

BARI, M & M WASIF
20 SURREY DR
GLEN ELLYN IL 60137

BASILE, GIUSEPPE
1198 ROYAL GLEN DR 323E
GLEN ELLYN IL 60137

BASILE, IPPOLITA
1188 ROYAL GLEN DR 203
GLEN ELLYN IL 60137

BAWA, FAROOQ
2015 FINLEY RD 602
LOMBARD IL 60148

BELLEZZA, DAROLYN
1188 ROYAL GLEN DR 118-B
GLEN ELLYN IL 60137

BERGQUIST, DEBBIE M
1198 ROYAL GLEN DR 129C
GLEN ELLYN IL 60137

BHAIMIA, MAHMOOD & SHARON
34 SURREY DR
GLN ELLYN IL 60137

BHARDWAJ, DAVE
PO BOX 1264
LOMBARD IL 60148

BHARDWAJ, DAVE L
419 LA LONDE AVE
LOMBARD IL 60148

BLAKE, BRUCE W & BONITA M
1177 LONDONBERRY LN
GLEN ELLYN IL 60137

BODUCH TR, PAULINE
55 VALLEY RD
GLEN ELLYN IL 60137

BOLLAN, STEPHEN
1188 ROYAL GLEN DR 106
GLEN ELLYN IL 60137

BONAFIDE, NANCY I
1188 ROYAL GLEN DR 327C
GLEN ELLYN IL 60137

BRACE, ROGER & ELLEN
1188 ROYAL GLEN DR 230W
GLEN ELLYN IL 60137

BREND, MICHAEL
ON678 COURTNEY LN
WINFIELD IL 60191

BRIAR STREET LLC
4537 IVANHOE AVE
LISLE IL 60532

BUCHANAN ENERGY (N) LLC
7315 MERCY RD
OMAHA NE 68124

BUCHANAN, CASSANDRA
1198 ROYAL GLEN DR 226
GLEN ELLYN IL 60137

BUCK, RICHARD & MARGARET
1198 ROYAL GLEN DR 322
GLEN ELLYN IL 60137

BURGESS, THOMAS J
1188 ROYAL GLEN DR 231
GLEN ELLYN IL 60137

BURKE, JOHN J
1188 ROYAL GLEN DR 316W
GLEN ELLYN IL 60137

BUZIECKI, EVA
3S670 LEASK LN
WHEATON IL 60187

CACCIATO, CHRISTOPHER R
1188 ROYAL GLEN DR 215B
GLEN ELLYN IL 60137

CALALANG, ANDRES & E
506 CYPRESS
ARLINGTON HTS IL 60005

CAPUTO, DEBRA R
1198 ROYAL GLEN 110
GLEN ELLYN IL 60137

CARAVAN SERAI INC
1926 HARRISON ST 1015
CHICAGO IL 60612

CASHMAN, TIMOTHY J
1198 ROYAL GLEN DR 112B
GLEN ELLYN IL 60137

CBS OUTDOOR INC
1233 MONROE
CHICAGO IL 60607

CHANG, ERIC
5291 AUTUMNWOOD DR
CINCINNATI OH 45242

CHAVDA, GANDAJI
1441 AUTUMN TRL
ADDISON IL 60101

CHICAGO TITLE LAND TRUST
1188 ROYAL GLEN DR 228C
GLEN ELLYN IL 60137

CHIN, HYERAN
1434 LORI LYN LN
NORTHBROOK IL 60062

CHOUDHRI, S & K BUTT
1198 ROYAL GLEN DR 304A
GLEN ELLYN IL 60137

CHRISTIANA TRUST
PO BOX 24737
WEST PALM BEACH FL 33416

CHUPRIKOVA, CLARA
1198 ROYAL GLEN DR 102
GLEN ELLYN IL 60137

CIKOPANA, VASILLAQ & NETA
1198 ROYAL GLEN DR 331-C
GLEN ELLYN IL 60137

CLARK, CHUAN
1188 ROYAL GLEN DR 206
GLEN ELLYN IL 60137

CLEMMENSEN, SANDRA
1198 ROYAL GLEN DR 330C
GLEN ELLYN IL 60137

CODY, TIMOTHY & MARY
315 COLLEN DR
LOMBARD IL 60148

COMMUNITY HOUSING ASSOC
531 ROOSEVELT RD
WHEATON IL 60187

CORRIGAN, JEANNETTE
1198 ROYAL GLEN DR 131C
GLEN ELLYN IL 60137

CORRIGAN, STEVEN M
11402 BOULDER LN
AUSTIN TX 78726

CRAIN, ALICE & WILLIAM E
1188 ROYAL GLEN DR 205A
GLEN ELLYN IL 60137

CREATIVE REALTY ADVISORS
1333 ELMWOOD AVE
DEERFIELD IL 60015

CROSS, NANCY L
1188 ROYAL GLEN DR 110
GLEN ELLYN IL 60137

CUESTA, ALVA
1198 ROYAL GLEN DR 203A
GLEN ELLYN IL 60137

D & M INVESTMENTS
274 TIMBER VIEW DR
OAK BROOK IL 60523

D L I INC
358 MERION DR
CARY IL 60013

DAN DEVELOPMENT
1 TRANS AM PLAZA 120
OAKBROOK TERR IL 60181

DAVID, DEBRA
49 VALLEY RD
GLEN ELLYN IL 60137

DE MAA, ROBERT A
1712A LAKECLIFFE DR
WHEATON IL 60189

DEDI, MITI
1188 ROYAL GLEN DR 101W
GLEN ELLYN IL 60137

DENOR, JAMES G
1198 ROYAL GLEN DR 320-B
GLEN ELLYN IL 60137

DERKACH, VLADIMIR & VERA
6840 26TH ST
BERWYN IL 60402

DERVIS, GEORGE & ANN
1198 ROYAL GLEN DR 209E
GLEN ELLYN IL 60137

DEVON BANK CLIENT SERV
6445 WESTERN AVE
CHICAGO IL 60045

DEVON BANK CLIENT SERVICE
6445 WEBSTER AVE
CHICAGO IL 60645

DEVON BANK CLIENT SERVICE
6445 WESTERN AVE
CHICAGO IL 60045

DIBBLE, SUSAN A
1188 ROYAL GLEN DR 317
GLRN ELLYN IL 60137

DIMASHI, NASI & MIMOZA
1198 ROYAL GLEN DR 332
GLEN ELLYN IL 60137

DITTMER, AMY A
1198 ROYAL GLEN DR 128C
GLEN ELLYN IL 60137

DONOFRIO, KATHLEEN L
1198 ROYAL GLEN DR 202A
GLEN ELLYN IL 60137

DONZELLI, ROSE ANN
1198 ROYAL GLEN DR 106E
GLEN ELLYN IL 60137

DOYLE, VINCENT & EMILY
1198 ROYAL GLEN DR 221B
GLEN ELLYN IL 60137

DURVESH, ABDUL
2716 FOREST CREEK LN
NAPERVILLE IL 60565

DZABIRI, IMER
1198 ROYAL GLEN DR 232C
GLEN ELLYN IL 60137

DZHYUMANOV, MIKHAIL
1198 ROYAL GLEN DR 229E
GLEN ELLYN IL 60137

EATMAN, LORAN K
1 TRANS AM PLAZA 120
OAKBROOK TERR IL 60181

EGGERT, KATHRYN
1198 ROYAL GLEN DR 207E
GLEN ELLYN IL 60137

EHSANULLAH, S & J MEAH
1134 BRIGHTON PL
GLEN ELLYN IL 60137

EISNER, WILLIAM
1188 ROYAL GLEN DR 112
GLEN ELLYN IL 60137

EUSTIS, ROSANNE N
1188 ROYAL GLEN DR 222C
GLEN ELLYN IL 60137

F & F REALTY
5005 TOUGHY AVE
SKOKIE IL 60077

FALLOWS, LEONORA L
1198 ROYAL GLEN DR 333E
GLEN ELLYN IL 60137

FAREEDUDDIN, MOHAMMED
1125 LONDONBERRY LN
GLEN ELLYN IL 60137

FAROOQ, SHEHNAZ
33 SURREY DR
GLEN ELLYN IL 60137

FATIMA, TASNEEM
1183 LONDONBERRY LN
GLEN ELLYN IL 60137

FEATHERSTONE, ROBERT H
1035 HASSELL RD
HOFFMAN ESTATES IL 60169

FECAROTTA, R & C SCROPPO
120 LAKEVIEW DR 309
BLOOMINGDALE IL 60108

FERRERO, BEATRIZ C
1188 ROYAL GLEN DR 120 B
GLEN ELLYN IL 60137

FIELDS, ROBT & JIMELLA
12 SURREY DR
GLEN ELLYN IL 60137

FISCHER, G & H PARK
6252 SLEEPY HOLLOW LN
LISLE IL 60532

FLEMM, NICHOLAS
1188 ROYAL GLEN DR 114
GLEN ELLYN IL 60137

FORGUE, BRIAN A
1198 ROYAL GLEN DR 311E
GLEN ELLYN IL 60137

FURCY VENTURES LLC
507 SAUK PATH
OAK BROOK IL 60523

GALL, MATTHEW & KATIE
9686 336TH AVE
TWIN LAKES WI 43181

GARWOOD, RALPH J
222 BRYANT AVE
GLEN ELLYN IL 60137

GENTILE, LORI J
1198 ROYAL GLEN DR 113B
GLEN ELLYN IL 60137

GHAFFAR, MOHAMMED & R P
5775 PERRIN RD
CLOVIS CA 93619

GIRON, ROSAURA
1198 ROYAL GLEN DR 308
GLEN ELLYN IL 60137

GLOBAL SIGNAL ACQUISITION
4017 WASHINGTON RD
MCMURRAY PA 15317

GONZALEZ, JORGE
1158 BRIGHTON PL
GLEN ELLYN IL 60137

GOR, BERTRAND & CLARA
1188 ROYAL GLEN DR 224C
GLEN ELLYN IL 60137

GRACE, CYNTHIA A
1198 ROYAL GLEN DR 205
GLEN ELLYN IL 60137

GRAZIANO, CHRISTINE M
1198 ROYAL GLEN DR 307A
GLEN ELLYN IL 60137

GRONWICK, JASON
1198 ROYAL GLEN DR 227-C
GLEN ELLYN IL 60137

GUIN, SAUMYADIP & S
1198 ROYAL GLEN DR 231E
GLEN ELLYN IL 60137

GUNKA, HELENA
1198 ROYAL GLEN DR 123C
GLEN ELLYN IL 60137

HAFAEEZ, MOHAMMED & NADERA
176 WINDRIDGE RD
VALPARASO IN 46385

HAMEED, RASHID
49 SURREY DR
GLEN ELLYN IL 60137

HARGIS, KAMILA
1198 ROYAL GLEN DR 217B
GLEN ELLYN IL 60137

HARROD, CHRISTOPHER
1198 ROYAL GLEN DR 108
GLEN ELLYN IL 60137

HASAN, ALIUDUIN & SAFIA
1136 BRIGHTON PL
GLEN ELLYN IL 60137

HASSAN, SYED S & SYED F
1120 BRIGHTON PL
GLEN ELLYN IL 60137

HAXHILLARI, DEVIJE TR
1188 ROYAL GLEN DR 232
GLEN ELLYN IL 60137

HEBEL, KATHLEEN R
1198 ROYAL GLEN DR 314B
GLEN ELLYN IL 60137

HEINSCHER, HANS & JOANNE
401 EDGEWOOD AVE
WOOD DALE IL 60191

HLUKHENKA, KHRYSTYNA
1188 ROYAL GLEN DR 126
GLEN ELLYN IL 60137

HORRACH, MARISOL
1198 ROYAL GLEN DR 312B
GLEN ELLYN IL 60137

HU, WENWEI
224 PROSPECT AVE
CLARENDON HILLS IL 60514

HUSSAIN, MAZHAR
303 SHADY CREEK LN
NASHVILLE TN 37211

HUSSARD, K
1188 ROYAL GLEN CT 201A
GLEN ELLYN IL 60137

IQBAL, NAVEED
1142 BRIGHTON PL
GLEN ELLYN IL 60137

IRON GATE PROPERTIES LLC
6036 CENTRAL AVE
CHICAGO IL 60638

JAMALVI, WAQAR AHMED
41 SURREY DR
GLEN ELLYN IL 60137

JASPER, JANET P
1198 ROYAL GLEN DR 201A
GLEN ELLYN IL 60137

JEANQUART, MONIQUE J
131 CHARLOTTE
LOMBARD IL 60148

JEEWA, RABIA Y
1153 LONDBERRY LN
GLEN ELLYN IL 60137

JOHANKNECHT, ARLAND K
3740 CAINE DR
NAPERVILLE IL 60564

JOHNSON, CLIFFORD T
1188 ROYAL GLEN 111B
GLEN ELLYN IL 60137

JUHAS, KENNETH J
1188 ROYAL GLEN DR 309-W
GLEN ELLYN IL 60137

KALEBIC, MICHAEL
25 VALLEY RD
GLEN ELLYN IL 60137

KALOTA, JAVAID MOHAMMAD
1121 LONDBERRY LN
GLEN ELLYN IL 60137

KARAS, DAVID
1198 ROYAL GLEN DR 216
GLEN ELLYN IL 60137

KARASIEWICZ, KRZYSZTOF
1188 ROYAL GLEN DR 123
GLEN ELLYN IL 60137

KARWA, KAUSER
64 BRIAR ST
GLEN ELLYN IL 60137

KATES, INEZ
1188 ROYAL GLEN DR 207
GLEN ELLYN IL 60137

KEKSTADT, DANIEL W
1188 ROYAL GLEN DR 117B
GLEN ELLYN IL 60137

KHAN, ALTAF
1165 LONDONBERRY LN
GLEN ELLYN IL 60137

KHAN, HUMAYUN ALI
1130 BRIGHTON PL
GLEN ELLYN IL 60137

KHAN, SAMINA J
3319 SARACEN WAY
VERONA WI 53593

KLARITIS, MARIA P
1188 ROYAL GLEN DR 315 B
GLEN ELLYN IL 60137

KOLODZIEJ SIAVELIS, EWA
1188 ROYAL GLEN DR 330-C
GLEN ELLYN IL 60137

KOZHAYEVA, YAROSLAVA A
1188 ROYAL GLEN DR 319W
GLEN ELLYN IL 60137

KROTZ, GRAZYNA EWA
16418 LEE AVE
ORLAND PARK IL 60467

LANDERS, JAMES T
1198 ROYAL GLEN DR 316B
GLEN ELLYN IL 60137

LANGLOIS, TYLER
1188 ROYAL GLEN DR 216W
GLEN ELLYN IL 60137

LANGRIDGE, WILLIAM T
1218 LLOYD
LOMBARD IL 60148

LAUBSCHER, MICHIEL
PO BOX 451
NEWTOWN PA 18940

LAUER, ABIGAIL
1188 ROYAL GLEN DR 127
GLEN ELLYN IL 60137

LAVRIN, KATHLEEN M
1198 ROYAL GLEN DR 328C
GLEN ELLYN IL 60137

LCW PROPERTIES
1776-A NAPERVILLE RD 202
WHEATON IL 60189

LEMON, MATTHEW
1148 BRIGHTON PL
GLEN ELLYN IL 60137

LEUTIK, CYNTHIA A & M E
11 BRIAR ST 42
GLEN ELLYN IL 60137

LOIACONO, RICHARD
1198 ROYAL GLEN DR 303E
GLEN ELLYN IL 60137

LONGMIRE, STEPHEN & JUDI
2445 BARKDOLL RD
NAPERVILLE IL 60565

LOPEZ, FELICITA & NILDA
1126 BRIGHTON PL
GLEN ELLYN IL 60137

LOPEZ, MARCELA & LEOPOLDO
33 BRIAR ST 14
GLEN ELLYN IL 60137

LOUIS, JOANNE L
3607 GREYSTONE AVE
NAPERVILLE IL 60564

LUPO, NICHOLAS & TIFFANY
557 LA LONDE AVE
LOMBARD IL 60148

MA, BARBARA T
1188 ROYAL GLEN DR 311
GLEN ELLYN IL 60137

MADON, JOHN & EUNICE
2250 PINE ST
DES PLAINES IL 60018

MAJKA, HELENE & MICHAEL
1198 ROYAL GLEN DR 127-E
GLEN ELLYN IL 60137

MAKKI, SYED
526 LOMBARD RD
ADDISON IL 60101

MALIK, EJAZ
1181 LONDONBERRY LN
GLEN ELLYN IL 60137

MALINOWSKI, JOHN & R & A
1198 ROYAL GLEN DR 315
GLEN ELLYN IL 60137

MAMDA, AHMED ET AL
1119 LONDONBERRY LN
GLEN ELLYN IL 60137

MANZOOR, SYED N & GHAZALA
246 CRANBERRY ST
BOLINGBROOK IL 60490

MARELLO, MICHAEL & SHARON
1198 ROYAL GLEN DR 220
GLEN ELLYN IL 60137

MARELLO, NICK & MAFALDO
1188 ROYAL GLEN DR 227W
GLEN ELLYN IL 60137

MARKU, BORA
1188 ROYAL GLEN DR 308
GLEN ELLYN IL 60137

MARTIN, CAROLE A
1188 ROYAL GLEN DR 119B
GLEN ELLYN IL 60137

MARTINUS, EDNA
1188 ROYAL GLEN DR 219-B
GLEN ELLYN IL 60137

YOON, KAE YOUNG
1504 HYDE PARK LN
NAPERVILLE IL 60565

ZHANG, YUANZHI
555 HORIZON DRIVE W
ST CHARLES IL 60175

MC CORMICK, SCOTT & VICKIE
35 VALLEY ROAD
GLEN ELLYN IL 60137

MC DOUGALL, LILLIAN
1198 ROYAL GLEN LN 107
GLEN ELLYN IL 60137

MCKENNA, MICHAEL P
1198 ROYAL GLEN DR 317B
GLEN ELLYN IL 60137

MEAH, ABDULRAHMAN & A
1162 BRIGHTON PL
GLEN ELLYN IL 60137

MEAH, AHMED & SARA
1152 BRIGHTON PL
GLEN ELLYN IL 60137

MEAH, IMRAN
1127 LONDONBERRY LN
GLEN ELLYN IL 60137

MEAH, MARIAM & OSMAN
1170 BRIGHTON PL
GLEN ELLYN IL 60137

MEAH, OSMAN
1170 BRIGHTON PL
GLEN ELLYN IL 60137

MEAH, SALMAN & SANA
1156 BRIGHTON PL
GLEN ELLYN IL 60137

MEAH, SHOAIB & FATIMA
60 BRIAR ST
GLEN ELLYN IL 60137

MELECIO, JOANNE
1198 ROYAL GLEN DR 334
GLEN ELLYN IL 60137

MERKER, PAMELA J
1198 ROYAL GLEN DR 306A
GLEN ELLYN IL 60137

MEURIS, JOHN
3301 109TH ST
CHICAGO IL 60655

MEYER CO, WILLIAM F
PO BOX 37
AURORA IL 60507

MEYER, AARON M
1198 ROYAL GLEN DR 329C
GLEN ELLYN IL 60137

ZIMMERMAN, THERESE M
1188 ROYAL GLEN DR 221-C
GLEN ELLYN IL 60137

ZHAO, XI
1198 ROYAL GLEN DR 325
GLEN ELLYN IL 60137

YAMADA, JEFFREY
1198 ROYAL GLEN RD 101
GLEN ELLYN IL 60137

MICELI, BARBARA & LOUIS
1198 ROYAL GLEN DR 301A
GLEN ELLYN IL 60137

MILESTONE HOLDIGS LLC
1188 ROYAL GLEN DR 204
GLEN ELLYN IL 60137

MITCHELL, JAMES B
1198 ROYAL GLEN DR 125
GLEN ELLYN IL 60137

MODICA, VICKI
1188 ROYAL GLEN DR 115
GLEN ELLYN IL 60137

MOHSIN, MUHAMMAD & RUBINA
1175 LONDONBERRY LN
GLEN ELLYN IL 60137

MORECI, STEVEN A
1198 ROYAL GLEN DR 302
GLEN ELLYN IL 60137

MOTA VENTURE GROUP LLC
37 BRIAR ST 5
GLEN ELLYN IL 60137

MOTA VENTURE GROUP LLC
500 DEVON DR
BURR RIDGE IL 60527

MUKOLLARI, NEXHMIE
1188 ROYAL GLEN DR 209W
GLEN ELLYN IL 60137

MVG PROPERTIES LLC
5707 CASS AVE 920
WESTMONT IL 60559

MYERS, PAMELA K
1188 ROYAL GLEN DR 310
GLEN ELLYN IL 60137

NASEERUDDIN, NISAR
1198 ROYAL GLEN DR 210A
GLEN ELLYN IL 60137

NAVIWALA, SIRAJ
1188 ROYAL GLEN DR 132C
GLEN ELLYN IL 60137

NAWROT, LINDA LEE
1188 ROYAL GLEN DR 202-A
GLEN ELLYN IL 60137

NIEMANN, CLEMENTINA
1188 ROYAL GLEN DR 307W
GLEN ELLYN IL 60137

NIKOLOV, GRIGOR V
1188 ROYAL GLEN DR 324
GLEN ELLYN IL 60137

NORFLEET, EARDELL
33 BRIAR ST 20
GLEN ELLYN IL 60137

NORQUIST, BENJ & ARIEL
45 VALLEY RD
GLEN ELLYN IL 60137

NUKIC, SENADA
1198 ROYAL GLEN DR 122
GLEN ELLYN IL 60137

OAC INVESTMENTS LLC
6036 CENTRAL AVE
CHICAGO IL 60638

OLSSON, STEVEN D
1198 ROYAL GLEN DR 105E
GLEN ELLYN IL 60137

OMIOTEK, RENEE A
1198 ROYAL GLEN DR 124
GLEN ELLYN IL 60137

OMOIKE, VICTORIA O
18 SURREY DR
GLEN ELLYN IL 60137

PALKOVIES, KATIE
1188 ROYAL GLEN DR 334C
GLEN ELLYN IL 60137

PAPANIKOLLA, ITRI & NINA
1188 ROYAL GLEN DR 210A
GLEN ELLYN IL 60137

PARAM GLEN ELLYN LLC
1637 MICHIGAN AVE
VILLA PARK IL 60181

PATEL, JAYSHREE & MINESH
705 DEVONSHIRE DR
DES PLAINES IL 60018

PEREZ, OCTAVIO
24 SURREY DR
GLEN ELLYN IL 60137

PERRY, TOMMY
1164 BRIGHTON PL
GLEN ELLYN IL 60137

PERRYMAN, WALTER & C
1159 LONDONBERRY LN
GLEN ELLYN IL 60137

PHAM, NGOC NU T
1188 ROYAL GLEN DR 121
GLEN ELLYN IL 60137

PHILLIPS, ADAM L
PO BOX 381
GARDNER IL 60424

PITTNER, JOSEPH
1198 ROYAL GLEN DR 118
GLEN ELLYN IL 60137

POLENA, MILLKA
1188 ROYAL GLEN DR 109A
GLEN ELLYN IL 60137

POLENA, SOTIEL SAM
21W546 BEMIS RD
GLEN ELLYN IL 60137

POLI, STEPHANIE M
1188 ROYAL GLEN DR 325W
GLEN ELLYN IL 60137

POLINSKI, JAMES & CYNTHIA
1146 BRIGHTON PLACE
GLEN ELLYN IL 60137

POPE, BARBARA A
1198 ROYAL GLEN DR 219B
GLEN ELLYN IL 60137

POSH, MONICA
1188 ROYAL GLEN DR 124C
GLEN ELLYN IL 60137

POWE, CORINE
1188 ROYAL GLEN DR 331W
GLEN ELLYN IL 60137

PRATT, MARGARET
1188 ROYAL GLEN DR 305 W
GLEN ELLYN IL 60137

QADRI, SYED
1171 LONDBERRY LN
GLEN ELLYN IL 60137

QUINN, GAYLE
1188 ROYAL GLEN DR 224C
GLEN ELLYN IL 60137

QUINTERO, RAMON
15 VALLEY RD
GLEN ELLYN IL 60137

RADZIENTA, LAUREN
1188 ROYAL GLEN DR 213W
GLEN ELLYN IL 60137

RADZIENTA, NANCY L
1198 ROYAL GLEN DR 327C
GLEN ELLYN IL 60137

RAZVI, AGA S & FIZZA H
5 TEWKESBURY LN
SOUTH BARRINGTO IL 60010

RENDON, MARCO F
1188 ROYAL GLEN DR 212B
GLEN ELLYN IL 60137

RENNER, D & M MELIKIAN
1188 ROYAL GLEN DR 211
GLEN ELLYN IL 60137

RIA KRISH CONVENIENCE INC
0S274 MATHEWSON LN
GENEVA IL 60134

RICHARDSON, LEONTINA
1188 ROYAL GLEN DR 302W
GLEN ELLYN IL 60137

ZINOWICZ, DUANE
1198 ROYAL GLEN DR 224
GLEN ELLYN IL 60137

RIEMER, THOMAS O
736 NAPERVILLE
WHEATON IL 60187

ROGERS, JO RUNN M
1188 ROYAL GLEN DR 323
GLEN ELLYN IL 60137

ROOSEVELT LOMBARD LLC
21W079 ROOSEVELT RD
LOMBARD IL 60148

RUDDY, JOAN E
1188 ROYAL GLEN DR 229
GLEN ELLYN IL 60137

SABA, NICHOLAS
1188 ROYAL GLEN DR 303
GLEN ELLYN IL 60137

SAEED, FARIDA
1198 ROYAL GLEN DR 313E
GLEN ELLYN IL 60137

SAEED, MOHAMMED
1154 BRIGHTON PL
GLEN ELLYN IL 60137

SAEED, WAHEED
121 ROOSEVELT RD
LOMBARD IL 60148

SAJED, MOHAMAD
820 2ND ST
GLEN ELLYN IL 60137

SANDERS, PATRICIA A
1198 ROYAL GLEN DR 230C
GLEN ELLYN IL 60137

SANGHAVI TR, NAVINCHANDRA
1425 SCOTTDAL
LA GRANGE PARK IL 60526

SATTAR, SALIM A
35 SURREY DR
GLEN ELLYN IL 60137

SAUNDERS, NORMAN & BARBARA
1188 ROYAL GLEN DR 332-W
GLEN ELLYN IL 60137

SAYEED, SIFATUR R
27 SURREY DR
GLEN ELLYN IL 60137

SCHEIDE, KAREN
1188 ROYAL GLEN DR 226C
GLEN ELLYN IL 60137

SERZEN, GERALD L & HELEN
204 EDWARD ST
LOMBARD IL 60148

SESERI, KLAJDI & YLLKA
1198 ROYAL GLEN DR 326C
GLEN ELLYN IL 60137

SEXTON, PAULA
503 NORTH ST
ITASCA IL 60143

SHAH, HARESH & AMI
7425 NANTUCKET COVE
HANOVER PARK IL 60133

SHAHID, IFFAT
1169 LONDONBERRY
GLEN ELLYN IL 60137

SHAHZAD, MUHAMMAD A
1008 HIGHRIDGE
LOMBARD IL 60148

SHAMSI, MASOOD A & AJAZ B
1163 LONDONBERRY
GLEN ELLYN IL 60137

SHAREEF, RAFAT ULLAH
39 SURREY DR
GLEN ELLYN IL 60137

SHI, L & K HAN
2809 TORY CT
LISLE IL 60532

SHI, ZULIN & MIN LIN
1665 BRENTFORD DR
NAPERVILLE IL 60563

SHREE 2ND GEN PRO GE2 LLC
5615 HARLEM AVE
CHICAGO IL 60638

SIDDIQI, MOHAMMAD SHUJAAT
1132 BRIGHTON PL
GLEN ELLYN IL 60137

SIDDIQI, GHAZALA
1168 BRIGHTON PL
GLEN ELLYN IL 60137

SIDDIQI, SHAJIUDDIN
1935 SEQUIA DR
HANOVER PARK IL 60133

SIRAJ, TALHA & S SHARIF
1188 ROYAL GLEN DR 122W
GLEN ELLYN IL 60137

SLIVA, CHRISTA
1188 ROYAL GLEN DR 129C
GLEN ELLYN IL 60137

SOTIROVSKI, VASIL
1002 HIGHMOOR RD
LOMBARD IL 60148

STAVROPLOS, CHRISS
1198 ROYAL GLEN DR 215
GLEN ELLYN IL 60137

STEPNOWSKI, THOMAS W
1188 ROYAL GLEN DR 329C
GLEN ELLYN IL 60137

STERLING, JAMES
3715 BERGSTROM ST
JOLIET IL 60431

SUDDARTH, TREVOR A
1198 ROYAL GLEN DR 208
GLEN ELLYN IL 60137

SUDHIR, MUHAMMAD
21 SURREY DR
GLEN ELLYN IL 60137

SVILENOVA, MIHAELA
1188 ROYAL GLEN DR 314
GLEN ELLYN IL 60137

SYED, ASKER ALI
26 SURREY DR
GLEN ELLYN IL 60137

SZCZERBA, TADEUSZ & D
1188 ROYAL GLEN DR 214W
GLEN ELLYN IL 60137

TALHA, MUHAMMAD
37 BRIAR ST 12
GLEN ELLYN IL 60137

TASELLARI, ILIR & M
1188 ROYAL GLEN DR 328
GLEN ELLYN IL 60137

TAYLOR, MICHAEL & THERESA
4421 KINGSTON AVE
LISLE IL 60532

TAYOON, NAHY
1135 LONDONBERRY LN
GLEN ELLYN IL 60137

TEKLEGHIORGHIS, T & R
615 ELIZABETH ST
LOMBARD IL 60148

TENEQEXHI, ANDRI
1188 ROYAL GLEN 321C
GLEN ELLYN IL 60137

TENEQEXHI, PETRIKA
1188 ROYAL GLEN DR 107
GLEN ELLYN IL 60137

TERZIU, SHPRESA
1198 ROYAL GLEN DR 324
GLEN ELLYN IL 60137

TIERNEY, CONSTANCE
1198 ROYAL GLEN DR 132
GLEN ELLYN IL 60137

TISCHLER, CARMELA A
1198 ROYAL GLEN DR 206E
GLEN ELLYN IL 60137

ZORN KASIK, PATRICIA
1198 ROYAL GLEN DR 104A
GLEN ELLYN IL 60137

TJS FAMILY LIMITED PTRNRS
811 JACKSON ST
HINSDALE IL 60521

TRAUTVETTER, CAROL
353 BUCKINGHAM CT
LOMBARD IL 60148

TROTTER, TODD
1188 ROYAL GLEN DR 208A
GLEN ELLYN IL 60137

TRUNICK, AMBER
1198 ROYAL GLEN DR 130
GLEN ELLYN IL 60137

URBINA, HENRY A
1198 ROYAL GLEN DR 121C
GLEN ELLYN IL 60137

VAIDYA, PARESH & S
9124 WEST OAKS AVE
DES PLAINES IL 60016

VAN DEN BROECK, LYDIA
1188 ROYAL GLEN DR 320
GLEN ELLYN IL 60137

VAN DIGGELEN, NANCY
1198 ROYAL GLEN DR 116
GLEN ELLYN IL 60137

VANIDES, ALEX
1198 ROYAL GLEN DR 321C
GLEN ELLYN IL 60137

VASTOLA, NANCY
148 BREEZEWOOD CMN
EAST AMHERST NY 14051

VELAZQUEZ, JOSE & NOEMI
73 LAMBERT RD
GLEN ELLYN IL 60137

VLAHOS, JOHN & T LLC
4N602 MOUNTAIN ASH DR
WAYNE IL 60184

WANG, YONGQIANG
37 BRIAR ST 20
GLEN ELLYN IL 60137

WATERMAN, CHRISTY J
41 MARYWOOD TR
WHEATON IL 60189

WEAVER, PAUL
1188 ROYAL GLEN DR 225C
GLEN ELLYN IL 60137

WESTERHOLM, RICHARD
1198 ROYAL GLEN DR 228
GLEN ELLYN IL 60137

WIECHMAN, RUSSELL A
1188 ROYAL GLEN DR 116
GLEN ELLYN IL 60137

WOLEK, JOZEF & KRYSZYNA
1188 ROYAL GLEN DR 326C
GLEN ELLYN IL 60137

WYSOCKI, P & S BIENASZ
1188 ROYAL GLEN 125C
GLEN ELLYN IL 60137

XHANASI, GJERGJI & V
1198 ROYAL GLEN DR 319B
GLEN ELLYN IL 60137

NOTICE OF PUBLIC HEARING

Iman Jamali of SIM Briar Street, LLC, the applicant and the owner of the property located 11 – 37 Briar Street, 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 conduct a public hearing to consider the Zoning Variation request on **Thursday, September 10, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The applicant is requesting approval of the following zoning variations from the Glen Ellyn Zoning Code for the construction of a closed fence with a height of 8 feet along approximately 683 feet of the corner side (south) lot line and approximately 30 feet of the rear (east) lot line:

1. Section 10-5-5(B)(4) #11(a)(1) to allow a closed fence in the corner side and rear yards where a fence is required to be 33 percent open;
2. Section 10-5-5(B)(4) #11(b)(4) to allow a fence in the corner side and rear yards to be 8 feet in height where a fence of no more than 4 feet in height is permitted; and
3. 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 subject property is located on the east side of Briar Street north of Roosevelt Road in the R4 Residential District and is legally described as follows:

PARCEL 1:

BUILDING NUMBER 11, UNIT NUMBERS 1-46, BOTH INCLUSIVE;
 BUILDING NUMBER 15, UNIT NUMBERS 1-36, BOTH INCLUSIVE;
 BUILDING NUMBER 19, UNIT NUMBERS 1-36, BOTH INCLUSIVE;
 BUILDING NUMBER 33, UNIT NUMBERS 1-36, BOTH INCLUSIVE;
 BUILDING NUMBER 37, UNIT NUMBERS 1-26, BOTH INCLUSIVE;
 ALL IN BRIARTON PLACE CONDOMINIUMS OF GLEN ELLYN, AS DELINEATED ON
 A PLAT OF SURVEY FOLLOWING THE DESCRIBED TRACT OF LAND:

PARCEL A:

LOT "A" IN BRAESIDE (FORMERLY CARRIAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-3427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9031, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:

LOTS 7, 10, 11, AND 12 IN BRAESIDE (FORMERLY CARRIAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-3427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9031, IN DUPAGE COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 2007 AS DOCUMENT NUMBER R2007-078455; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:

LOTS 8 AND 9 IN BRAESIDE (FORMERLY CARRIAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-3427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9031, IN DUPAGE COUNTY, ILLINOIS.

...all commonly known as 11-37 Briar Street, Glen Ellyn.

P.I.N. 05-13-415-023

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. 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, September 4, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillageil.qm2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Plan Commission public comment form, linked here, <https://glenellynil.seamlessdocs.com/f/publiccommentplan> or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Thursday, September 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in 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/87944809033?pwd=RUxkMVlpWTRoWnQwcnpZZ3FYUXd1QT09>

Password: 625535

Or join by telephone:

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

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

Webinar ID: 879 4480 9033

Password: 625535

On June 12, 2020, Governor Pritzker signed PA 100-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The COVID-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

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NOTICE OF PUBLIC HEARING

Iman Jamali of SIM Briar Street, LLC, the applicant and the owner of the property located 11 - 37 Briar Street, 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 conduct a public hearing to consider the Zoning Variation request on Thursday, September 10, 2020 at 7:00 p.m. via the virtual meeting platform, Zoom.

The applicant is requesting approval of the following zoning variations from the Glen Ellyn Zoning Code for the construction of a closed fence with a height of 8 feet along approximately 683 feet of the corner side (south) lot line and approximately 30 feet of the rear (east) lot line:

1. Section 10-5-5(B)(4) #11(a)(1) to allow a closed fence in the corner side and rear yards where a fence is required to be 33 percent open;
2. Section 10-5-5(B)(4) #11(b)(4) to allow a fence in the corner side and rear yards to be 8 feet in height where a fence of no more than 4 feet in height is permitted; and
3. 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 subject property is located on the east side of Briar Street north of Roosevelt Road in the R4 Residential District and is legally described as follows:

PARCEL 1:
BUILDING NUMBER 11, UNIT NUMBERS 1-46, BOTH INCLUSIVE;
BUILDING NUMBER 15, UNIT NUMBERS 1-36, BOTH INCLUSIVE;
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BUILDING NUMBER 33, UNIT NUMBERS 1-36, BOTH INCLUSIVE;
BUILDING NUMBER 37, UNIT NUMBERS 1-26, BOTH INCLUSIVE;

ALL IN BRIARTON PLACE CONDOMINIUMS OF GLEN ELLYN, AS DELINEATED ON A PLAT OF SURVEY FOLLOWING THE DESCRIBED TRACT OF LAND:

PARCEL A:
LOT "A" IN BRAESIDE (FORMERLY CARRIAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-3427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9031, IN DUPAGE COUNTY, ILLINOIS.

PARCEL B:
LOTS 7, 10, 11, AND 12 IN BRAESIDE (FORMERLY CARRIAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-3427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9031, IN DUPAGE COUNTY, ILLINOIS.

WHICH PLAT OF SURVEY IS ATTACHED AS EXHIBIT "A" TO THE DECLARATION OF CONDOMINIUM RECORDED APRIL 27, 2007 AS DOCUMENT NUMBER R2007-078455; TOGETHER WITH ITS UNDIVIDED PERCENTAGE INTEREST IN THE COMMON ELEMENTS.

PARCEL 2:
LOTS 8 AND 9 IN BRAESIDE (FORMERLY CARRIAGE HILL), BEING A SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 13, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED FEBRUARY 3, 1964 AS DOCUMENT R64-3427, AND CERTIFICATE OF CORRECTION FILED MARCH 19, 1964 AS DOCUMENT R64-9031, IN DUPAGE COUNTY, ILLINOIS.

...all commonly known as 11-37 Briar Street, Glen Ellyn.
P.I.N. 05-13-415-023

To view some plans related to the proposed project, please visit the Village website here: <http://www.glenellyn.org/246/Public-Notice-Portal>. 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, September 4, 2020, on the Village's website on the Agendas and Minutes page, linked here, <http://glenellynvillagelliam2.com/Citizens/default.aspx>. If you have general questions, please contact Katie Ashbaugh, Planner, at (630) 547-5249 or kashbaugh@glenellyn.org.

All persons who are interested are invited to attend the public hearing via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting either via the Plan Commission public comment form, linked here, <https://glenellynill.seamlessdocs.com/l/publiccomment> plan or via email to Katie Ashbaugh, Planner, at kashbaugh@glenellyn.org. All public comments received by 5:00 pm on Thursday, September 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in 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/8794809033?pwd=RUxkMVIeWTRoWnQwcnpZ3FYUXd1QT09>

Password: 625535

Or join by telephone:

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

US: +1 312 626 6799 or +1 646 558 8656 or +1 301 715 8592 or

+1 669 900 9128 or +1 253 215 8782 or +1 346 248 7799

Webinar ID: 879 480 9033

Password: 625535

On June 12, 2020, Governor Pritzker signed PA 100-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The COVID-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

Published in Daily Herald August 26, 2020 (4550143)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County
Daily Herald

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

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

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is 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 notice 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 08/26/2020 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

BY

Paula Baltz

Designee of the Publisher and Officer of the Daily Herald

Control # 4550143

RECEIVED

AUG 31 2020

VILLAGE OF GLEN ELLYN

Packet Pg. 46



Attachment: 12. Existing Conditions Photos (4608 : Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation)



Attachment: 12. Existing Conditions Photos (4608 : Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation)



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Attachment: 12. Existing Conditions Photos (4608 : Iron Gate Apartments Fence | 11 - 37 Briar Street |





Attachment: 12. Existing Conditions Photos (4608 : Iron Gate Apartments Fence | 11 - 37 Briar Street | Zoning Variation)



Plan Commission
535 Duane Street
Glen Ellyn, IL 60137

Meeting: 09/10/20 07:00 PM
Department: Plan Commission
Department Head: Cole Jackson
Category: Public Hearing
Prepared By: Cole Jackson

SCHEDULED

AGENDA ITEM (ID # 4616)

DOC ID: 4616 A

Special Use Permit Request for 535 Pennsylvania

PETITIONER: The petitioner is Robert Kellman, owner of The Enclave and leasee of the building located at 535 Pennsylvania Avenue.

REQUEST: The petitioner is requesting approval of a Special Use Permit to allow an office (co-working space) and social club in addition to the permitted by-right retail use on the subject property.

**LOCATION/
ZONING:** The subject property is located on the south side of Pennsylvania Avenue east of Main Street and west of Forest Avenue in the C5A Central Retail Core zoning district. The surrounding land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Commercial (office)	C5B
South: Commercial (retail, office, entertainment)	C5A
West: Commercial (public parking)	C5A
East: Commercial (office)	C5A

PUBLIC NOTICE: Notice of the public hearing was published on August 26, 2020 in the Daily Herald. A placard was placed at the site and owners within 250 feet were notified of the public hearing by mail.

COMP PLAN: An objective of the Comprehensive Plan is to “preserve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village” (Page 8). The Comprehensive Plan states that downtown “should be maintained as Glen Ellyn’s multipurpose commercial and service focal point. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community” (Page 18). The downtown section of the plan states that “Downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, as well as housing units. It should continue to be oriented primarily to the needs of the Glen Ellyn community” (Page 42) but also states that the central portion of downtown “should continue to be reserved primarily for retail and pedestrian-oriented service uses. It should include an attractive mix of local and national stores and businesses” (Page 42).

BACKGROUND: The Enclave is an existing business that opened its doors in downtown Glen Ellyn in February of this year. When the business concept was first

introduced to Village staff, it was presented as a retail establishment and the owner noted that most of the revenue would be generated from the sale of furnishings and décor staged inside the business. The co-working space, and membership club were supposed to be ancillary to the retail component of the business. In order for the business to be permitted by-right in the C5A zoning district, at least 50% of its revenues must come from retail/commercial sales. While that may have been the original intent, that is not how the business is or has been operating and not how the business is being marketed. Upon learning the extent to which the business operates as a social club and office/co-working space the Village has required the applicant to apply for a Special Use permit to continue those uses.

The Enclave website describes the business as “co-working space and social club”. The website notes that “The Enclave is a co-working space located in downtown Glen Ellyn, Illinois where members work during the day and socialize by night. Handle your business in our spacious shared office or use the private conference room or phone booth for important work meetings.”

The website does not mention the retail component of the business nor is the retail component mentioned by the business in its interview with the DuPage Policy Journal which only mentions the co-working and social club aspects of the business. Based on this information, and recent retail tax statements from the business, staff has determined that the primary use of The Enclave is not retail and, therefore, a Special Use Permit is required for its primary uses as a co-working space and social club.

The applicant is not proposing changes to the site as part of this special use permit application. At the time of application, the business does not have any signage to identify itself on the property other than the business address “535” on the north facing wall. The business has blacked-out windows which do not allow visibility in to the building; neither the public nor public safety officials are able to see into the building from the sidewalk (see attached existing conditions photos). Pedestrians walking by, would not be aware that this is a retail establishment.

PROJECT SUMMARY:

The property at 535 Pennsylvania Avenue is currently being used by The Enclave, as a social club and co-working space with opportunity for retail sales. The applicant wishes to continue these uses and is therefore requesting a Special Use Permit so they are permitted to do so.

The petitioner’s narrative statement describes the business as a unique retail concept set up to be experiential. Customers will use the space for working

or as a lounge and all of the furniture, housewares, technology, and entertainment used throughout the space are also for sale. The applicant states that the primary sales channel is in partnership with professional interior designers who bring clients to the space to see the furniture “in use.”

According to the narrative statement, to ensure there is a customer base the Enclave offers 100 individual memberships for people who would like to use the space either during the day to work or during the evening for social purposes. The space does contain a self-serve bar area and all members have a private locker in a climate controlled room to store beverages. Note, The Enclave does not sell alcohol; the bar area is stocked with mixers and members are able to bring their own alcohol on premise (the business has a BYOB license for this purpose). The applicant states that on average, only 10% of the membership is present on a single day and typically there are no more than 12 members on premise at the same time. Members are allowed to bring no more than two guests with them in to the space at a time.

The Enclave is open to the public from 10:00 AM to 5:00 PM and while open to the public staff is present. Members are able to access the space after hours by using a biometric lock. The applicant notes that the space is monitored by cameras at all times. Staff would like to note, that the doors do appear to be locked during normal business hours as well.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing on the request for a Special Use Permit for The Enclave to continue use as a social club and office space and make a recommendation to approve, approve with conditions, or deny the request. Staff has attached Section 10-10-14 of the Zoning Code for the Commission’s use in determining if the criteria for granting a Special Use Permit are met.

Should the Plan Commission choose to recommend approval of a special use permit for a social club and office (co-working) use at the property, staff would recommend the following conditions:

1. At no time shall occupancy exceed the posted maximum occupancy limit as determined by the Community Development Department.
2. Visibility into the establishment shall be provided during normal business hours.

ATTACHMENTS:

1. Special Use Application and Addendum
2. Applicant’s Narrative Statement

3. Plat of Survey
4. Floor Plan
5. Enclave Marketing Materials
6. Article - *New Glen Ellyn Social Club Modeled After a 1930s Speakeasy*
7. Discussion on Parameters for the Enclave
8. Existing Conditions Photos
9. Sections from the Comprehensive Plan
10. Public Notice, listing, and map
11. Zoning Map
12. Aerial Image
13. Section 10-10-14 of the Zoning Code

CC: Staci Springer, Community Development Director
 Robert (Bobby) Kellman, Owner of The Enclave

ATTACHMENTS:

- 1. Application for a Special Use Permit (PDF)
- 2. Applicant's Narrative Statement (PDF)
- 3. Plat of Survey (PDF)
- 4. Enclave Floor Plan (PDF)
- 5. Enclave Marketing Materials (PDF)
- 6. Article - New Glen Ellyn Social Club Modeled After a 1930s Speakeasy - Dupage Policy Journal (PDF)
- 7. Discussion on Parameters for the Enclave (PDF)
- 8. Existing Conditions Photos (PDF)
- 9. Comprehensive Plan Sections (PDF)
- 10. Public Hearing Notice (PDF)
- 11. Zoning Map (PDF)
- 12. Aerial Image (PDF)
- 13. Section 10-10-14 of the Zoning Code (PDF)

APPLICATION FOR SPECIAL USE PERMIT

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider the Special Use described in this application.

Date Filed: 8/10/2020 Application No: _____

Name of Applicant: The Enclave La Grange

Address of Applicant: 535 Pennsylvania, Glen Ellyn 60137

Business Phone: 847 650 9758 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: robert.kellman@enclave535.com

Property Interest of Applicant: business owner / leasee

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Robert Kellman

Address of Owner: 136 S. Lagrange, Lagrange IL 60525

Business Phone: 847-650-9758 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: robert.kellman@enclave535.com

Address: 535 Pennsylvania Ave. Glen Ellyn 60137

Legal Description of Property: On Pennsylvania: Between Main and Forest
South side of street

Permanent Index No. (PIN): _____ Zoning: _____

Lot Dimensions: _____ Lot Area: _____

Present Use: _____

Requested Use/Construction: retail + coworking

Estimated Date to Begin New Use/Construction: NA

Name(s), Address(es) and Phone No(s). of Experts (architects, engineers, etc.):

NA

Narrative Statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of paragraph (E) of Section 10-10-14 of the Zoning Code:

See attached

Describe How the Special Use:

- 1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:
Brings people to downtown for shopping and work
- 2. Will be designed, constructed, operated, and maintained so as to be harmonious an appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:
already done
- 3. Will not be hazardous or disturbing to existing or future neighborhood uses:
no hazards

4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services:

No change to service

5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village:

Will add to commercial area

6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors:

In line with zoning requirements, No large events

7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads:

No change to current street traffic

8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief:

No construction

9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community:

NA

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

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

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

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

8/10/2020

Date

Robert Kellman

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

**THE BEST INTERESTS OF THE APPLICANT WILL BE SERVED
BY COMPLETING THIS APPLICATION IN DETAIL**

REIMBURSEMENT OF FEES AGREEMENT

G.1.a

Village of Glen Ellyn Acct: # _____
Initial Deposit Amount: 500.00

I. DESCRIPTION OF PROJECT: Special Use Permit

II. OWNER:

- A. Owner of Property: Thomas La Mantia
B. Owner's Address: 535 Pennsylvania, Glen Ellyn 60137
C. Owner's Home Phone Number: _____ Fax: _____
D. Owner's Work Phone Number: 630-786-5902
E. Owner's E-mail: tlcl@magenium.com
F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.

III. PERSON MAKING REQUEST (Petitioner):

- A. Name of Petitioner: Robert Kellman
B. Petitioner's Address: 535 Pennsylvania, Glen Ellyn
C. Petitioner's Home Phone Number: 847 650 9758
D. Petitioner's Work Number: 847 NA
E. Petitioner's E-mail: robert.kellman@enclave535.com

IV. LOCATION OF PROPERTY:

- A. General Location of Property: 535 Pennsylvania, Glen Ellyn
B. Acreage of Parcel: _____
C. Permanent Index Number(s): _____
D. Legal Description (Please attach)

V. REIMBURSEMENT OF FEES:

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

Attachment: 1. Application for a Special Use Permit (4616 : Special Use Permit Request for 535 Pennsylvania)

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

This document shall constitute a contract when an application is made for a license, permit, request for zoning relief or other approval involving the use of real property. Should the Village, in its sole and exclusive discretion, determine that it is necessary or desirable for the Village to obtain professional services, including, but not limited to, attorneys, engineers, planners, architects, surveyors, court reporters, traffic, drainage or other consultants, including full and/or part time site inspection services during the actual construction of any required improvements, and/or to incur costs related to any required notices or recordations, in connection with any application or petition filed by the petitioner then the petitioner and owner shall be jointly and severally liable for the payment of such professional fees and costs, as shall actually be incurred by the Village. The Community Development Director is hereby authorized to assign the above described services to the Village staff or to consultants, as the Director deems appropriate and without prior notification to the petitioner.

Any application or petition to be reviewed by the Community Development Department or by the Plan Commission shall require the petitioner to establish an escrow account with the Village in an amount determined by the Community Development Director to reimburse the Village for all out of pocket costs associated with the request. These out of pocket costs will cover such things as services provided by the Village's consulting engineer, consulting attorney, consulting planner, traffic consultant, wetland consultant, landscape consultant, architectural consultant, appraiser and transcriber, among others, as well as reproduction costs, public hearing notice costs, recording costs, etc. Along with the application the petitioner shall also submit a signed copy of this agreement thereby acknowledging and agreeing to reimburse the Village for all out of pocket costs associated with the application or petition.

This agreement shall be accompanied by an initial deposit in an amount to be determined by the Director of Community Development but shall be no less than \$500. The Village will provide an itemized list of Village expenses incurred related to any charge to the escrow account, and the petitioner shall deposit funds to reimburse the Village for those expenses upon notice from the Village that the deposit has dropped below \$300. If the expenses are not reimbursed, the reviews meetings and permits associated with out of pocket costs will cease, and the request will not be moved forward through the review process. At the completion of the review process, development of the project, if appropriate, any remaining balance from the deposit will be returned to the petitioner, without interest, after all expenses have been paid.

The Village shall deduct the incurred expenditures and costs from the funds deposited. If the remaining deposit balance falls below \$300.00, the petitioner, upon notice by the Village, shall be required to replenish the deposit to its initial amount. The Village shall mail the petitioner regular invoices for the fees and costs incurred. The petitioner shall replenish the deposit amount within thirty (30) days of issuance of each such invoice directing replenishment of the deposit.

A petitioner who withdraws his or her petition may apply in writing to the Community Development Director for a refund of his or her remaining escrow balance. The Community Development Director may, at his or her discretion, approve such refund less any actual fees and costs, which the Village has already paid or incurred relative to the application.

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the

execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

Any remaining balance of any funds deposited pursuant to this Agreement shall be refunded at such time as the completion of Village deliberation on the petition or application, recordation of all necessary documents associated with the petition or application, issuance of a building permit, approval of a final inspection, or issuance of a final certificate of occupancy upon the real property in question whichever occurs later.

BY SIGNING BELOW, THE PETITIONER AND OWNER ACKNOWLEDGE THAT EACH OF THEM HAS READ THE FOREGOING PARAGRAPHS AND EACH OF THEM FULLY UNDERSTANDS AND AGREES TO COMPLY WITH THE TERMS SET FORTH HEREIN. FURTHER, BY SIGNING BELOW, EACH SIGNATORY WARRANTS THAT HE/SHE/IT POSSESSES FULL AUTHORITY TO SO SIGN.

THE PETITIONER AND OWNER AGREE THAT PETITIONER AND OWNER SHALL BE JOINTLY AND SEVERALLY LIABLE FOR PAYMENT OF FEES REFERRED TO IN APPLICABLE SECTIONS OF THE ORDINANCES OF THE VILLAGE OF GLEN ELLYN AND THE OBLIGATIONS FOR PAYMENT RELATING TO THE FILING OF PETITION OR APPLICATION, AS SET FORTH HEREIN.

Robert Kellm
Petitioner

Owner

Date: 8/10/20/20

Village of Glen Ellyn _____

By: _____
Community Development Director

Date: _____

Attachment: 1. Application for a Special Use Permit (4616 : Special Use Permit Request for 535 Pennsylvania)

Affidavit Affirming No Conflict of Interest

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

1. My name is Robert Kellman, and I hold the position of owner for Enclave ("Applicant").
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 Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant 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 Applicant, the Application, or the project proposed by the Applicant.
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 Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: 

Title: Owner

Applicant's Name: Robert Kellman

Subscribed and sworn to me this

_____ day of _____, 20____.

Notary Public

Cole,

Thank you for your letter. For ease of reference, I have consolidated the Enclave's replies below. Please let me know if you need any further information.

Thank you,
Robert Kellman

Application Questions:

1. The plat of survey on file with the Village is accurate and should be used.
2. The current use for the Enclave is detailed in the attachment sent previously. The Enclave is an experiential retail store. We sell the furniture and home furnishings in the store. To help facilitate sales, the space is also marketed and used as a coworking space. Members are invited to use our space for work during the day or for the rare social gathering (small groups only). Due to covid, we have paused much of our retail sales and are focused on our membership component. This means the current (though temporary) use is primarily coworking.
3. Zoning district is C5A - CBD Retail Core.
4. Pin is 05-11-317-018-0000, 05-11-317-019-0000.

Addendum to Existing Questions:

Application Question 2: The coworking and social elements of the Enclave will be managed in the same way they were prior to Covid and as originally detailed to the Village. Members can enter the space for individual work during the day or they may invite no more than two guests to join them for a meeting. Similarly, members are limited to two guests for social purposes ensuring that there are no large groups. This use helps bring repeat customers to the downtown area who frequent the stores and restaurants on Main St. On average, the Enclave has approximately six people in it at any one time during the day. Most evenings are even less trafficked.

Application Question 4: The Enclave has been open since January, 2020 and there has been no need to change or alter existing service in any way.

Application Question 5: The Enclave has been open since January, 2020 and there has been no need to change or alter existing service in any way.

Application Question 6: As noted in our business narrative, the primary revenue source for the Enclave is retail in line with current zoning requirements. During Covid, we have had to pause that retail portion as many of our customers are Interior Designers who have seen a slowdown in business. However, we have already reopened some retail and plan to open the rest by the end of the year.

Application Question 8: The use only required a small interior redesign and thus did not increase, in any way, the chance for flooding.

Application Question 10: The Enclave does not impact any natural, scenic or historic features of the Glen Ellyn community.

AFFIDAVIT OF AUTHORIZATION

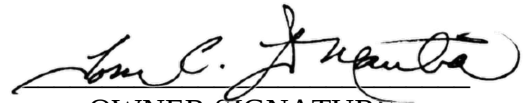
CLEAR PAGE

I, Thomas C. LaMantia, Managing Director owner of the property described as

535 Pennsylvania Avenue, Glen Ellyn, IL 60137

verify that Robert Kellman on behalf of the Enclave

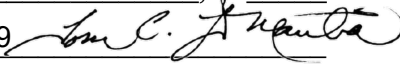
is duly authorized to apply and represent his interests as our tenant before the Glen Ellyn Plan Commission, Zoning Board of Appeals, and/or Village Board of Trustees.


OWNER SIGNATURE

Subscribed and sworn to before me this

_____ day of _____, 20

Not during Covid-19



Notary Public

Attachment: 1. Application for a Special Use Permit (4616 : Special Use Permit Request for 535 Pennsylvania)

Affidavit Affirming No Conflict of Interest

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

1. My name is Robert Kellman, and I hold the position of Owner for the Enclave ("Applicant").
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 Applicant to make the representations and statements in this Affidavit on the Applicant's behalf in support of the application for development approval ("Application") the Applicant 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 Applicant, the Application, or the project proposed by the Applicant.
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 Applicant, the Application, or the project proposed by the Applicant.
6. I will immediately notify the Village if the Applicant learns of the material inaccuracy of any statement within this Affidavit.

Further affiant sayeth naught.

Name: [Signature]

Title: Owner

Applicant's Name: Robert Kellman

Subscribed and sworn to me this

18th day of August, 2020

Polly Christine Sheridan-Kenny
Notary Public



August 10, 2020

To: Village of Glen Ellyn

From: Bobby Kellman

Regarding: The Enclave

Summary of Business

The Enclave is a mixed use, experiential retail concept. It is a hybrid of a number of models currently operating in Chicago, New York and San Francisco.

The Enclave offers experiential retail opportunities that are intended to attract distinct types of customers into the store at different times and for different purposes with the goal of increasing sales and revenue. Primarily, we sell private label merchandise in the following categories: 1) housewares, 2) art and décor, 3) technology, and 4) books and entertainment.

Importantly, the space is set up to be experiential meaning that it is designed to look like a lounge. Anyone who enters the space can use it to work or socialize, but the items they actually use are for sale. For example, the furniture a customer sits on can be bought; as can the glasses used for water, the art on the walls or the soap in the bathroom. We believe we can create more sales transactions by allowing customers to use our products as they would at home. Our primary sales channel is in partnership with professional interior designers who bring clients to our space to see the furniture “in use.”

To ensure customers can see the furniture while it is being used, we also offer a small number of “memberships.” These members are generally people who are interested in trying our products before they make a purchase or who want to use our space to work during the day (often both). We only offer a small number of individuals the right to purchase a membership (100) as the primary source of revenue for the Enclave is via retail. On average, only 10% of our “membership” is present on a single day and we work hard to ensure there are no more than 12 people present at the same time.

Please note that while members can use the Enclave to work during the day, we do not host large events or allow members to enter the space with more than two guests. This ensures the space is adequately used but also conducive for our retail business.

While the majority of the business done at The Enclave will be done during the day, the “members” are an important revenue source for us. Therefore, we also allow members to use our space in the evening for social purposes. (Note though that this use is rare and the Enclave is empty most evenings.)

Please note that during Covid we largely suspended our retail as Interior Designers are not bringing many clients to the space and are thus relying on our membership to get us through these times. We expect to restart the retail side of the business with a flourish as soon as in-person interactions returns to normal.

Retail Examples

The Glen Ellyn location will sell a number of private label merchandise in the following categories: 1) housewares, 2) bathroom, 3) art and décor, 4) technology, and 5) books and entertainment.

1) Houseware:

- Couches
- Chairs
- Ottomans
- Cushions
- Tables (high and low tops)
- Decanters
- Towels
- Glassware
- Wine totes
- Bar setup

2) Art & Décor:

- Hanging art: paintings, drawings
- Antique art: maps, other framed items
- Antiques (on shelving throughout space)
- Art designed for bathrooms, lounge areas, homes
- Shades and other accent items
- Candles

4) Technology:

- Keyless entry systems
- Central speaker systems
- Tablet control music systems
- Individual, wireless speakers
- Table chargers for phones, tablets
- Video and telecommunication devices
- Wireless cameras

Hours

Generally, The Enclave is open to the public from 10 a.m. – 5 pm (most days). Membership, and any benefits uniquely associated with that, would be reserved for the evening or reserved weekend time.

Staff is present when open to the public. Members can access after hours, but all members have signed a membership agreement that, amongst other requirements, transfers liability and holds everyone to a specific code of conduct regarding behavior, use and number of guests. The space is monitored 24-7 by cameras and entry is via our biometric lock ensuring there is no unauthorized use.

Events:

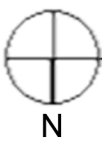
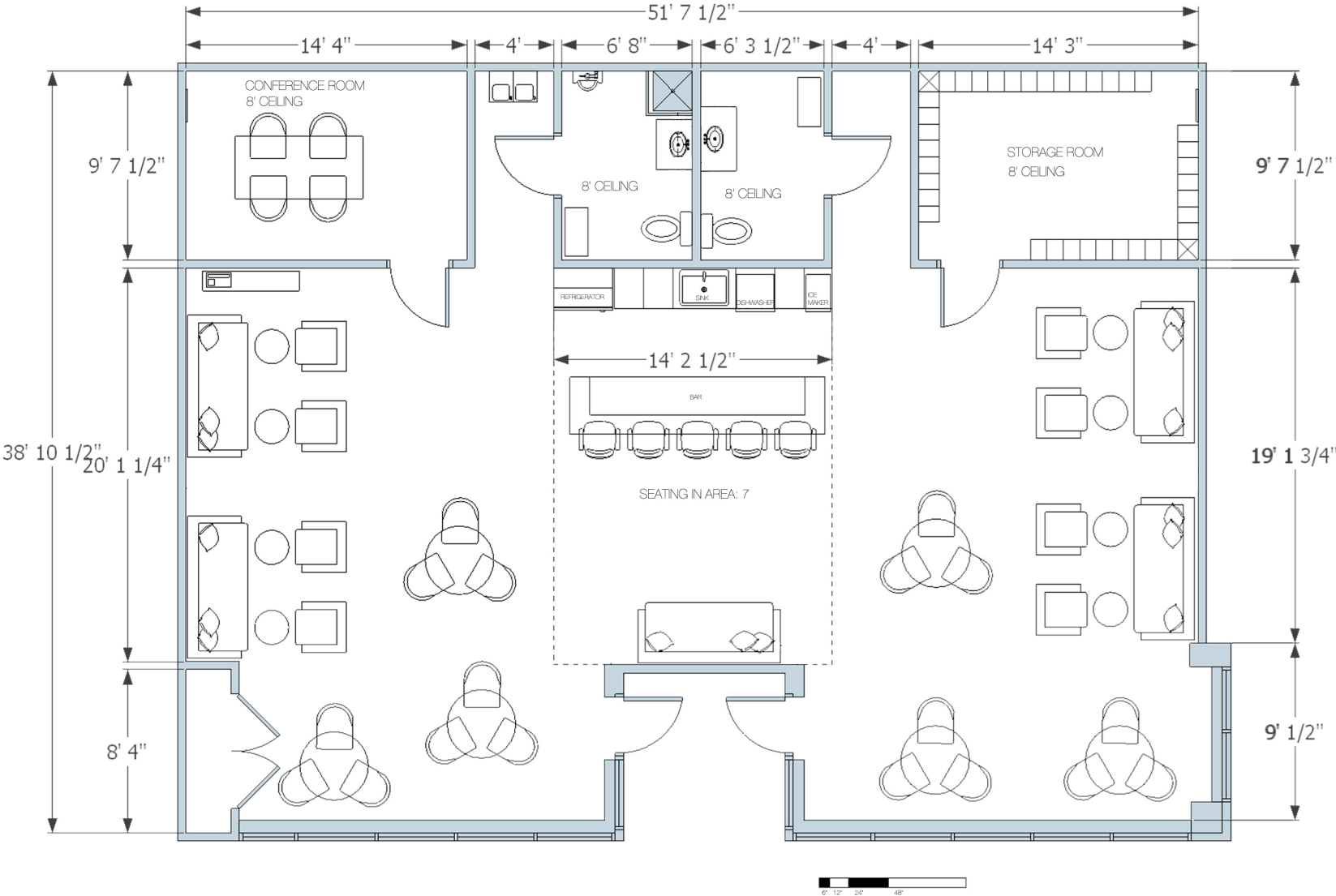
The Enclave is not for events. Members are allowed a maximum of two guests at a time.

Coworking:

Members of the Enclave are permitted to come during the day to work. Most often, members come alone with a laptop to work though they can invite two guests to join them for a meeting if needed. This gives our furniture the “used” look sought after by our Interior Designer partners. Members are further invited to use the space for social purposes and the Enclave has a BYOB license for this purpose.



THE ENCLAVE
GROUP B OCCUPANCY
APPLICANT LOAD, LESS THAN 50

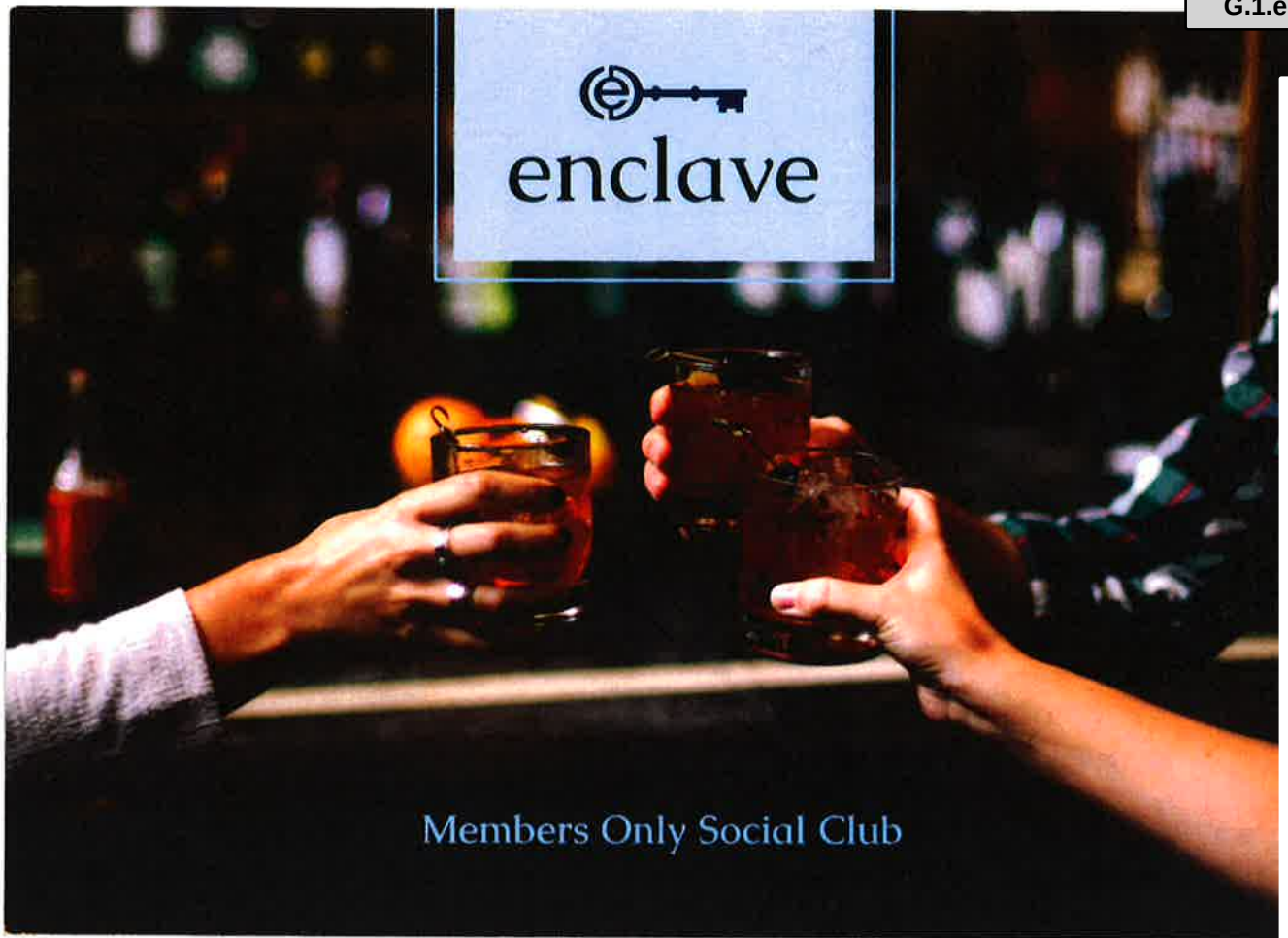


FURNITURE PLAN

SCALE: 1/8" = 1'-0"

**FOR PLAN CHECK ONLY

E-1	
THE ENCLAVE GLEN ELLYN	NOV. 6, 2019
	535 PENNSYLVANIA AVENUE GLEN ELLYN, IL 60137
THE ENCLAVE 535	



Enclave is a members only, private work space & BYOB social club.

First month free. Cancel anytime.
Temperature-controlled wine cellar.
Fingerprint access.



**Visit enclave535.com
to learn more and book a tour***

*Located in downtown Glen Ellyn.
Exact location disclosed prior to tour.



enclave

Enclave is a co-working space and social club located in downtown Glen Ellyn. Members can work during the day without the distractions of home or share a few drinks with friends in the evening. All members have access to a locker in a temperature controlled wine cellar to store their favorite bottles, and we provide the rest - mixers, coffee, WiFi.

As a member, you can use our conference room and phone booth for those important work meetings. Or bring a friend and enjoy a drink away from the crowds and without the bar tabs.

To book a tour or join us, email members@enclave535.com

Members will enjoy a discount at these locations:



taste makes our world go round

CABERNET &
COMPANY



Memberships begin at **\$95/month** Visit: www.enclave535.com
To book a tour, email: members@enclave535.com



Events @ Enclave

March 5, 2020 from 5 pm – 8 pm

Business Planning Clinic for Real Estate by Kim Buckner
Free Event

Spend 2 hours with MAPS Leadership Coach Kim Buckner to secure your 2020 business plan. Set yourself up for success in 2020 while enjoying cocktails and canapés at Glen Ellyn's exclusive social club. You will learn effective strategies for the following:

- Business Development
- Lead Generation
- Task Management
- Event Planning

March 22, 2020 from 10 am – 11 am

Yoga by Serendipitous Wellness
\$5/member (\$15/guest)

Matching breath to movement; journey through your practice while you flow through poses and sequences. Learn traditional yoga pose names, proper alignment, and traditional sun salutations.

April 16, 2020 from 6 pm – 7 pm

Spring Craft Cocktail Class by Argelia Martinez
\$15/member (\$35/guest)

Enclave is hosting a craft cocktail class inspired by the Spring season. Learn how to make a classic gin gimlet using seasonal fruits and how to make a matcha gin gimlet. Learn mixology 101 skills and how to whisk matcha tea using the traditional method of making tea. All supplies will be provided.

April 20, 2020 from 7 pm – 7:45 pm

Guided Meditation by Kelley Kitley
\$5/member (\$20/guest)

The answers you seek never come when the mind is busy, they come when the mind is still. Take time to unwind from the start of the busy week, and actively reset for the rest of the week to come. Deep breathing and mindfulness go hand in hand in this class.

For all events, please RSVP to members@enclave535.com

Staci Springer

From: Staci Springer
Sent: Thursday, February 20, 2020 3:55 PM
To: Mark Franz
Subject: FW: The Enclave Grand Opening and Ribbon Cutting- SOLD OUT

This still isn't consistent with what Robby mentioned at our meeting.

Staci

From: Glen Ellyn Chamber of Commerce [mailto:director@glenellynchamber.ccsend.com] **On Behalf Of** Glen Ellyn Chamber of Commerce
Sent: Wednesday, February 19, 2020 4:30 PM
To: Staci Springer
Subject: The Enclave Grand Opening and Ribbon Cutting- SOLD OUT



News and promotions shared by the Enclave

**THIS EVENT IS AT CAPACITY
 NO MORE RESERVATIONS WILL BE TAKEN**

Please email members@enclave535.com to set up a private tour.

Attachment: 5. Enclave Marketing Materials (4616 : Special Use Permit Request for 535 Pennsylvania)



The Enclave Grand Opening and Ribbon Cutting

The Enclave is celebrating our grand opening on February 22 at 6:30 p.m. Come learn about us while enjoying live music, signature cocktails and more. Admission is free, but space is limited so please RSVP at members@enclave535.com

SOLD OUT
Saturday, February 22
6:30 PM—8:30 PM
The Enclave
One block from train station
Address will be shared after RSVP

Glen Ellyn, IL 60137

About the Enclave—The Enclave (www.enclave535.com) is a social club and co-working space located in downtown Glen Ellyn. Members can come with a laptop to work during the day or share a few drinks with friends in the evening. As a member, you'll have access to our private conference room and additional amenities. Memberships begin at \$95/month and include access to special events (professional networking, wine tastings, wellness classes, cocktail making classes, literary groups, yoga & bloody marys & more!)



Enclave Grand Opening
Saturday, February 22, 2020. 6:30 PM—8:30 PM
Downtown Glen Ellyn. Address will be shared after RSVP
RSVP at members@enclave535.com

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Glen Ellyn Chamber of Commerce

810 N. Main Street
 Glen Ellyn, IL 60137
 630.469.0907

Glen Ellyn Chamber of Commerce | 810 N. Main Street, Glen Ellyn, IL 60137

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New Glen Ellyn social club modeled after a 1930s speakeasy

COMMUNITY

By Glenn Minnis | Jan 19, 2020



Glen Ellyn business owner Bobby Kellman has taken a cue from the past to bring something completely new to the quaint suburban village in Chicago's western suburbs.

“**The Enclave** is a space that you can make into whatever you want it to be,” Kellman told the *DuPage Policy Journal* of the members-only social club he operates in the downtown area. “Most places, you get what you pay for. In ours, it’s whatever you want it to be.”

The Enclave can be used as a distraction-free workspace during the day and a place to unwind over drinks and good conversation after business hours. A \$95 monthly individual membership fee grants access to high-speed WiFi internet, a conference room and a temperature-controlled wine cellar to store your favorite vintage.

The alcohol is strictly "bring your own," somehow adding to the club's mystique and conjuring images of an era long gone.

“A lot of young families from Chicago have relocated to Glen Ellyn, and many of them are looking for a cool, trendy place to hang out that’s akin to what you would find in downtown Chicago or even Manhattan,” Kellman said. “A lot of people that have moved here still want to have some of that urban lifestyle. The Enclave is modeled after the speakeasies of the 20th century, complete with its velvet couches, wood detailing and exclusive nature.”

Kellman says that residents from Glen Ellyn and neighboring Wheaton have quickly embraced the Enclave as a home away from home.

“The response has been overwhelmingly positive,” he said. “People love the way this concept kind of hits all the different aspects of their lives. We provide the space and all the fixings you need for a perfect night. Bring your friends and your favorite bottle, and we’ll take care of the rest.”

The monthly membership fee – which is \$125 for couples wanting to join together – also covers cocktail mixers, snacks, coffee and the promise of no television, bad music, bartenders or bar tabs. Prospective members can visit the **club’s website** for more information or to request a tour.

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Email

SIGN UP

By signing up you agree to receive email newsletters or alerts Policy Journal. You can unsubscribe at any time.

TRENDING

- 1
- Rep. Grant: Pritzker's 'fair tax' equally unf...
- 24,728 DuPage County resident classified as white test positiv COVID-19
- 3Sean Casten: "Having small ge not a sufficient reason to own
- 4Ives: "Mob" disrupted dialogue District 200 superintendent Sc
- 5Mazzochi says governor's 'tim bad as it gets' on effort to end patronage restrictions

Attachment: 6. Article - New Glen Ellyn Social Club Modeled After a 1930s Speakeasy - Dupage Policy Journal (4616 : Special Use Permit Request for 535 Pennsylvania)

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Next time we write about Village of Glen Ellyn, we'll email you a link to the story. You may edit your settings or unsubscribe at any time.

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ORGANIZATIONS AT THE STORM

Village of Glen Ellyn

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COMMUNITY

2019 Recap: Parolees in Westmont convicted of property crimes

By [Metric Media News Service](#) | [Sep 2, 2020](#)



COMMUNITY

July-Dec. 2019 Recap: Parolees in West Chicago convicted of crimes involving weapons

By [Metric Media News Service](#) | [Sep 2, 2020](#)



COMMUNITY

2019 Recap: Parolees near Illinois zip code 60565 convicted of property crimes

By [Metric Media News Service](#) | [Sep 2, 2020](#)



COMMUNITY

Q4 2019 Recap: Parolees near Illinois zip code 60187 convicted of crimes involving weapons

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COMMUNITY

July-Dec. 2019 Recap: Parolees in Warrenville convicted of property crimes

By [Metric Media News Service](#) | [Sep 1, 2020](#)



COMMUNITY

On September 1, 2 Asian residents of DuPage County had COVID-19 tests return positive"

By [Metric Media News Service](#) | [Sep 1, 2020](#)

Dupage Policy Journal



Other Publications

- [Carbondale Reporter](#)
- [Chambana Sun](#)
- [Chicago City Wire](#)
- [DeKalb Times](#)
- [East Central Reporter](#)
- [Galesburg Reporter](#)
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- [Illinois Valley Times](#)
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Staci Springer

From: Staci Springer
Sent: Thursday, January 9, 2020 3:23 PM
To: Kelly Purvis
Subject: FW: new business

Please see me about follow up.

Staci

From: Staci Springer
Sent: Tuesday, October 1, 2019 5:40 PM
To: Robert Kellman
Cc: Kelly Purvis; Katie Ashbaugh; Steve Witt; buildingpermits; Permit Clerks; William Keel
Subject: RE: new business

Bobby,

My apologies for the delay. I looked back at my notes of our meeting and based on the information you provided, it does not look like a special use approval would be required by the Village. If any of the plans or information below changes, please let me know so we can re-review if there would be any special regulations or approvals necessary.

- The use is primarily a home goods store.
- A maximum of 200 members will be able use the space as a co-working space.
- Members would only be allowed to bring a maximum of 2 guests.
- Members would have liquor lockers.
- Members would be allowed to reserve the space only after 5 pm. The members would still be limited to a maximum of 2 guests after 5 pm.
- Members can bring in food and assemble the food in a kitchen area. No food will be prepared on site. There will be a dishwasher and refrigerator, but no microwave or stove.
- Members or customers would not be permitted to reserve the space for parties.

If I missed anything or have incorrectly stated something above, please let me know.

Our team would be happy to assist you in moving forward with opening your business. I have listed below some necessary steps in order for you to open.

- You will need to complete a Business Registration Form. Bill Keel will send that form to you via a separate email and he can answer any questions you have about the form. Bill can be reached at 630-547-5350.
- You will need a sign permit to install any signage for the business. Please make sure your sign contractor submits for a sign permit prior to installation. If you have any questions regarding permitted signage, please contact Cole Jackson at 630-547-5246.

- You will need a building permit to make any changes to the space including electrical, plumbing, new or removed walls, etc. If you have any questions regarding what type of work requires a permit, please contact one of our Permit Clerks at 630-547-5250.
- You will need a fire safety inspection prior to opening. This can be scheduled after you have completed your building permit inspections.
- The Village will provide a maximum occupancy limit placard before you open. As we discussed, if you would like to increase this maximum number, it will be necessary to add a new exit door from the space.
- Please contact the DuPage County Health Department to determine if you need a permit from their office.

Please let us know if you have any questions. We look forward to your new business in Glen Ellyn!

Team – Did I forget anything?

Staci

Staci Springer, AICP | Director | Community Development Department
Village of Glen Ellyn | 535 Duane Street | Glen Ellyn, IL 60137
sspringer@glenellyn.org | p 630.547.5240 | f 630.547.5370

aci

-----Original Message-----

From: Robert Kellman [<mailto:robert.kellman@gmail.com>]
 Sent: Tuesday, October 1, 2019 6:19 AM
 To: Staci Springer
 Subject: Re: new business

Staci,

I wanted to follow up on this. Let me know if we should connect anything or if I need to do anything more from your end.

Thanks,
 Bobby

> On Sep 24, 2019, at 2:00 PM, Robert Kellman <robert.kellman@gmail.com> wrote:

>

> Staci,

>

> I just got off the phone with Mark Franz. He recommended I reach out to you to see if there was anything more I had to do prior to receiving a license from the City to operate a retail business at 535 Pennsylvania. I'm guessing we meet the standard rules / regs pretty easily, but let me know if there is anything you would like to talk through for The Enclave.

>

> Thanks,

> Bobby Kellman

Existing Conditions Photos

Taken 9/4/2020



Existing Conditions 9/4/2020



Existing Conditions 9/4/2020



Existing Conditions 9/4/2020



Existing Conditions 9/4/2020

HOUSING and RESIDENTIAL AREAS

Goal:

A housing inventory and living environment that supports the local population, attracts new families, and enhances the overall quality and character of the Village.

Objectives:

1. Maintain the predominant single-family character of the Village.
2. Maintain the scale, quality and character of existing single-family neighborhoods.
3. Undertake public infrastructure improvements within residential areas as required.
4. Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.
5. Preserve sound existing housing through effective code enforcement and preventive maintenance.
6. Promote the improvement and rehabilitation of deteriorating residential properties.
7. Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village's population.
8. Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character.

9. Encourage the development of energy efficient housing.
10. Ensure that adequate storm-water management provisions are included in all new residential developments.

Policies and guidelines related to "residential areas" are presented on pages 16 and 17.

COMMERCIAL, RETAIL and OFFICE DEVELOPMENT

Goal:

A system of commercial, retail and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

Objectives:

1. Maintain and expand the range of retail, commercial and office establishments within the Village.
2. Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas.
3. Preserve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.
4. Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.
5. Improve Five Corners as a new mixed-use focal point with a historic flavor and an attractive

northern gateway to the community.

6. Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
7. Promote the redevelopment of marginal, obsolete and vacant commercial properties.
8. Encourage compatible new office, retail and commercial development in selected locations.
9. Encourage developers to provide enhanced views, such as scale models or computer-generated graphics, which depict proposed buildings or changes in the context of surrounding properties.
10. Ensure that all retail, office, and commercial activities are concentrated within or near areas of similar use.
11. Promote high quality design and construction for all new office, retail and commercial developments.
12. Promote creative site and building design and development solutions that can help off-set the small site sizes and other constraints present within Glen Ellyn's commercial areas.
13. Encourage new office, retail and commercial uses that will utilize the local labor force.
14. Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
15. Consider the introduction of compatible new light industry and "high-tech" uses within selected commercial areas.

Commercial Area Policies

The Community-Wide Plan designates five types of commercial and business areas: 1) Downtown, 2) service commercial, 3) office, and 4) neighborhood commercial, and 5) light industry.

Generalized recommendations for commercial and business areas are presented in Figure 5. More specific improvement and development recommendations for Downtown, Roosevelt Road and Five Corners are presented in Section 3 of this Plan report.

Improvement Guidelines:

Each of Glen Ellyn's existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Glen Ellyn. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and business areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include façade, parking lot and signage improvements.

Commercial and business areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not be allowed to "spill over" into the neighborhoods. Noise, safety and grounds maintenance should also be carefully monitored within commercial areas.

Downtown Glen Ellyn:

Glen Ellyn's Downtown is the traditional commercial and service focal point for the Village. It not only contains a range of retail, service, office and housing uses, but is also the site of several important public and institutional buildings.

The Plan strives to strengthen and enhance the historic character and traditional role of Downtown. It should be maintained as Glen Ellyn's multi-purpose commercial and service focal point. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community.

Compatible and high-quality new retail, service and mixed-use development and redevelopment should be promoted in selected locations within the Downtown, as described in Section 3.

Service Commercial Areas:

Service commercial areas, including Roosevelt Road and small clusters along Butterfield Road in unincorporated Glen Ellyn, should contain a range of retail, service, office and business activities that serve the community and surrounding region.

The Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses. The redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted, as described in Section 3.

The clustering or grouping of commercial buildings within the same block should be promoted to allow for

shared access drives, parking areas and pedestrian amenities.

Since the size of most lots along commercial corridors is limited, the consolidation of two or more smaller parcels should be encouraged to enable somewhat larger developments with improved access, parking, building placement, and overall design and appearance.

Glen Ellyn should explore the possibility and desirability of annexing the unincorporated commercial areas along Butterfield Road, Hill Avenue and North Avenue/Swift Road in order to supplement the local tax base and establish Village control over future development in these areas.

Office and Industrial Areas:

Office development has been increasing within Glen Ellyn in recent years. Most existing office development is located within or near the Downtown, along Roosevelt Road, and in smaller locations along Butterfield Road. Quality new office development should continue to be promoted.

The small cluster of industrial and business uses located along Hill Avenue just outside the Village is designated in the Plan as "light industrial." This area should be improved and upgraded as a limited and self-contained business area.

Compatible new light industrial and high-tech uses would also be appropriate within Glen Ellyn's office areas.

Neighborhood Commercial Area:

"Five Corners" should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community. The southwest quadrant of the intersection of Main Street and St. Charles Road should be promoted as a local Historical Center centered on Stacy's Tavern and other historic buildings. Traffic operational improvements should be undertaken, and the overall image and appearance of the area should also be enhanced. See Section 3 for more detailed recommendations.

Downtown Glen Ellyn

Target Area 1 consists of Glen Ellyn's Downtown, which is generally bounded by Anthony Street on the north, Park Boulevard on the east, Hillside Avenue on the south, and Western Avenue/Melrose Avenue on the west.

Downtown is the historic commercial and multi-purpose focal point for the Glen Ellyn community. It not only contains a wide range of retail, service, office and residential uses, but also is the site of several important public and institutional buildings.

While the Downtown is fully developed and a number of improvements have been undertaken in recent years, much could be done to further enhance the area within and around Downtown and to promote compatible, high-quality redevelopment in the future.

Planning Influences

Several factors will influence opportunities for improvement and development within Downtown Glen Ellyn. Planning influences, highlighted in Figures 10 and 11, include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.

- **Existing Land-Use.** Downtown consists of a diverse mix of land uses located in a relatively compact geographic area. While retail and service uses predominate, the area also includes offices, public uses, institutional

properties, and single-family and multi-family housing.

Most primary retail uses are located along Main Street between Pennsylvania and Hillside, and along Crescent Boulevard. Downtown includes a number of small, locally owned stores and shops and a few national retailers. Office and service uses are scattered throughout Downtown, with a cluster of larger service establishments, including Glen Ellyn Clinic, in the north-west quadrant of the Target Area. Downtown is bordered on all sides by mature residential neighborhoods, and several condominium developments have been constructed in recent years adjacent to the commercial area.

- **Building conditions.** The structural condition of buildings within Downtown is generally very good. Few buildings are characterized by major deficiencies, although a number of structures would benefit from minor maintenance and repair.

Even though they are structurally sound, a few existing properties are underutilized and may represent opportunities for redevelopment.

- **Zoning.** The major portion of Downtown is zoned C5B, which accommodates a variety of retail, service and office uses. Multi-family housing is a "special use" in this district. There are no front setback, side yard or lot coverage requirements for commercial uses within the C5B District. While the maximum building height is 55 feet, building heights up to 65 feet can be obtained with zoning bonuses.

The central portion of Downtown, including the Main Street shopping area, is zoned C5A. This district is intended to accommodate ground floor retail and pedestrian-oriented service uses; offices and housing units are limited to the upper floors of buildings. Building height, yard and lot coverage requirements are very similar to those of C5B, except for a maximum building height of 45 feet or 3 or 4 stories, depending on the specific site. In addition, no off street parking is required in C5A.

Several properties around the periphery of Downtown are within the R4 District, which is designed for townhouses, apartments and condominiums, with a height limit of 35 feet.

- **Access and circulation.** Downtown has relatively good accessibility from the surrounding community. Main Street and Park Boulevard are classified as Village arterial streets, and provide north-south connections to other activity areas and highways. Pennsylvania, Crescent, Duane, Western and Hillside are collector streets that provide connections to the surrounding community.

Most streets within Downtown carry two-way traffic, except for a few short one-way segments within the commercial area and adjacent neighborhoods.

Glen Ellyn's commuter station is the most heavily used station on the Union Pacific West Line, which extends from Geneva to Chicago, and it is a major Downtown attraction and activity generator.

The primary traffic issues within Downtown relate to the delays caused by rail traffic along the Union Pacific line that passes through the heart of the commercial area. While Downtown is served by three at-grade crossings, the delays at these crossings are a concern to many residents and business persons and a constraint to emergency vehicle response.

- **Parking.** Parking within Downtown is provided by a series of off-street parking lots and curb parking spaces along most streets. In addition to a number of private parking lots that serve specific businesses, the Village operates twelve municipal parking lots located both north and south of the railroad. Spaces in several municipal lots are designated for commuters.

A recent parking study undertaken by the Glen Ellyn Economic Development Corporation determined that, while there is an adequate number of total parking spaces to serve Downtown, parking is not well distributed, particularly within the heart of the commercial area. Parking concerns will increase in the future as Downtown continues to experience new development.

- **Appearance and Character.** Downtown has an attractive appearance and character due in part to its small, compact size; a number of buildings with architectural and historic interest; the area's pedestrian orientation; recent streetscape improvements along several streets and walkways; the presence of the Prairie Path; and the close proximity of attractive and well maintained in-

stitutional properties and residential neighborhoods.

However, several improvements could be undertaken to further upgrade the image, appearance and convenience of the Downtown streets, buildings, parking lots and open spaces.

Improvement and Development Guidelines

Downtown should continue to be improved and enhanced as the historic, pedestrian-oriented shopping, service and multi-purpose focal point for Glen Ellyn. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of the mix of uses and the range of businesses, services and other activities it offers to the community.

The traditional image and character of Downtown should be maintained and enhanced, existing uses and properties should be improved and upgraded, public improvements should be undertaken to enhance the public rights-of-way, and compatible new development and redevelopment should be promoted in selected locations.

Improvement and development recommendations for Downtown Glen Ellyn are described below and highlighted in Figures 12 and 13. Recommendations relate to: a) land-use, b) existing buildings, c) new construction, d) streets and transportation, e) parking, f) streetscape and pedestrian amenities, and g) open spaces.

LAND-USE:

- Downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, as well as housing units. It should continue to be oriented primarily to the needs of the Glen Ellyn community.
- Downtown should remain relatively small and compact, and the present character of the area should essentially be maintained. However, the intensity of use could be increased in several blocks through the redevelopment of vacant properties, selected parking lots and other existing uses.
- The commercial portion of Downtown should be generally bounded by the properties along the north side of Pennsylvania Avenue on the north, Western Avenue and Prospect Avenue on the west, Duane and Hillside on the south, and Park Boulevard on the east (see the Land-Use Plan in Figure 12). The Downtown commercial area should not undergo expansion into adjacent neighborhoods.
- The central portion of Downtown should continue to be reserved primarily for retail and pedestrian-oriented service uses. It should include an attractive mix of local and national stores and businesses.
- Main Street between Pennsylvania and Hillside Avenue, and Crescent Boulevard between Main and Forest, should continue to be enhanced as the "pedestrian shopping area."

NOTICE OF PUBLIC HEARING

Robert Kellman, owner of The Enclave, located at 535 Pennsylvania Avenue, is requesting a public hearing for a Special Use Permit in accordance with Section 10-4-17-1(B) of the Glen Ellyn Zoning Code to allow a private social club and office (coworking space) at the property at 535 Pennsylvania Avenue. These special uses are in addition to the permitted retail use on the property. The Glen Ellyn Plan Commission will conduct a public hearing to consider the Special Use request on Thursday, September 10, 2020, at 7:00 p.m. via the virtual meeting platform, Zoom.

The subject property is located on the south side of Pennsylvania Avenue east of Main Street and west of Forest Avenue in the C5A retail core zoning district and is legally described as follows:

THE WESTERLY 48.0 FEET OF EACH LOTS 1 AND 15 AND THE EASTERLY 51.0 FEET OF LOT 2, EXCEPT THE SOUTHERLY 10.0 FEET OF THE WESTERLY 48.0 FEET OF LOT 15, AFORESAID, AND OF THE EASTERLY 51.0 FEET OF LOT 2, AFORESAID, MEASURED PARALLEL TO THE SOUTHERLY LINE OF LOTS 2 AND 15, AFORESAID) IN BLOCK 3 IN COUNTY CLERK'S SECOND ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF 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, DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-317-018 and 05-11-317-019

Documents related to the proposed project are on file in the Community Development Department, Civic Center, 535 Duane Street, Glen Ellyn, Illinois. These documents and a staff report will be posted on the Village's website for public viewing no later than Friday, September 4, 2020. If you have questions, please contact Cole Jackson, Associate Planner, at (630) 547-5246.

On June 12, 2020, Governor Pritzker signed PA 101-0640 (SB2135) into law. This new law amends the Open Meetings Act ILCS 120 to expressly authorize public bodies to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place. The Covid-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The Public is welcome to observe and participate in all meetings of the Plan Commission.

Any public questions or comments should be submitted in advance of the meeting via email to cjackson@glenellyn.org. All public comments received by 5:00 pm on Thursday, September 10, 2020 will be read into the record at the public hearing. The public may also observe and participate in 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/87944809033?pwd=RUxkMVlpWTRoWnQwcnpZZ3FYUXd1QT09>

Password: 625535

Or join by telephone:

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

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

Webinar ID: 879 4480 9033

Password: 625535

Questions and comments after the meeting can be emailed to cjackson@glenellyn.org. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

535 Pennsylvania Avenue Zoning Map



Map created on August 24, 2020.

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Zoning

Zoning

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



Map created on August 24, 2020.

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Parcel Line for Photo View

Parcel Line for Photo View



10-10-14. - Special uses.

- (A) The development and execution of this title is based upon the division of the Village into zoning districts, within any one of which the use of land and use of buildings are essentially uniform. However, certain uses, because of their unique character, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon the neighboring lands and upon the public need for the particular use at the particular location. Such uses fall into two categories:
1. Uses operated by a public agency or publicly regulated utilities, which are uses traditionally associated with a public interest, such as parks, recreation areas, public administrative buildings, or the private use of existing public buildings. It is stressed that public uses are associated with the public interest. In the case of a request for a special use by a unit of local government, for a public use within its statutory mandate, the review shall not be based on determining the necessity for the public, mandated use on the specific site but, rather, is for assessing the impact of the proposed public use upon neighboring lands, and upon the Village's streets and utilities; or
 2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems or benefits with respect to their impact upon neighboring property, public facilities, the Village as a whole or the natural environment or resources;
- (B) A petition or application for a special use shall be filed with the Director, Department of Community Development, and shall contain at least the following information:
1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;
 2. Legal description of the property for which the special use is requested;
 3. Description of the existing use of the affected property;
 4. The present zoning district of the affected property;
 5. Description of the proposed special use;
 6. A dimensioned site plan or plat showing at least the location of all buildings, parking areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Plan Commission may require to determine if the proposed special use meets the intent and requirements of this title; and
 7. A narrative statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of subsection (E) of this section;
- (C) Upon application to the Department of Community Development, the Plan Commission, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing.
- Due to the public benefit provided by governmental services, it is in the public interest to review the category of special uses to be operated by a unit of local government on a priority basis. The public hearing procedure will be expedited in such cases to the extent permitted by statute;
- (D) Within 90 days after the close of the public hearing on a special use permit application, the Plan Commission shall render written findings of fact and shall submit the same together with recommendations to the Village Board. The written findings and recommendations shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent records of the Plan Commission;

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:
1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
 6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;
- (F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;
- (G) No special use shall be granted except by ordinance duly passed and adopted by the Village Board after public hearing and written recommendation from the Plan Commission. Without further public hearing the Village Board may grant, deny or amend the recommendation for special use. Every special use which is granted by ordinance of the Village Board shall be accompanied by findings and shall refer to any exhibits containing plans and specifications of the proposed special use, which shall remain a part of the permanent records of the Plan Commission. The findings shall specify the reason or reasons for granting the special use. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

(Ord. 3617, 5-8-1989, eff. 6-1-1989; Ord. 6674, 2-25-2019)