

AGENDA
Glen Ellyn Plan Commission
Thursday, January 27, 2022 - 7:00 p.m.
Remote Meeting, Via Zoom



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

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/81295653701?pwd=aE1MbDY3QXZ4NjNjb2dWVXFrMHFMdz09>

Meeting ID: 812 9565 3701

Passcode: 662986

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+1 301 715 8592 US (Washington DC)

+1 346 248 7799 US (Houston)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

1. **Call to Order.**
2. **Public Comment (non agenda items).**
3. **Approval of Draft Minutes – None to Approve.**
4. **New Business.**
 - 413 Main Street – Public Hearing – Acacia Building Residences - The Petitioner, Nick Vittore, on behalf of 413 Main, LLC is requesting approval of a Text Amendment, Special Use Permit and Zoning Variations to allow the construction of 12 loft-style apartments in the rear part of the existing building.
5. **Trustee's Report.**

6. **Chairman's Report.**7. **Staff Report.**8. **Other Business and Adjourn.**

cc: Glen Ellyn Plan Commission
Liaison Trustee Thompson
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Atrian Fard, Planner
Taylor Gendel, Associate Planner
Meredith Hannah, Economic Development Manager
Vacant, Communications Coordinator
Brian Baltudis, Facilities Manager
Dave Harris, Glen Ellyn Park District
Emily Tammaru, Community Consolidated School District 89
Seth Champan, Glenbard School District 87
Eric DePorter, Glen Ellyn School District 41
Dawn Bussey, Glen Ellyn Public Library
Barbara Dutton Thomas, Plan Commission Secretary
Vacant, Executive Secretary
Lori Gloude, Administrative Assistant II

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, a report of the meeting is prepared. Then, the petition, along with the summary report and all pertinent material, is scheduled for consideration by the Village Board. The Village Board meets on the second and fourth Mondays of each month at 7:00 p.m. in a meeting room on the third floor of the Civic Center, 535 Duane Street. Questions regarding petitions scheduled for review by the Village Board should be directed to the Planning and Development Department at (630) 547-5250.



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

Meeting 1/27/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2022-4)**

DOC ID: 2022-4

**413 Main Street - Acacia Building Residences - Request for approval
of a Zoning Map Amendment, Special Use Permit and Zoning
Variations to allow the construction of 12 loft-style apartments in the
rear part of the existing building**

Statement of the Issue:

See attached Staff Report

Analysis:

See attached Staff Report

Budget Impact:

See attached Staff Report

Action Requested:

See attached Staff Report

Attachments:

1. PC Staff Report 1-27-22
2. Aerial Image
3. Zoning & Location Map
4. Notice of Public Hearing
5. Mailing List for Public Notice
6. Location Map for Notification
7. 2001 - Comprehensive Plan Sections
8. 2009 - Downtown Strategic Plan Sections
9. 2022 - Draft Comprehensive Plan Sections
10. Application - Zoning Map Amendment
11. Application - Special Use Permit
12. Application - Zoning Variation
13. Supplemental Application Information
14. Petitioner's Narrative - Cover Letter
15. Site Plan, Key Map
16. Plat of Survey
17. Supporting Data

18. Existing Conditions Plans
19. Site Exit Diagrams
20. Fire Protection Plans
21. Proposed Floor Plans
22. Proposed Elevations, Building Sections
23. 10-10-12 - Zoning Variation Criteria
24. 10-10-13 - Zoning Map Amendment Criteria
25. 10-10-14 - Special Use Criteria
26. Draft Findings of Fact - 413 N. Main Street
27. Draft Motion to Approve - 413 N. Main Street

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: Kelly Purvis, Planning Manager
DATE: December 30, 2021
FOR: January 27, 2022 - Plan Commission Public Hearing
SUBJECT: 413 N. Main Street
Public Hearing to review a proposal for the remodel of an existing building to include 12 loft-style apartments

PETITIONER: The petitioner is Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, the owner of the property located at 413 N. Main Street.

REQUEST: The petitioner has submitted formal applications for a Zoning Map Amendment, Special Use Permit, and Zoning Variations to allow the remodel of the back half of the existing building to accommodate 12 new loft-style apartments. In order to proceed with the project as proposed the petitioner will need approval of the following:

1. A Zoning Map Amendment in accordance with Section 10-10-13 of the Zoning Code to rezone approximately 45 ½ feet of the building to the C5B Zoning District, so that the entire scope of work is within the same zoning district.
2. A Special Use Permit in accordance with Section 10-10-14 of the Zoning Code to allow multi-family dwelling units in the C5B Central Business District.
3. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - a. Section 10-4-17-2(D)3(c) - to allow a 0-foot rear yard setback on the property where a 30-foot rear yard setback is required.
 - b. Sections 10-4-17-2(D)3(d) - to allow a 0-foot side yard setback on the south side of the property and setback of 6.58 feet on the north side of the property in lieu of a 10-foot side yard setback required on each side of the lot;
 - c. Section 10-5-5(B)4 #37. Patio – to allow 5 patios to encroach in the side yard, when patios are only permitted to encroach in the front and rear yards.
 - d. Section 10-5-13(L). Screening - to allow no opaque screening to be installed along all lot lines abutting areas zoned for residential use, where 6 to 7 feet of screening is required.

- e. Section 10-5-5 (B)4 #4 to allow covered balconies to encroach in the side yard setback.

LOCATION: The subject property is located on the east side of North Main Street between Duane Street and Hillside Avenue. The site is approximately .25 acres.

Most of the property is zoned C5A Central Business District, Central Retail Core. The easterly portion of the building is zoned C5B Central Business District, Central Service District.

The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses</u>	<u>Zoning</u>
North: Commercial, Civic Center Parking Garage	C5A & C5B
South: Commercial, Multi-Family	C5A & C5B
East: Single-Family Residential	R2
West: Commercial, Mixed-Use	C5A



**PUBLIC
NOTICE:**

Notice of the public hearing was published in the December 21, 2021 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property, and a placard was placed on the property.

**LONG TERM
PLANS:**

The 2001 Comprehensive Plan shows the property as being part of the downtown pedestrian shopping area. It is also indicated that “multi-family residential uses should continue to be located at appropriate perimeter sites, providing a transition between commercial uses and adjacent neighborhoods”. It is further noted that “residential uses contribute

significantly to the overall character of downtown, add life and vitality to the area, and provide a built-in market for many downtown stores and shops”. The 2001 Comprehensive Plan also indicates that “marginal, underutilized and obsolete properties could be redeveloped for new retail, service, office, residential or open space uses”.

The 2022 Draft Comprehensive Plan indicates that “an emphasis should be placed on maintaining existing character [of the downtown] while facilitating more intensive development that increases the number of people living and working in the downtown”. The Draft Plan further notes that “downtown residents play a key role in reaching a critical mass of potential patrons for local retailers and restaurants. Higher density residential development complements retail and office uses, providing a 24-hour customer base to support downtown amenities”. Page 28 of the Draft Plan indicates that there is a strong multi-family market in Glen Ellyn and that there is a particular demand for both lower and high-end rental products. The site is highlighted as a mixed-use building in the land use plan.

The Downtown Strategic Plan also suggests that “the downtown is an ideal location for increased housing opportunities” and further recommends the construction of a minimum of 450 new dwelling units in the downtown.

While there is nothing specific about this particular site in any of the long-range plans, other than its designation as a mixed-use building, all of the plans support the addition of more residential units in the downtown.

EXISTING CONDITIONS:

The existing 413 N. Main Street building consists of 2 storefront retail spaces with 16 residential apartments on the building’s front/west end (toward Main Street). The east portion of the building is a former Masonic Hall with two levels. The first level of the Masonic Hall has been vacant for several years, following the departure of Dance, Dance, Dance – a long time tenant in the space. The second level has been vacant for the better part of 10 years. The Masonic Hall is set back approximately 100 feet from Main Street. The only access to the space is through a lengthy interior hallway. After many years of marketing the space for commercial use, the petitioner is now proposing to remodel the space for apartments due to the low visibility of this portion of the building.

PROJECT SUMMARY:

The petitioner is proposing to construct 12 loft-style, 1-2 bedroom, 1-1½ bathroom apartments. Each unit will have 14-foot ceilings, central heat and air conditioning, real hardwood floors, in-unit washer and dryer, high-end finishes, ground floor patios and second floor Juliette balconies. Anticipated rent rates for the units are between \$1,500 - \$2,000 per month.

The apartments would be constructed within the back half of the building, in

the location of the current Masonic Hall. The front part of the building, including the storefronts along Main Street and existing apartments above, are not included in the scope of work for this project. The building footprint and building envelope will not be expanded as part of the project. More information about the project follows.

Residential Unit Mix

The proposed development would have 12 apartment units: 10 one-bedroom, and 2 two-bedroom units. Of the 12 units, 11 would be two-story “loft-style” apartments and 1 of the units will be a single-story (Unit 201). Six of the one-bedroom units would have a den, and 6 of the units would feature a powder room (1/2 bath) in addition to the full bathroom. The chart below shows the 5 different styles of units. Unit sizes would range from 700 square feet to 900 square feet.

Apartment Type by Unit Number

	1 bed, 1 bath	1 bed, 1.5 bath	1 bed +den, 1 bath	1 bed +den, 1.5 bath	2 bed, 1.5 bath
Unit #s	201, 302, 306	101	303, 304, 305	102, 103, 105	104, 301

Site Improvements

Patios will be added in front of each of the 5 lower-level units. Areas between the patios will be landscaped. A 6-foot fence with a gate will be installed between the apartments and the Civic Center garage to provide some privacy to the residents.

Façade Changes

The majority of the changes to the building façade will take place along the north elevation of the building (facing the Civic Center garage). The fire escape will be removed. The existing covered porch/balcony structure will remain. However, it will be modified, and the stairs will be removed so the structure will act more like balconies. New windows and doors will be added for each unit. Along the east building façade some inoperable windows will be added, to allow light into each of the units. As previously mentioned, there will be no changes to the building’s west building façade (facing Main Street). The only change proposed to the south façade is the filling in of some of the windows.

It should be noted that the balconies and patios would be located within the required side yard setback for the building, which requires variations.

Lighting

One exterior light fixture will be added to each patio (see Sheet A-2 of the proposed Floor Plans). The lighting will be appropriately shielded and will not allow light to project to the sky.

Signage

No signage is proposed as part of the project.

Parking

As part of the Civic Center Parking Garage project, the property owner negotiated the ability to lease 12 parking spaces in the Civic Center Parking Garage from the Village - providing 1 parking stall per unit. While 19 parking stalls would normally be required based upon the number of bedrooms included in the project, the following provision in the Zoning Code credits 39 parking stalls to the site, and therefore, no additional parking is required.

Section 10-4-17-2(G) Each building shall be credited with the number of parking spaces necessary to meet the applicable parking requirement for the existing use of that building, regardless of whether or not the number of required parking spaces actually exist. Any new use which is subject to a different parking requirement shall provide only the additional number of parking spaces above the number of spaces credited to the site necessary to meet the applicable parking requirement.

Building Access

As shown on Sheet ED-1 of the petitioner's packet, residents will be able to enter/exit the building from three locations. Two doors on the north side of the building will provide access to the pedway. Residents will also have access to Main Street through an internal public arcade.

Building Setbacks

As indicated above, the footprint of the building will not be altered. However, since this part of the building will change in use to residential dwelling units, the setback requirements also change. A 30-foot rear yard setback and 10-foot side yard setbacks are required for multi-family buildings in the C5B Zoning District. The existing building is constructed up to the south and east property lines and is approximately 6 ½ feet from the north property line. Three Variations from the Zoning Code are being requested for the building setbacks (1 for each side yard setback and 1 for the rear yard setback).

Screening.

Screening 6-7 feet in height is required along all property lines shared with a residential use. As previously indicated, the existing building is constructed up to the south and east property lines, where the building is adjacent to residential uses. Therefore, screening cannot be installed along these property lines. A Variation from this requirement is being requested.

Stormwater

The entire site is currently impervious surface. Since there is not an increase in impervious area, there are no stormwater best management practice

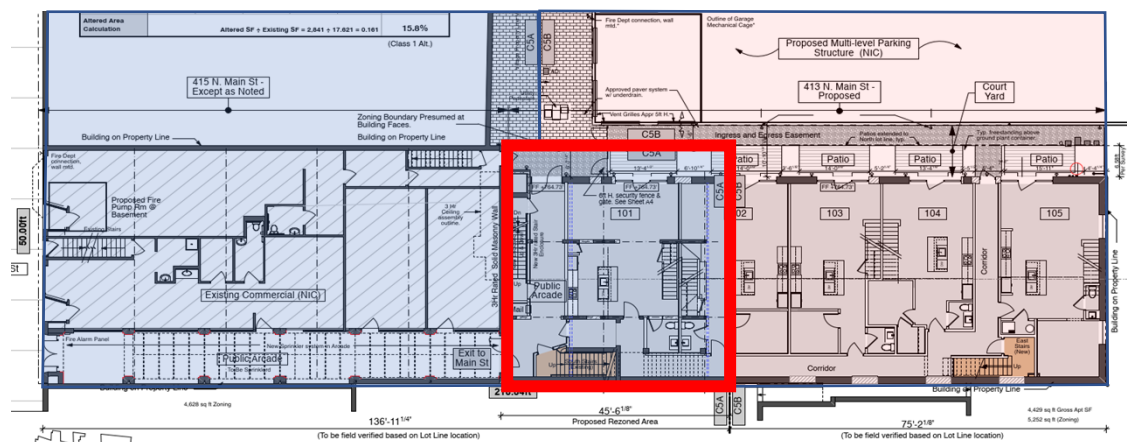
requirements for the project. Runoff will need to be managed however, by directing downspouts to a suitable location and grading the patios to drain. A grading plan will be required as part of the building permit review.

Refuse & Recycling

As part of the negotiations related to the Civic Center Parking Garage project, the Village agreed to allow the 413 N. Main Street residences to use the consolidated refuse container on the Civic Center property.

REZONING:

As mentioned above, a portion of the building is within the C5A Central Retail Core (shown below in blue), and a portion of the building is within the C5B Central Service Subdistrict (shown below in red). The petitioner is proposing to rezone a portion of the center of the building, (approximately 45 feet 6 inches in length) from C5A District to C5B District (shown below outlined in red) so that the entire apartment project will be within the same zoning district. Since dwelling units are not permitted on the ground floor in the C5A District, the Zoning Map Amendment would need to be approved for the project to be constructed as proposed.



SPECIAL USE:

In accordance with Section 10-4-17-2(B) of the Zoning Code, a special use is required for dwelling units in the C5B Zoning District. As was previously mentioned, the Village's long-range plans support the addition of dwelling units in the downtown, particularly on the perimeter, to provide a transition between commercial uses and adjacent neighborhoods. The petitioners' attached Special Use application provides additional information about how the proposed use would be suitable for the site.

DEVELOPER DONATIONS:

With the addition of new dwelling units, the developer is required to pay developer donations to Village taxing districts as follows:

1. Glen Ellyn Park District – \$35,835.00

2. School District 41 – \$901.00
3. School District 87 - \$250.76
4. Fire Company - \$6,000.00
5. Glen Ellyn Library - \$4,740.84

Staff would suggest, that if the commission recommends approval of the project, a condition be added that requires the developer to pay these development donations prior to building permit issuance.

**COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner's requests for a Zoning Map Amendment, Special Use Permit and Zoning Variations to allow the construction of 12 apartments on the property located at 413 N. Main Street. The Plan Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial of the requests. In deliberating this recommendation, the Plan Commission should consider the criteria in Sections 10-10-12 (E) and (F), 10-10-13(E), and 10-10-14(E) of the Zoning Code. Staff has prepared draft findings of fact for a recommendation of approval of the requests. Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of any of the requests and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commission's review and use.

Staff would recommend the Plan Commission consider the following conditions of approval:

1. That prior to the issuance of a building permit the petitioners pay the abovementioned Developer Donations to Village taxing bodies.
2. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
3. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments.
4. That if any rooftop units are visible from the public right-of-way, they shall be screened as appropriate.

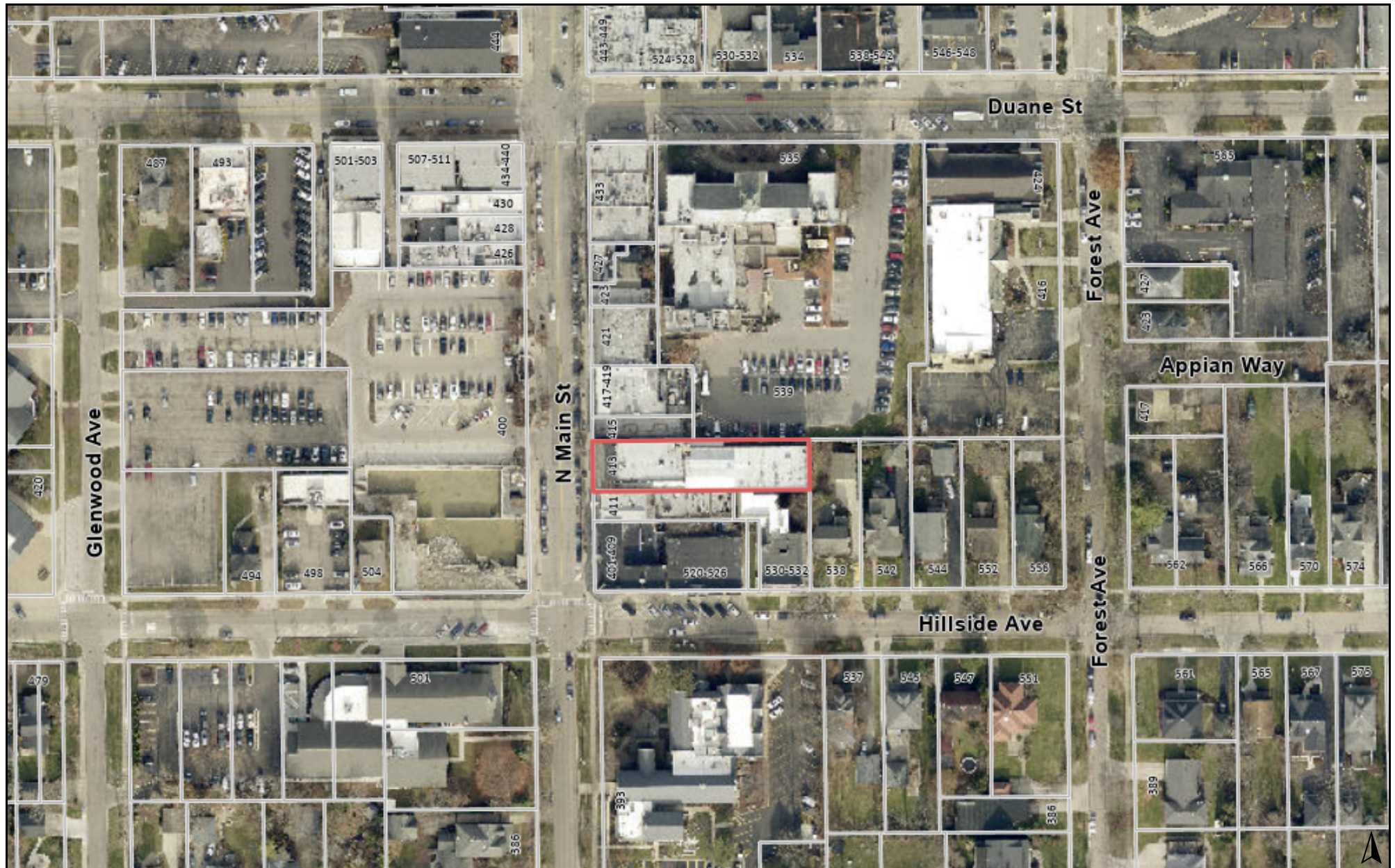
ATTACHMENTS:

Aerial Image
Zoning & Location Map
Notice of Public Hearing
Mailing List for Public Hearing Notice
Location Map for Notification

Certificate of Publication
Excerpts from 2001 Comprehensive Plan
Excerpts from the 2009 Downtown Strategic Plan
Excerpts from 2022 Draft Comprehensive Plan
Petitioner's Application for a Zoning Map Amendment
Petitioners' Application for a Special Use
Petitioner's Application for a Zoning Variations
Supplemental Application Information
Narrative Statement – Cover Letter
Site Plan & Key Map
Plat of Survey
Supporting Data
Existing Conditions Plans
Site Exit Diagrams
Fire Protection Plans
Proposed Floor Plans
Proposed Elevations & Building Sections
Section 10-10-12(E) & (F) – Zoning Variation Criteria
Section 10-10-13(E) – Zoning Map Amendment Criteria
Section 10-10-14(E) – Special Use Criteria
Draft Finding of Fact
Draft Motion to Approve

Cc: Staci Springer, Community Development Director
Steve Witt, Building and Zoning Official
Amy McKenna, Consulting Engineer
Nick Vittore, Petitioner
Kenneth DeMuth, Petitioner's Architect

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Residences\Meeting Materials\Plan Commission\PC Staff Report 1-13-22.doc



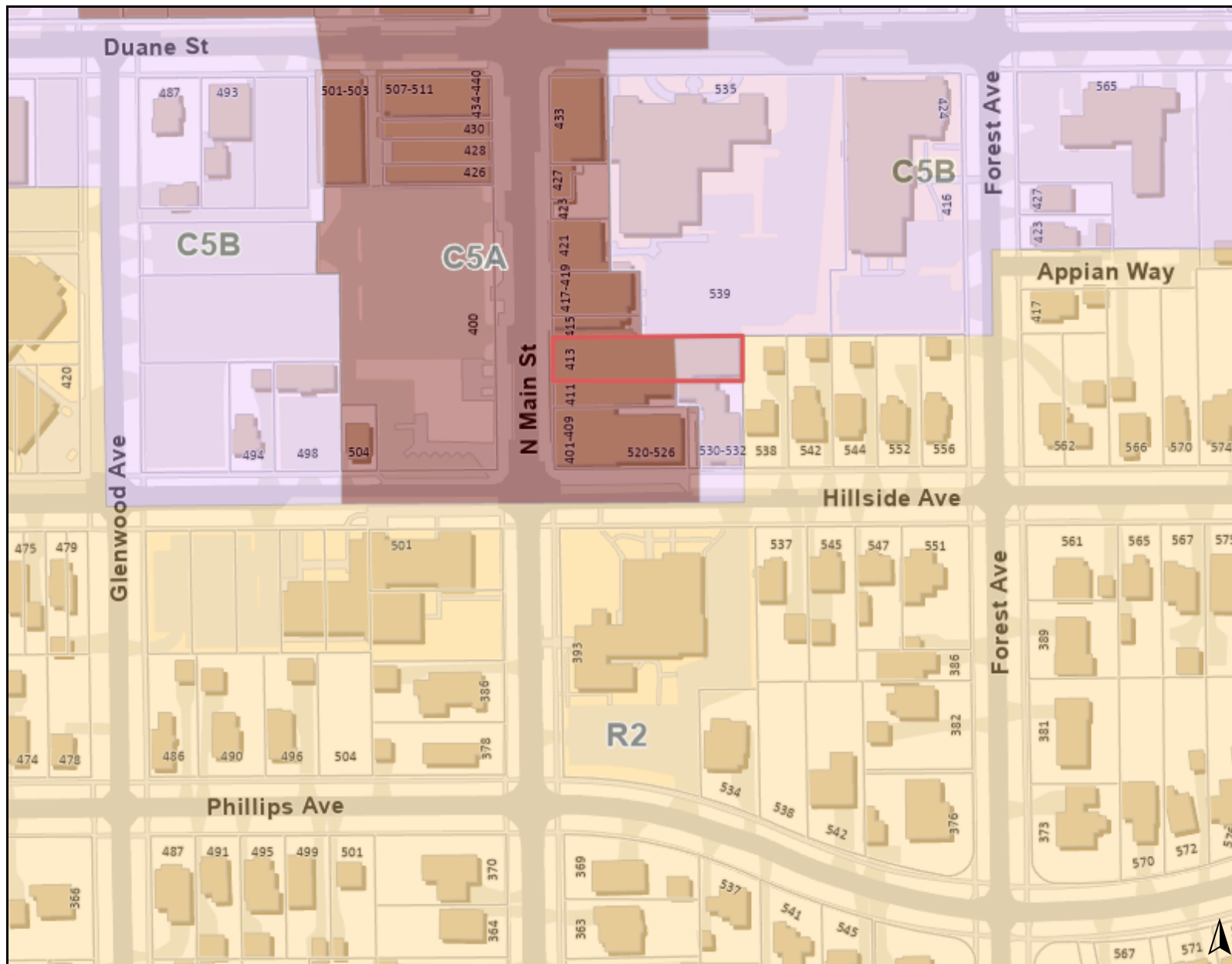
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Print Date: 1/7/2022

Notes

413 N. Main Street

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



Legend

Zoning and Development

Zoning

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

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Print Date: 1/7/2022

Notes

413 N. Main Street

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NOTICE OF PUBLIC HEARING

PLEASE BE ADVISED, THIS MEETING HAS BEEN CHANGED FROM AN IN-PERSON MEETING TO A ZOOM MEETING

413 Main LLC., owners of the property located at 413 N. Main Street are requesting approval of a Zoning Map Amendment, a Special Use Permit, and Zoning Variations for the proposed renovation of the existing building on the property. The petitioners are proposing to remodel the back half (easterly portion) of the existing building to accommodate 12 loft-style apartments. The subject property is located on the east side of North Main Street between Duane Street and Hillside Avenue. The front part of the building is in the C5A Zoning District and the back part of the building is in the C5B Zoning District. As part of the project, a portion of the building that currently lies within the C5A Zoning District is proposed to be rezoned to C5B Zoning District so that the entire project area will be within the same zoning district.

The Plan Commission must conduct a public hearing before the Village Board can consider the requests. The Plan Commission will consider the requested Zoning Map Amendment, Special Use Permit and Zoning Variations at a public hearing on **Thursday, January 27, 2022 at 7:00 PM held via the virtual meeting platform, Zoom.**

At the January 27, 2022 Plan Commission hearing, the Plan Commission will consider the following:

- A. A Zoning Map Amendment in accordance with Section 10-10-13 of the Glen Ellyn Zoning Code to rezone a portion of the property from the C5A Zoning District to the C5B Zoning District.
- B. A Special Use Permit to allow dwelling units in the C5B Zoning District in accordance with Section 10-4-17-2(B)14 of the Zoning Code.
- C. The following Variations from the Glen Ellyn Zoning Code:
 - 1. Section 10-4-17-2(D)3(c) - to allow a 0-foot rear yard setback on the property where a 30-foot rear yard setback is required; and
 - 2. Sections 10-4-17-2(D)3(d) - to allow a 0-foot side yard setback on the south side of the property and setback of 6.58 feet on the north side of the property in lieu of a 10-foot side yard setback required on each side of the lot; and
 - 3. Section 10-5-5 (B)4 #4. Balcony - to allow covered balconies to encroach in the side yard setback where balconies are only a permitted encroachment in the rear yard and must be uncovered; and
 - 4. Section 10-5-5(B)4 #37. Patio – to allow 5 patios to encroach into the side yard, when patios are only permitted to encroach in the front and rear yards; and
 - 5. Section 10-5-13(L). Screening - to allow no opaque screening to be installed along all lot lines abutting areas zoned for residential use, where 6 to 7 feet of screening is required.
 - 6. Any other zoning relief necessary to construct the project as depicted on the plans presented and available for public review.

The subject property is legally described as follows:

THE SOUTH 19.96 FEET OF LOT 1 AND ALL OF LOT 2 (EXCEPT THE SOUTH 29.96 FEET THEREOF) IN THE SUBDIVISION OF LOT 6 OF BLOCK 12 IN ASSESSMENT DIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 7, 1906 AS DOCUMENT NO. 87151, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.s: 05-11-328-008

To view 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. These 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, January 14, 2022, linked here, <http://www.glenellyn.org/734/Village-Agendas-Minutes>.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration through Sunday, February 6, 2022. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. 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.

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 via email to Kelly Purvis, Planning Manager, at kpurvis@glenellyn.org. All public comments received by 4:30 pm on Thursday, January 27, 2022 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/81295653701?pwd=aE1MbDY3QXZ4NjNjb2dWVXFrMHFMdz09>

Meeting ID: 812 9565 3701

Passcode: 662986

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+1 646 558 8656 US (New York)

+1 301 715 8592 US (Washington DC)

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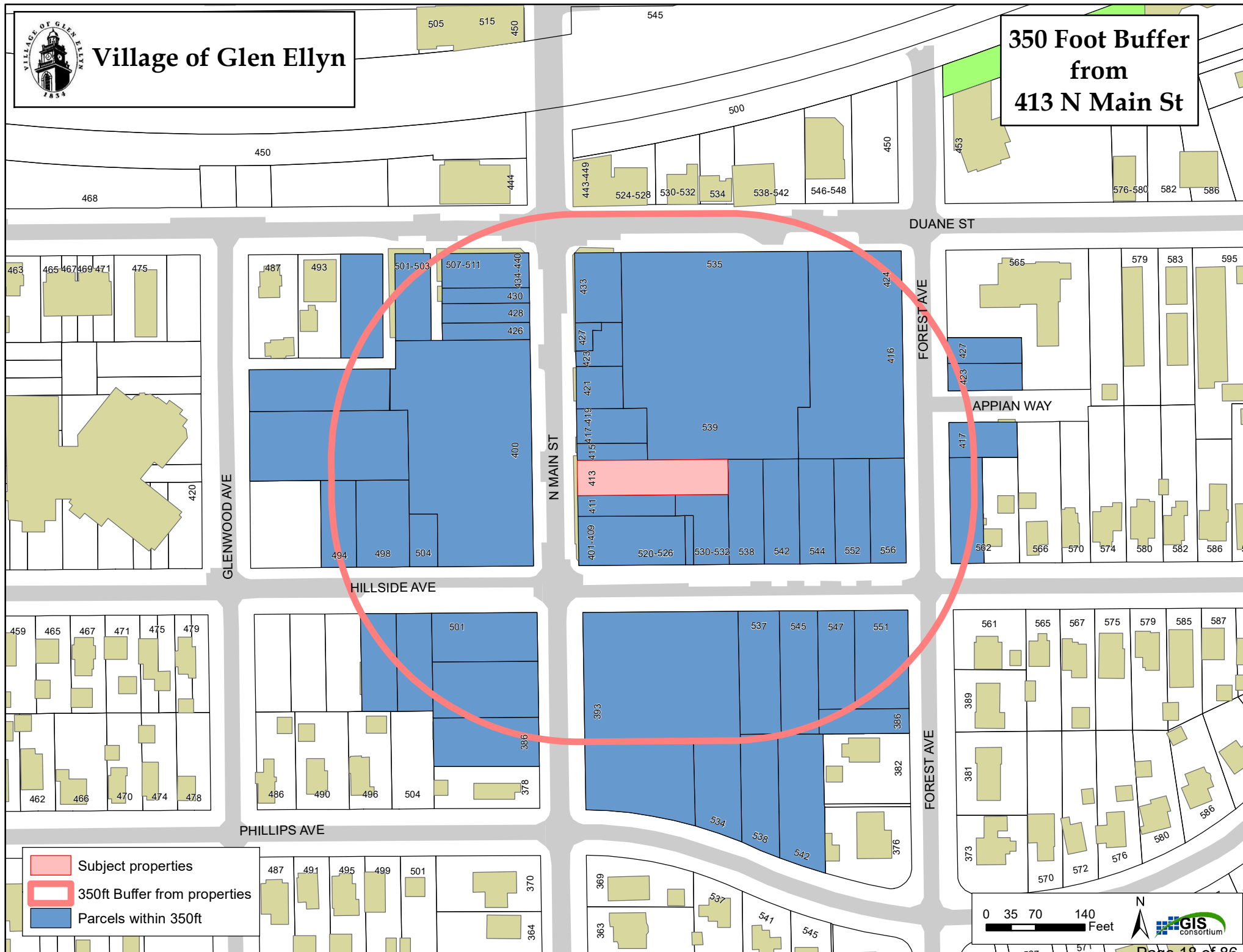
+1 669 900 9128 US (San Jose)

413 N. Main Street
Address List

Name	Number	Direction	Street name	Apt	City	State	Zip
413 MAIN ST LLC	1	W	DUNDEE RD	200	BUFFALO GROVE	IL	60089
428 NORTH MAIN STREET LLC	428	N	MAIN ST		GLEN ELLYN	IL	60137
493 DUANE ST LLC	1900	S	HIGHLAND	104	LOMBARD	IL	60148
530 532 HILLSIDE LLC			PO BOX 400		HINSDALE	IL	60522
AIM DUANE LLC	600		ENTERPRISE DR	120	OAK BROOK	IL	60523
ALLISON, ALEXANDER C	537		HILLSIDE AVE		GLEN ELLYN	IL	60137
APEX 400 LLC	1111	E	TOUHY	230	DES PLAINES	IL	60018
BLATCHFORD, DONNA P	542		PHILLIPS AVE		GLEN ELLYN	IL	60137
BLATCHFORD, JOHN T	538		PHILLIPS AVE		GLEN ELLYN	IL	60137
BRAZIER, JONATHAN B	547		HILLSIDE AVE		GLEN ELLYN	IL	60137
BRICKS ON MAIN LLC	411	N	MAIN ST		GLEN ELLYN	IL	60137
BROSNAN, PATRICK & RITA	545		HILLSIDE AVE		GLEN ELLYN	IL	60137
CASAZZA, JUSTIN & J	386	N	MAIN ST		GLEN ELLYN	IL	60137
CJI MAIN ST PROPERTY LLC	1800		PADDOCK CT		NAPERVILLE	IL	60565
DARMONI, ARIEL	5070	N	KIMBERLY AVE	C	CHICAGO	IL	60630
DIOCESE OF JOLIET	16555		WEBER RD		CREST HILL	IL	60403
DVORAK, FRANCES	7433		SHELLRIDGE TERR		LAKE WORTH	FL	33467
FIRST UNITED METHODIST	424		FOREST AVE		GLEN ELLYN	IL	60137
FLAHERTY, MICHAEL & JILL	280		HAWTHORNE ST		GLEN ELLYN	IL	60137
GLEN ELLYN BIBLE CHURCH	501		HILLSIDE		GLEN ELLYN	IL	60137
GLEN ELLYN BIBLE CHURCH	390		MAIN ST		GLEN ELLYN	IL	60137
GOERSCHLER, KYLE & LAUREN	556		HILLSIDE AVE		GLEN ELLYN	IL	60137
KATY'S BOUTIQUE	427		MAIN ST		GLEN ELLYN	IL	60137
KREISSLER , TODD & ANNA	542		HILLSIDE AVE		GLEN ELLYN	IL	60137
LAGERLOEF, KIMBERLY S	544		HILLSIDE AVE		GLEN ELLYN	IL	60137
LOPEZ, IMELDA C TR	386		FOREST AVE		GLEN ELLYN	IL	60137
MARTIN, JAMIE	417		FOREST AVE		GLEN ELLYN	IL	60137
MILLONZI, ROY P	552		HILLSIDE AVE		GLEN ELLYN	IL	60137
RAY WHALEN BLDRS INC			PO BOX 3380		GLEN ELLYN	IL	60137
RHODES, GREGORY & DONNA	538		HILLSIDE AVE		GLEN ELLYN	IL	60137
ROSCH, JOHN	497		MAIN ST		GLEN ELLYN	IL	60137
SCOTT, R JAMES	551		HILLSIDE AVE		GLEN ELLYN	IL	60137
SGE LLC	5248	N	GLENWOOD		CHICAGO	IL	60640
SHOUB, SCOTT	711		DUANE ST		GLEN ELLYN	IL	60137
SIMONEIT, DANIEL J	504		HILLSIDE		GLEN ELLYN	IL	60137
ST MARKS EPISCOPAL CHURCH	393	N	MAIN ST		GLEN ELLYN	IL	60137
TERMOSJ LLC	1315		CINDY LN		SANDWICH	IL	60548
VILLAGE OF GLEN ELLYN	535		DUANE ST		GLEN ELLYN	IL	60137
WHARTON, E DALE	23W469		SPYGLASS CT		NAPERVILLE	IL	60540



**350 Foot Buffer
from
413 N Main St**



- Efforts should also be made to expand the “east-west dimension” of the pedestrian shopping area along Pennsylvania, Duane, and Crescent west of Main Street. Several potential redevelopment sites along these east-west streets are highlighted in a following section. Retail and pedestrian-oriented service uses should be located on the ground floor of all buildings within this area.
- To the extent possible, offices and freestanding service uses should be located around the periphery of the commercial area. Offices would also be appropriate on the upper levels of commercial buildings throughout Downtown.
- The northwest quadrant of Downtown should be reorganized and redeveloped as a coordinated office and service area anchored by the Glen Ellyn Clinic, Ameritech and other uses.
- The Glen Theater, which adds to the character and vitality of Downtown and represents an important entertainment attraction within the area, should be maintained and enhanced.

- Attractively designed and compatibly scaled multi-family residential uses should continue to be located at appropriate perimeter sites, providing a transition between commercial uses and adjacent neighborhoods. Residential uses contribute significantly to the overall character of Downtown, add life and vitality to the area, and provide a built-in market for many Downtown stores and shops. Safe, attractive and convenient sidewalk

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

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

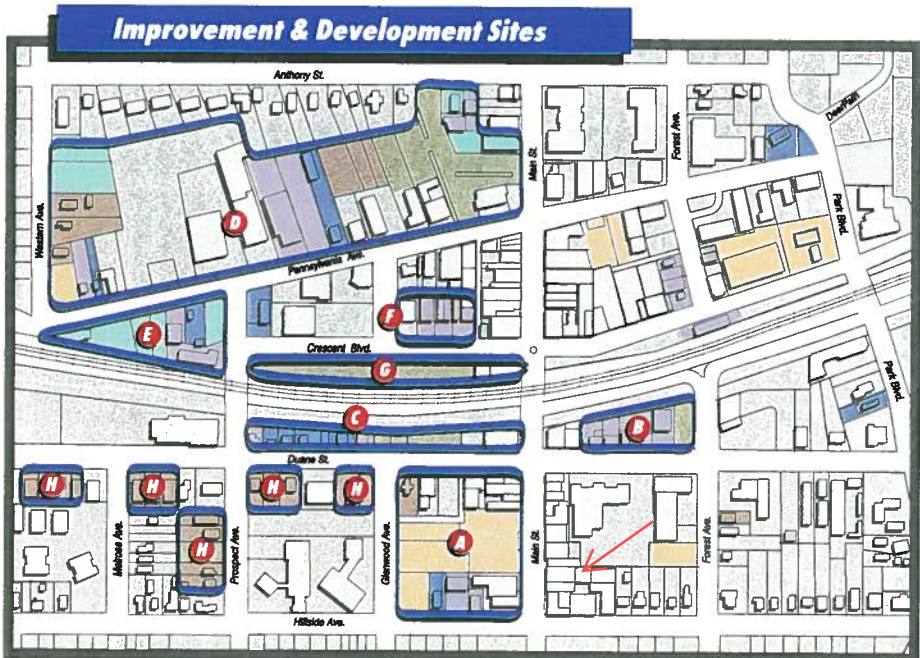
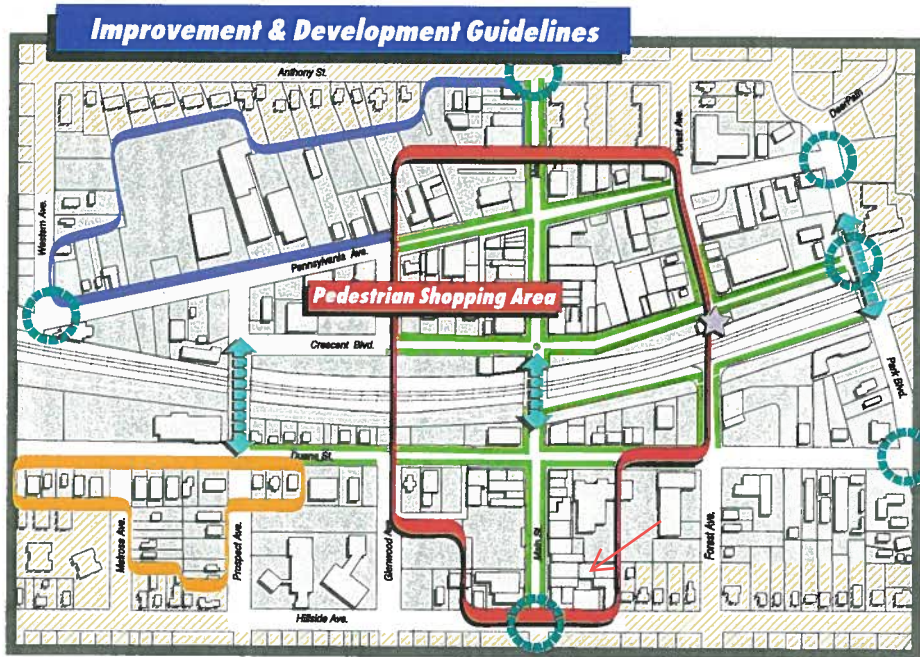
EXISTING SITES and BUILDINGS:

- Buildings with architectural and historic interest should be preserved and protected where possible. Much of the Downtown’s charm is due to the concentration of early 20th century buildings and these structures should be recognized as important community resources.
- The overall level of building maintenance within Downtown should be improved. Many buildings, including several with historic interest, are characterized by deferred maintenance, and repairs should be undertaken where feasible.
- Small existing commercial buildings add to the interest, diversity and character of Downtown. Small commercial spaces should continue to be made available for start-up businesses, niche market stores and other small businesses. However, marginal, underutilized and obsolete properties could be redeveloped for new retail, service, office, residential or open space uses.

- In addition to structural repairs, the storefronts of existing buildings should be improved to enhance the image and appearance of the Downtown, and to help visually unify stores and businesses within the same block. Storefront improvements might include special façade treatment and the coordination of colors, materials, signage, awnings and canopies, and related design features.
- In most cases, improvements and additions to older existing buildings should reinforce and enhance the original architectural qualities, characteristics and proportions rather than apply new or different stylistic treatments.
- The predominant color for most Downtown buildings should be relatively subtle; the natural brick and stone colors of red, buff and cream should predominate. Very dark and very bright colors should be discouraged unless there is a clear historic precedent. The selection of colors on individual buildings should complement the predominant hues of adjoining buildings.
- The rear portions of all commercial properties should be clean and well maintained. Rear entrances to stores and shops should be encouraged, particularly in blocks where public parking or pedestrian walkways are located behind the buildings. Trash receptacles, dumpsters, service areas and outdoor storage facilities should be well maintained and attractively screened.
- The use of landscaping and other attractive screening should be encouraged to improve the an-

Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

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

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

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

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

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

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

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

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

Improvement & Development Sites:

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

Vacant buildings and land parcels should be reused or redeveloped.

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

Residential properties that may be subject to redevelopment.

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

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

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

Market Niche for Downtown Glen Ellyn

Increasing the stock of Downtown housing, and encouraging the retention and expansion of existing retail and office businesses, to create a sustainable Downtown, requires a concentration and linkage of uses and improvements to the public realm that mutually reinforce development, redevelopment, and property enhancements. Unlike the traditional sequence of development, recommended actions will begin with a program to create an increasingly magnetic mixed-use agglomeration focused on residential, eating and drinking places, entertainment, and recreational and cultural activities.

Primary Challenge: Creating a Critical Mass of Compatible Uses

Retaining and attracting unique eating and drinking, and cultural and recreational uses, in a mixed-use environment represents the primary potential market challenge for Downtown Glen Ellyn. From a consumer's perspective, a successful Downtown serves as an anti-mall agglomeration. Eating and drinking places represent a relative strength that differentiates the Downtown from standard retail formats found outside of the Downtown. Encourage additional restaurants and cafes offering opportunities for outdoor eating and drinking.

The basic building block of eating and drinking places should be augmented with the retention and enhancement of existing entertainment and recreational-oriented uses such as the Glen Art Theatre and the attraction of additional entertainment and recreational uses. The Illinois Prairie Path and nearby Lake Ellyn also serve as recreational-oriented uses.

The mixed-use aspect, including housing, (the occupants of which reinforce demand for retail and eating and drinking and entertainment establishments, and include decision-makers for professional office space demand and sources of labor), create a dynamic environment and multi-purpose visits. Adding housing Downtown is especially important given the surrounding area is substantially built-out and population growth is likely to be limited. The creation of multi-family housing will serve the needs of empty nesters and younger-aged, smaller-sized households.

Recommended Priority Strategies and Actions

Several kinds of actions will encourage the evolution of Downtown from its historic functions to the newer role that the Downtown can serve to the benefit of its residents and local economy.

Increase the Number of Downtown Residential Living Opportunities

The size or scale of the potential demand sources suggest that once confidence increases, the credit market seizure ends, and the national housing market recovers, even a relatively small capture rate within the primary market area of Glen Ellyn and Wheaton would support the development of more new housing than has been than has been created or built in Downtown Glen Ellyn in recent decades. If, for example, housing built Downtown captures 20 percent of the potential demand of the 2,300 empty-nester, younger age², and single/divorced professional households with the potential to move in the next five years, this would equate to on average approximately 91 housing units per year or a total of 456 additional units over five years.³

Encourage a Critical Mass of Restaurant, Entertainment, and Retail Uses and Events

The challenge will be to attract a critical mass of eating and drinking-related establishments, stores, and services that have unique attractions or drawing power and are not readily duplicated in competing locations. New commercial space in the Downtown will need to capture demand now being realized by existing shopping agglomerations, and should be constructed to meet the needs of modern retailers. National retailers prefer locations on Roosevelt and Butterfield Roads, and in or adjoining nearby regional malls such as Oak Brook Mall, Yorktown Center in Lombard, and specialty centers such as Wheaton Town Square which offer greater accessibility, visibility and agglomeration advantages than does Downtown Glen Ellyn. Locations in or near the regional-serving centers serve to generate spill-over benefits for retailers part of the agglomerations or cluster of retail uses.

² First-time home buyers, and 20- and 30-something young professionals.

³ See Appendix B: Market Analysis and Strategic Action Plan for Downtown Glen Ellyn, Page 53.

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

Strategies and Measures

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

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

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

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

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

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

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

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

Downtown Glen Ellyn

Vision for Downtown

Downtown is the heart of Glen Ellyn and is established as the Village’s central business district. The area is home to dozens of businesses from retailers and service providers, to restaurants and professional offices, as well as several multi-family properties. An emphasis should be placed on maintaining existing character while facilitating more intensive development that increases the number of people living and working in the Downtown.

While the area has numerous one-story commercial buildings, three- to six-story mixed use redevelopment that includes ground floor commercial uses complemented by residential or office on the upper floors should be encouraged. Ground floor uses that add to activity at the street level such as retail, restaurants, and entertainment, should continue to be prioritized. The Village and its partners should also continue to implement streetscaping and other public realm improvements that enhance the Downtown’s overall curb appeal while ensuring that new development contributes positively to the pedestrian experience. In addition, the existing Tax Increment Financing (TIF) District should be leveraged to its fullest extent until its current expiration in 2035.

Downtown is the heart of Glen Ellyn and an emphasis should be placed on maintaining existing character while facilitating more intensive development that increases the number of people living, working, shopping, and dining in the Downtown.



Hallmarks of a Great Downtown

Whether they serve a community of 10,000 or 100,000, great downtowns share several common characteristics that can be used as a barometer for success.

- **Pedestrian-oriented environment (safe, attractive, easy).** Successful downtowns provide a comfortable atmosphere where strolling between businesses, wandering between local attractions, or walking to work is a safe, enjoyable, and convenient experience. The Downtown and surrounding area fall within a “pedestrian shed,” a quarter-mile radius in which people can walk five minutes to numerous shops and activities for daily living rather than drive a car. A pedestrian-oriented environment helps a downtown function as a complete unit. Simply put, the less you have to park or drive once you arrive in a downtown, the more likely you are to stay there and spend time and money at multiple destinations.

- **Mix of uses in close proximity.** A mix of retail and office spaces, restaurants, service providers, and residential development contribute to activity in a downtown throughout the day and evening. Vibrant downtowns benefit from a steady flow of commuters coming and going during rush hour, employees keeping an area active during the workday and lunch hours, and visitors and residents keeping things active during the evenings and weekends. Compact development that includes easy-to-walk blocks and a collection of uses within a small area further concentrates the sense of activity within the downtown and creates an atmosphere that is attractive to visitors and new investors alike.

- **Available, easy to access parking that doesn’t dominate the visual landscape.** The best downtowns have parking that you know is there as a driver, but don’t notice as a pedestrian. They reserve their main streets for buildings and people, and place off-street parking to the rear or interior of the block or off of side streets. Clear signage directs visitors to parking and landscaping is used to soften parking edges and breakup paved areas. Parking areas that can be shared by multiple users (residents, employees, visitors) are key to providing a “park once” downtown that supports streetlife.
- **Continuous street edge.** Buildings located side-by-side along a corridor form a street edge that frames and activates the public realm. A consistent street edge along a downtown’s primary streets establishes the level of visual interest along a block and provides desirable sense of enclosure and helps foster a comfortable, inviting, and pedestrian friendly atmosphere.

- **Increased residential densities.** Downtown residents play a key role in reaching a critical mass of potential patrons for local retailers and restaurants. Higher density residential development complements retail and office uses, providing a 24-hour customer base to support downtown amenities.
- **Multi-story buildings.** The mix of uses and increased density that successful downtowns require is not possible without multi-story buildings. Multiple floors are needed to provide for vertical integration of uses and allow for more development in a more compact, more vibrant environment. The streetwall of taller buildings that forms along popular main streets also interacts with the pedestrian environment, providing a sense of enclosure, comfort, and visual interest.

- **Convenient access to transit (if transit is available).** While not a universal requirement, many great downtowns are built upon a solid transit network. In suburban downtowns, regional transit provides potential to generate commuter traffic that bolsters downtown business. The key to capturing this potential lies in providing local access points to commuter parking facilities and a compact street grid in the surrounding area, functioning like capillaries between the regional traffic and local businesses.

While Glen Ellyn has an attractive downtown that checks many of these best planning boxes, there is still room for growth and improvement. Downtown Glen Ellyn has not witnessed new development and reinvestment on par with surrounding peer communities and efforts should be made to improve the downtown environment as it relates to successful downtown planning attributes.

Downtown Market Demand

The residential and retail market for Glen Ellyn was analyzed to determine potential for new development in the Downtown.

Housing

A market analysis was conducted to determine the potential for new multi-family development within Downtown Glen Ellyn. This analysis identified an assessment of a regional market consisting of surrounding and nearby municipalities including Downers Grove, Lisle, Lombard, Warrenville, Wheaton, and Winfield, as well as DuPage County as whole.

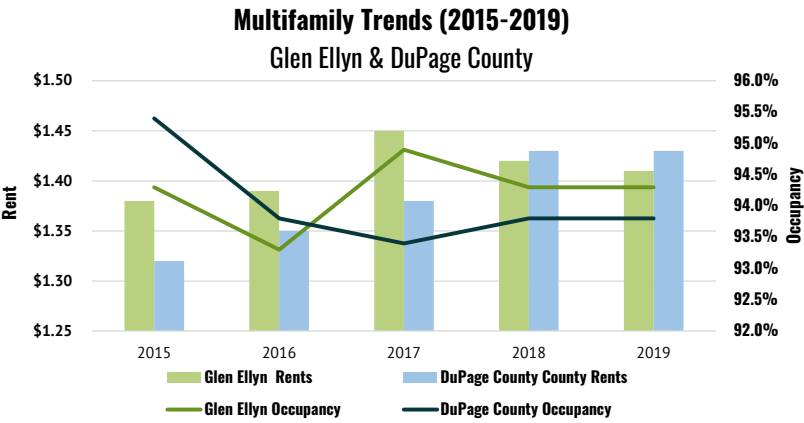
Consistently high multi-family occupancy rates (above 93 percent) in both Glen Ellyn and DuPage County suggest a strong multi-family market. Rents per square foot have also grown consistently between 2015 and 2019. Both factors indicate the ability to sustainably accommodate additional multi-family housing.

Housing Demand

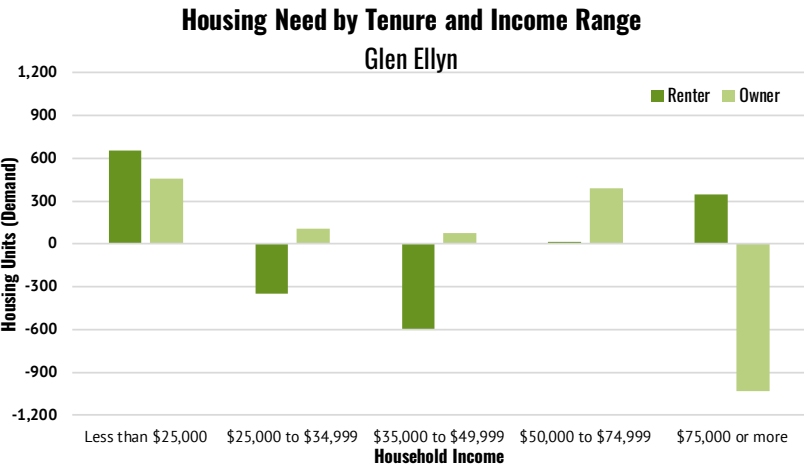
An affordability analysis of the residential market was conducted separately for owners and renters to determine more direct needs for each householder type. This analysis compares the number of existing occupied housing units within different home value/rental ranges, with the number of households within corresponding income ranges. It applies a benchmark of 30 percent allocation of income toward housing and then analyzes the number of housing units in the area that meet the criteria.

Based on these criteria, the rental market exhibited the greatest potential for both lower and high-end product. Given the development economics of new construction, market rate Downtown development may cater to the need at the high end of the market unless affordable housing is supported or incentivized by the Village. Per the Residential Areas Framework (*Chapter 3: Land Use & Development*), additional housing opportunities should be encouraged elsewhere in the Village to help meet market demand for lower income groups.

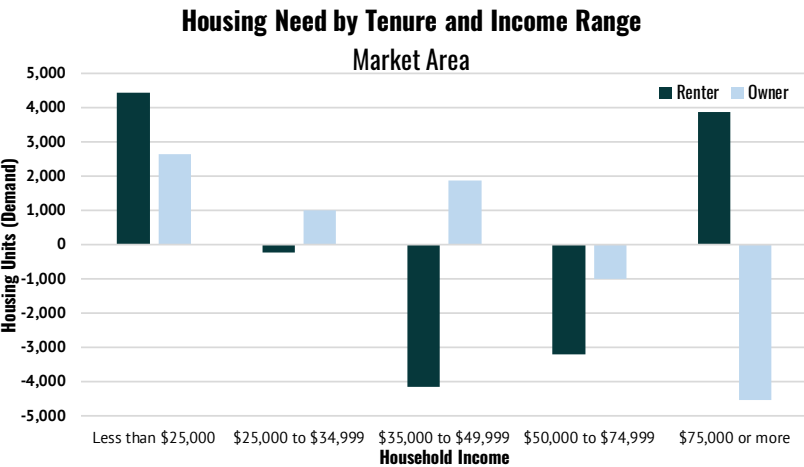
The Village is well positioned to capture a proportionate share of regional demand for higher end apartment units. The current under supply of this product type may be limiting potential for new households to move to Glen Ellyn; however, there is also a general under supply within the larger market area and development could provide the Village with the opportunity to capture additional households. In addition to addressing growing demand from young professionals, singles, and empty-nesters, the addition of higher priced product will benefit the Village in additional tax revenue generation and expenditures on dining and shopping, sustaining downtown businesses. Furthermore, the Village’s growing reputation as a dining and entertainment destination enhances the desirability of living Downtown.



Source: CoStar



Source: Houseal Lavigne and American Community Survey



Source: Houseal Lavigne and American Community Survey

Retail & Restaurant

The retail market was analyzed in two parts: a gap analysis of drivetimes from Downtown Glen Ellyn and an overall trend analysis comparing the Village, DuPage County, and the Chicago Region. The ten-minute drivetime depicts a reasonable market area for a suburban downtown in a competitive developed region. The gap analysis indicates potential for retail as well as dining and drinking establishments, with positive values indicating opportunity and negative values indicating surplus. These uses can build off of existing development as well as complement the recommended additional Downtown residential uses.

Within the 10-minute drivetime, the gap analysis indicates strong retail potential for all sectors except building materials and supplies, office supplies and stationary, and used merchandise. This leaves a wide array of options available for new retail stores or existing store expansions in Glen Ellyn, including significant opportunity for restaurants and drinking establishments. These types of businesses would complement the recommended additional multi-family development in Downtown Glen Ellyn.

Grocery stores also have nearly 26,000 square feet of potential, which would greatly benefit additional residential development in Downtown, particularly with the closing of McChesney & Miller Grocery Store in 2014.

While the gap analysis highlights great potential for many uses, it should be noted that large retail areas, including Roosevelt Road, are located within 15 minutes of Downtown Glen Ellyn and currently compete for the same potential. The 15-minute drivetime market area has a large retail supply that results in a surplus, indicating that many potential Downtown customers currently satisfy their retail needs elsewhere. This imbalance within the market area retail gap data signals competition for Downtown businesses, but also potential demand that could be recaptured if Downtown businesses are properly positioned to take advantage of downtown amenities or draw from a local market of patrons.

Potential Redevelopment Sites

The following list identifies redevelopment opportunities within the Downtown subarea. These sites present the opportunity to increase desirable uses within the Downtown in line with the Village's vision:

- 1 Commercial and office uses, vacant land. This property in whole or in part would be appropriate for single-family attached development. As an alternative, the northerly two lots could be developed with single family attached units and the frontage along Pennsylvania Avenue could be redeveloped with commercial uses.
- 2 Office uses and detached single-family homes. This area should be redeveloped in whole or in part to include commercial and office development. Some of the office buildings are in good condition and could remain. Medical and dental offices could be encouraged due to proximity to DuPage Medical Group's office building.
- 3 AT&T office/facility. If this site becomes available it should be redeveloped into an office or commercial building.

- 4 A small commercial building, a historic single-family residence that has been converted into a business, a dental office, and a small park. As many parcels as possible should be combined to create a new development on this site. Commercial and service uses would be appropriate in this location to support downtown residents.
- 5 Small commercial buildings. This site, while small would be appropriate for a mixed use building with commercial on the first floor and residential units above. The site could also be redeveloped for a commercial or office use.
- 6 Detached single-family structures. These properties should be assembled and redeveloped as a small single-family attached development similar to the property directly east.
- 7 A single-family home and an office building. This site would be appropriate for a mixed use development including first floor commercial use with office or residential use on the upper levels.
- 8 St. Petronille parking lot, and two office buildings. This site could be appropriate for a mixed use or multi-family residential development with structured parking.

- 9 Commercial buildings in the National Register District. These buildings should either be improved and maintained or redeveloped with a commercial or mixed-use building.
- 10 Funeral home with large surface parking lot, detached single-family home and an office use. The site could be combined with the multi-family residential housing to the east to create a multi-family residential development or a mixed use building.
- 11 Glen Ellyn Post Office and small commercial building. The Post office and the small commercial site to the north should be redeveloped into a commercial building.
- 12 Village Parking Lot, and various office and commercial uses. This site could accommodate a mixed use development or could be an appropriate location for a structured parking garage on the north side of the tracks
- 13 Small commercial buildings. Commercial redevelopment is appropriate for this site.
- 14 Multi-tenant buildings containing office and service uses. This site would be appropriate for a commercial or mixed use redevelopment.
- 15 Automotive and office uses. This site would be appropriate for a commercial or mixed use redevelopment.





VILLAGE OF GLEN ELLYN

Zoning Map Amendment And Zoning Code Text Amendment Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR ZONING MAP AMENDMENT

CLEAR PAGE

You may attach separate sheets as needed to answer any of the following questions.

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

Date Filed: **04/30/20** Application No: _____

Name of Applicant: **413 Main LLC c/o Svigos Asset Mgt Inc**

Address of Applicant: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**

Business Phone No.: **8477350656** Home Phone No.: _____

Mobile Phone No.: **3124796130** Fax No.: **8477358060**

Property Interest of Applicant: **Property Mgr**

(Owner, Contract Purchaser, Owner Representative)

Name of Property Owner: **413 Main LLC**

Address of Owner: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**

Phone No. (Business): **8477350656** (Home): _____

Mobile Phone No.: **3124796130** Fax No.: **8477358060**

Address of Property: **413 N. Main Street**

Legal Description of Property:

of the south 19.96 ft of lot 1 and all of lot 2 (except the south 29.96 feet therefor) in the subdivision of lot 6 in block 12 in assessment division of section 11, township 39 north, range 10 east of the third principal meridian, according to the plat thereof recorded April 7, 1906 as document 87151, in Du Page County, Illinois.

Lot Frontage: **50** Lot Area: **10600**

Present Use: **Mixed Use Residential and Commercial**

Requested Zoning: **C5B For a Portion of the Building**

Requested Use/Construction: **The building's front on Main St is zoned C5A and back part of building is C5B. We are requesting that a portion of the building in the C5A district to be rezoned to C5B to accommodate ground floor residential units.**

Estimated Date to Begin New Use/Construction: **06/01/20**

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

**Ken Demuth - Architect
Pappageorge Haymes Partners
640 N. La Salle Chicago IL
312 337 3344**

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 10-10-13 of the Zoning Code:

The economic effects of converting the former Masonic Hall into loft style residential apartments will be positive. The downtown business district needs an increased and sustainable amount of pedestrian foot traffic. Apartments renters tend to heavily frequent local shops and restaurants especially if they are walking distance.

Residential apartments will not create any noise, glare, odor, fumes or vibration.

The use is compatible with all the adjoining buildings which are either residential or mixed use.

We do not foresee a noticeable increase in traffic as a result of the 12 units. There will be more foot traffic at the downtown shops.

The proposed use promotes the GE Comprehensive Plan by increasing the number of shoppers.

Discuss the Requested Zone Change with Respect to Each of the Following:

1. Identification of the existing uses of property within the general area of the affected property:

The general area of the affected property are residential, multifamily and retail/commercial.

2. Identification of the zoning classification of property within the general area of the affected property:

The building currently has 2 different zoning classifications of C5A & C5B. Surrounding buildings also include R2.

3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district:

This portion of the property does not have frontage on Main Street it is not suited for any commercial or service use and it has been vacate for several years.

4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district:

The area is trending heavily towards residential apartments with the approval of the Apex 400 project across the street.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan:

New Loft Style apts will increase pedestrian foot traffic downtown supporting the vibrant downtown shopping, retail, and restaurant atmosphere inline with the Comprehensive Plan.

6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property:

The 2nd floor has been vacant for over 10 years. The 1st floor has been vacant for 4 years.

7. The extent to which property values are diminished, if at all, by the particular zoning restrictions:

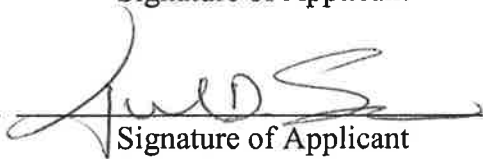
The property value is diminished by over 50% seeing that 50% of the building is currently vacant and has been for over 4 years.

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 entry in or upon the premises described in this application by any unauthorized 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 the public hearing until and upon payment of transcribing fees.

_____	Nick Vittore	
Date	Print Name	Signature of Applicant
_____	Paul Svigos	
Date	Print Name	Signature of Applicant

Date	Print Name	Signature of Applicant

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



VILLAGE OF GLEN ELLYN

Special Use Permit Application Packet

*Planning & Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

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: **04/30/20** Application No: _____

Name of Applicant: **413 Main LLC c/o Svigos Asset Management, Inc.**

Address of Applicant: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**

Business Phone: **847 735 0656** Fax: **847 735 8060**

Home Phone: _____ Mobile Phone: **312 479 6130**

Email: **svigosoffice@gmail.com, nick @svigos.com**

Property Interest of Applicant: **Property Mgr**

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: **413 Main LLC**

Address of Owner: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**

Business Phone: **847 735 0656** Fax: **847 735 8060**

Home Phone: **312 479 6130** Mobile Phone: _____

Email: **svigosoffice@gmail.com, nick @svigos.com**

Property Address: **413 N. Main Street**

Legal Description of Property:

of the south 19.96 ft of lot 1 and all of lot 2 (except the south 29.96 feet thereof) in the subdivision of lot 6 in block 12 in assessment division of section 11, township 39 north, range 10 east of the third principal meridian, according to the plat thereof recorded April 7, 1906 as document 87151, in Du Page County, Illinois.

Permanent Index No. (PIN): **05-11-328-008-0000** Zoning: **C5A & C5B**

Lot Dimensions: **50x212** Lot Area: **10,600**

Present Use:

Mixed use retail and residential apartments & former Masonic Hall is vacant commercial.

Requested Use/Construction:

Residential loft style apartment in the former Masonic Hall Portion of the Building

Estimated Date to Begin New Use/Construction: **06/01/20**

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

CLEAR PAGE

**Ken DeMuth - Architect
Pappageorge Haymes Partners
640 N. LaSalle Chicago IL
312 337 3344**

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:

Converting the former Masonic Hall into loft style apartments will be economically positive. The downtown business district needs an increased and sustainable amount of pedestrian foot traffic. Apartments renters tend to frequent local shops and restaurants especially if they are within walking distance. Residential apartments will not create any noise, glare, odor, fumes or vibration. The use promotes the comprehensive plan.

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:

Promoting more pedestrian foot traffic and shopping is harmonious and in accordance with the Comprehensive plan of a vibrant downtown.

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:

The design and construction of the loft style apartments will provide a much needed renovation for the building. The character of the area will not change.

3. Will not be hazardous or disturbing to existing or future neighborhood uses:

Residential loft style apartments will not be hazardous or disturbing.

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:

The use is in line with the other portions of the building and surrounding apartment buildings. The building envelope is not changing.

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:

The building envelope is not changing and there will be no detrimental impact 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:

The conversion to residential apartments will not be detrimental to any person property or general welfare. Any impact during construction will be temporary.

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:

Main street is a main thoroughfare and we do not foresee any significant increase in vehicle traffic.

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

The building envelope will not change.

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

The conversion will not destroy but restore the building.

CLEAR PAGE

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 any 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 the public hearing until and upon payment of transcribing fees.

<u>4/30/20</u> Date	<u>Nick Vittore</u> Print Name	<u>Nick Vittore</u> Signature of Applicant
<u>4/30/20</u> Date	<u>Paul Svigos</u> Print Name	<u>Paul Svigos</u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

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



VILLAGE OF GLEN ELLYN

Zoning Variation Request Packet

*Community Development Department
535 Duane Street – Glen Ellyn, IL 60137 – Telephone 630.547.5250 – Fax 630.547.5370*

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at **413 N. Main 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 of paper if additional space is needed for the following answers.

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

I. APPLICANT INFORMATION:

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

Name: **413 Main LLC c/o Svigos Asset Mgt Inc.**

Address: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**

Home Phone No.: **8477350656** Cell Phone No.: **3124796130**

Fax No.: **8477358060**

E-mail: **svigosoffice@gmail.com**

Ownership Interest in the Property in Question:

413 Main LLC - 100%
John Svigos 2012 Irrevocable Trust, John Svigos, Mike Svigos, Paul Svigos, Paul Svigos 2012 Irrevocable Trust.

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):

same as above

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

**Nick Vittore of Svigos Asset Management, Inc.
1 W. Dundee, Suite 200
Buffalo Grove IL 60089**

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: **413 N. Main Street**

Permanent tax index number: **05-11-328-008-0000**

Legal description:

of the south 19.96 ft of lot 1 and all of lot 2 (except the south 29.96 feet thereof) in the subdivision of lot 6 in block 12 in assessment division of section 11, township 39 north, range 10 east of the third principal meridian, according to the plat thereof recorded April 7, 1906 as document 87151, in Du Page County, Illinois.

Zoning classification: **C5A & C5B**

Lot size: **50** ft. x **212** ft. Area: **10,600** sq. ft.

Present use:

Vacant commercial space.

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):

1. Section 10-4-17-2(D)3(c)- to allow a 0 foot rear yard setback on the property where a 30 foot rear yard setback is required.
The east yard of the property is existing and buildings are built lot line to lot line. The building's footprint will not change thus no adverse impact on neighbors.
2. Sections 10-4-17-2(D)3(d) -to allow a 0 foot side yard setback on the south side of the property and setback of 6.58 feet on the north side of the property in lieu of a 10 foot side yard setback required on each side of the lot; The building is built lot line to lot line with the 438 Hillside apartments and conditions will not change and will have no adverse impact.
3. Section 10-5-5(B)4 #37. Patio – to allow 5 patios to encroach in the side yard, when patios are only permitted to encroach in the front and rear yards.
The variation is needed as a result of the parking garage construction directly north. The building does not have a rear yard as it abuts lot lines with the residential home directly east. The side yard acts as the building's backyard. The patios are an attempt to utilize the area in-between the building and new parking garage area which is not accessible by the public.
4. Section 10-5-13(L). Screening - to allow no opaque screening to be installed along all lot lines abutting areas zoned for residential use, where 6 to 7 feet of screening is required.
5. Section 10-5-5 (B)4 #4 to allow covered balconies to encroach in the side yard setback. This is needed for the altered balcony (shown on sheet A-8).

Estimated date to begin construction: **06/01/2021**

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

**Architect - Pappageorge Haymes Partners
Ken Demuth
640 North Lasalle Suite 400
Chicago Illinois 60654
kdemuth@pappageorgehaymes.com
312 650 7316**

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:

The building does not have any frontage to Main Street or Hillside. It is essentially hidden except from city hall's municipal parking lot. The only way to access the space is via a long covered arcade walkway off main street. Due to the lack of commercial visibility we believe that the space would be better utilized as residential apartments. We have consistent occupancy at the 413 N. Main building and we believe this development will produce high end units attracting more residents to downtown.

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):

We have actively marketed the premises for commercial use since Dance Dance Dance vacated in 2016. The 2nd floor of the space has been vacant for over 10 years. Any prospective tenants interested in the space have required extensive landlord build outs, individual HVAC systems, sprinklers, fire alarms, building signage, and parking. We pursued several leads but the market could never support the rents, real estate taxes, and maintenance needed to economically support the building.

If the variance(s) are granted we estimate that residential rents would produce a reasonable return versus the complete vacancy that we have been experiencing. The projected increased income would allow the building owner to completely rehabilitate the building and provide high quality apartments. Lastly, we believe the commercial real estate market to be in a worst condition after Covid pandemic ends.

OR

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

This building is unique due to its lack of frontage on Main street & Hillside. Further, the rapidly changing retail and commercial real estate environment have limited prospective income generating uses for the property. If the building had any Main Street frontage the building's opportunities would be greater. This building will be covered on all sides but Main Street once the municipal parking garage is built.

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

As described above the building is not visible from the Main Street or Hillside. The addition of residential units within the building will be unseen. The north side of the building will be blocked by the Village Parking Garage. The setbacks primarily impact an area between the parking garage and building not accessible to general public or visible by neighbors. We believe that redeveloping the Masonic Hall into end loft style apartments will promote increased pedestrian traffic and shopping for downtown Glen Ellyn's shops and restaurants. The essential character of the locality will be affected but supported with increased residents that will support downtown shops.

- 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:

The building's physical setback from main street and lack of any frontage on Main Street and Hillside have made it impossible to rent to any commercial tenants since the prior tenants vacated several years ago. When the Village Parking Garage is built the building will be blocked in on 3 out of 4 sides. The current ownership purchased the building they were fortunate to have Dance Dance Dance as a tenant in the space. They were a long time tenant and well suited for the gym style Masonic Hall Space. Unfortunately, the space has extremely high ceilings making it expensive for commercial tenants to heat and cool. We have not had any success since they vacated in renting this space to another commercial tenant.

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:

We are not aware of another property in Glen Ellyn with three of the building's four sides blocked by other properties. The Village is also proposing to build a parking garage on the building's north side which would further block access to the building. We believe this to be a truly unique scenario in the village.

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 variation is based largely on the desire to have an occupied building versus a vacant building. We do not believe it is possible to lease the space with its current zoning. The 2nd floor has been vacate for over 10 years and the 1st floor has been vacant for over 3 years. Please keep in mind that the previous 1st floor tenant Dance Dance Dance had occupied the space for over 20 years. Since they have vacated there is not a lot of interest in retail commercial space without frontage. This building's access will be more limited when the parking garage is constructed. However, there is value to private secluded residential spaces.

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 particular hardship to the building is existing and will be further exacerbated upon the completion of the municipal parking garage.

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.

Granting the variation(s) will not have any negative impact on the public, other property or improvement in the neighborhood. The surrounding buildings and neighbors will be unaware of the conversion.

6. Provide evidence that the proposed variation will not:

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

The variance(s) will not impair light and air to the adjacent property. The building footprint is not changing.

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

The building will have better fire protection as the variance will allow for redevelopment and the installation of a fire sprinkler system.

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

The variance(s) will not impair the public health, safety, comfort, morals or general welfare as we are only looking to provide additional apartments next to the apartments on 413 N. Main and across from the new Apex Development.

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

The variance(s) will add high end residential loft style apartments which will increase foot traffic and downtown Glen Ellyn spending at shops and restaurants. The conversion from a vacant space to an occupied high end loft style apartment building will increase values throughout.

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

The variance(s) will allow for the construction of 12 apartments. We do not see significant additional vehicle traffic but there will be more people shopping and eating in downtown Glen Ellyn as a result.

- f. Create a nuisance; or

We do not foresee a nuisance.

- g. Results in an increase in public expenditures.

None.

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

Due to the historic nature of the building and the location off Main Street we believe this is the most minimal variation. The building will be essentially brought in line with the preferred use for the downtown which has become residential living, shopping, and restaurant use. This variance will allow the building to conform within the downtown to the best use for the Village and surrounding neighborhood.

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

The building is partially zoned C5A and C5B. We believe that the best use for the Former Masonic Hall at 413 N. Main Street is residential loft style apartments. The seclusion and privacy that the space offers due to it's setback and lack of frontage along Main Street is perfect for residential apartments vs commercial / retail. We believe for the Masonic portion to build 12 residential loft style apartments will provide the revitalization this building needs and will help support the retail spaces along main street.

We have had great success with the residential apartments in the 413 N. Main Street building. The residential side of the building has enjoyed 95% + occupancy rates. However, we have experienced difficulty over the years with commercial / retail vacancy and default. The storefronts at the 413 N. Main Street building are currently occupied by excellent tenants that are great members of the Glen Ellyn Community. However, it has taken years and a lot of trial an error to reach this point. We expect the commercial retail market to become significantly more challenged as a result of the Covid-19 pandemic.

The residential tenants have been a more consistent and positive attribute to the community over the years. We would like to build on that success and help support the existing shops of downtown Glen Ellyn.

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.

04/29/2020

Date

Nicholas Vittore

Print Name



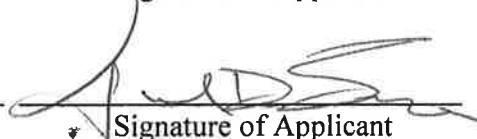
Signature of Applicant

04/29/2020

Date

Paul Svigos

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

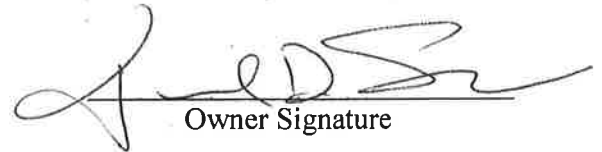
AFFIDAVIT OF AUTHORIZATION

I, **Paul Svigos** owner of the property described as

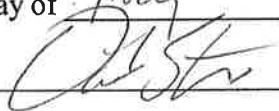
413 N. Main Street - Masonic Hall Temple

verify that **Nick Vittore**

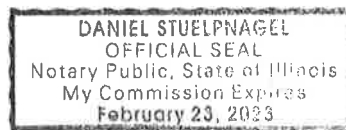
is duly authorized to apply and represent my interests before the Glen Ellyn Plan Commission, Zoning Board of Appeals and/or Village Board. Owner acknowledges that any notice given applicant is actual notice to owner.


Owner Signature

Subscribed and sworn to before me this

17 day of May, 2020


Notary Public



OWNERSHIP BY A CORPORATION

Date: **04/29/2020**

Address: **413 N. Main Street**

Legal Description:

of the south 19.96 ft of lot 1 and all of lot 2 (except the south 29.96 feet thereof) in the subdivision of lot 6 in block 12 in assessment division of section 11, township 39 north, range 10 east of the third principal meridian, according to the plat thereof recorded April 7, 1906 as document 87151, in Du Page County, Illinois.

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

Name: John Svigos	Address: 950 E. Westminister, Lake Forest, IL	% 9
Name: Paul Svigos	Address: 41 E. Elm Street, Chicago, IL	% 9
Name: Mike Svigos	Address: 650 E. Westminister, Lake Forest, IL	% 33.33
Name: John Svigos 2012 Irrevocable Trust	Address: 950 E. Westminister, Lake Forest, IL	% 24.33
Name: Paul Svigos 2012 Irrevocable Trust	Address: 41 E. Elm Street Chicago IL	% 24.33
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
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Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____
Name: _____	Address: _____	% _____

Affidavit Affirming No Conflict of Interest

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

1. My name is **Paul Svigos**, and I hold the position of **Managing Member** for **413 Main LLC** ("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.

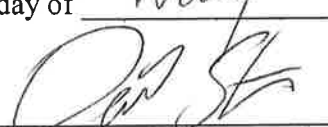
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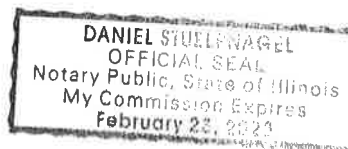
Title: **Managing Member**

Applicant's Name: **Paul Svigos of 413 Main LLC**

Subscribed and sworn to me this

15th day of May, 2020.


Notary Public



REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: **413 Main Apartment Conversion**
- II. OWNER:
- A. Owner of Property: **413 Main LLC**
- B. Owner's Address: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**
- C. Owner's Home Phone Number: **8477350656** Fax: **8477358060**
- D. Owner's Work Phone Number: **8477350656**
- E. Owner's E-mail: **svigosoffice@gmail.com, nick@svigos.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: **Nick Vittore & Svigos Asset Management, Inc.**
- B. Petitioner's Address: **1 W. Dundee, Suite 200 Buffalo Grove IL 60089**
- C. Petitioner's Home Phone Number: **3124796130**
- D. Petitioner's Work Number: **8477350656**
- E. Petitioner's E-mail: **nick@svigos.com**
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: **413 N. Main Street**
- B. Acreage of Parcel: **10,600 s/f**
- C. Permanent Index Number(s): **05-11-328-008-0000**
- 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 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 Planning and 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 Planning and 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 Planning and 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 Planning and 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, then 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, and 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 Planning and Development Director for a refund of his or her remaining escrow balance. The Planning and 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.

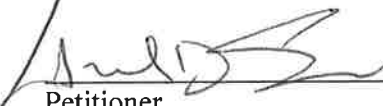
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct 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.


Petitioner

Village of Glen Ellyn

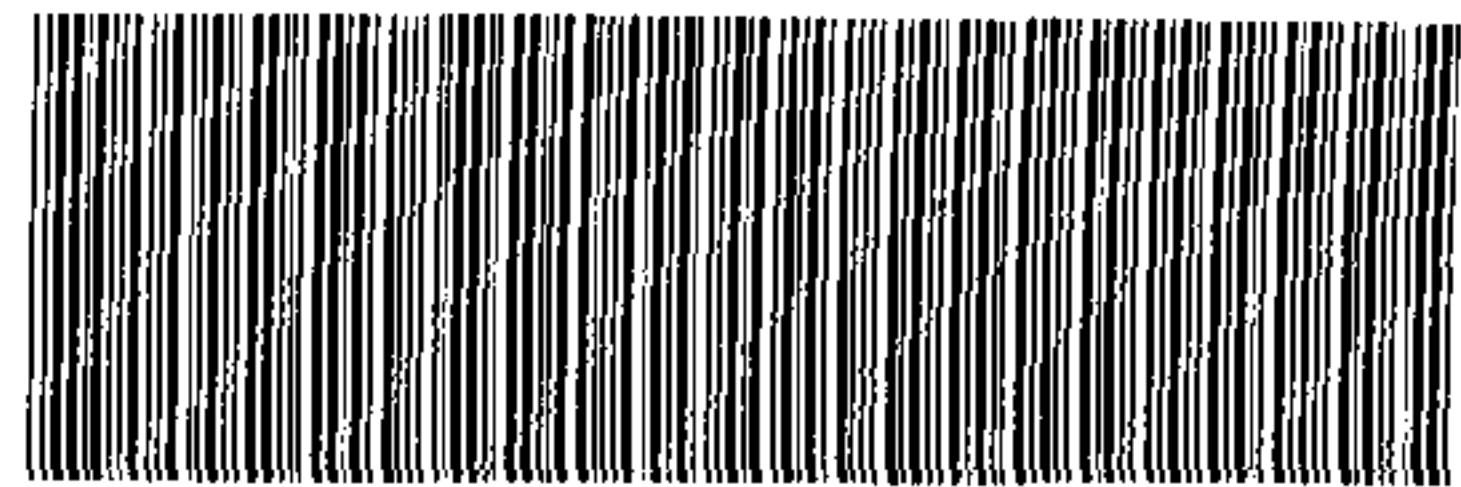
413 Main LLC - Paul Svigos
Owner

By: _____
Planning and Development Director

Date: 4/30/20

Date: _____

TRUSTEE'S DEED



FRED BUCHOLZ

DUPAGE COUNTY RECORDER

APR. 05, 2005

3:54 PM

DEED

05-11-328-008

002 PAGES

R2005-069195

THIS DEED, made this 31st day of March, 2005, between Alfred A. Blaszcak and Eric M. Blaszcak, as trustees under the provision of a trust agreement dated February 14, 2000 and known as The Blaszcak Family Trust, and pursuant to the powers granted in said trust agreement, **GRANTOR**, and 413 Main Street, L.L.C., an Illinois limited liability company, having a principal place of business at 272 East Deerpath Road, Suite 236, Lake Forest, Illinois 60045, **GRANTEE**. That said **GRANTOR**, in consideration of the sum of Ten (\$10.00) Dollars, and other good and valuable considerations in hand paid, does hereby grant, sell and convey unto said **GRANTEE**, the following described real estate, situated in DuPage County, Illinois, to wit:

THE SOUTH 19.96 FEET OF LOT 1 AND ALL OF LOT 2 (EXCEPT THE SOUTH 29.96 FEET THEREOF) IN THE SUBDIVISION OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED - APRIL 7, 1906 AS DOCUMENT NO. 87151, IN DUPAGE COUNTY, ILLINOIS.

ALSO, APPURTENANT EASEMENTS GRANTED BY DOCUMENTS RECORDED ON JUNE 24, 2002, AS DOC. NO. 2002-162431, ON MAY 26, 1946 AS DOC. NO. 498949 AND ON MARCH 8, 1926, AS DOC. NO. 209098 IN THE OFFICE OF THE RECORDER OF DEEDS, DUPAGE COUNTY, ILLINOIS.

P.I.N. 05-11-328-008

Commonly known as: 413 Main St., Glen Ellyn, Illinois,
together with tenements and appurtenances thereunto belonging.

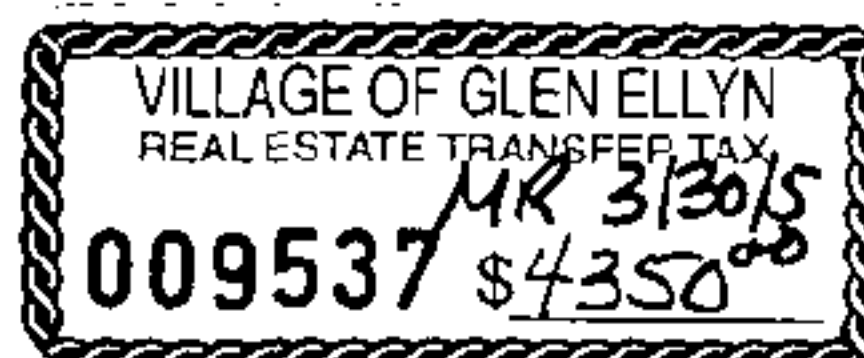
This deed is executed pursuant to and in the exercise of the powers and authority granted and vested in said trustees by the terms of and in pursuance of the trust agreement above identified.

THE BLASZCZAK FAMILY TRUST


Alfred A. Blaszcak, Trustee


Eric M. Blaszcak, Trustee

State of New Mexico,
County of Socorro ss.



I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Alfred A. Blaszcak, Trustee, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, and pursuant to the powers and

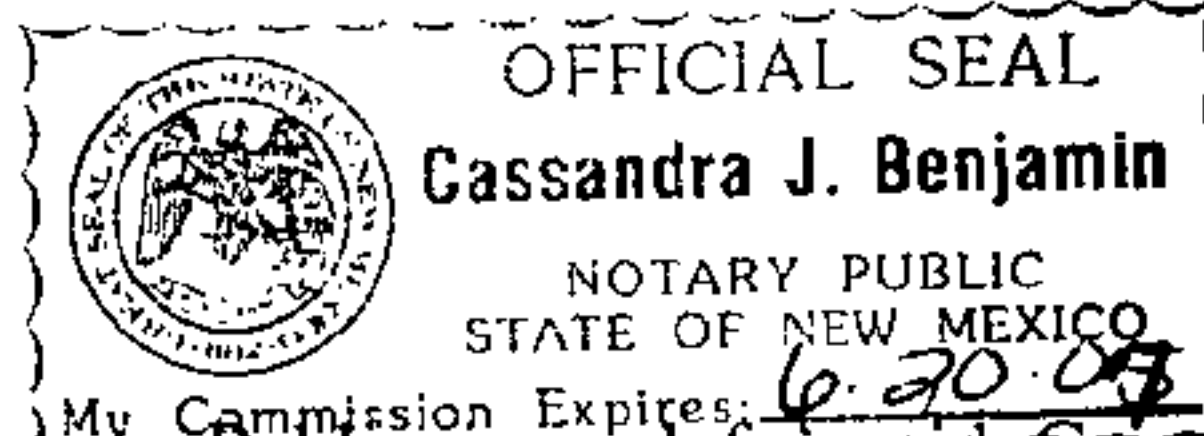
authority granted to him as trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 20th day of March, 2005.

Commission expires on 6-20-07.

Cassandra Benjamin
Notary Public

State of Illinois,
County of DuPage ss

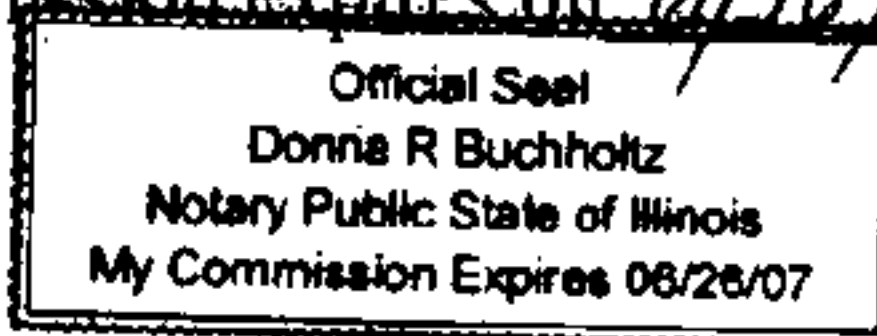


I, the undersigned, a Notary Public in and for said County, in the State aforesaid, DO HEREBY CERTIFY, that Eric M. Blaszcak, personally known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me this day in person, and acknowledged that he signed, sealed and delivered the said instrument as his free and voluntary act, , and pursuant to the powers and authority granted to him as trustee, for the uses and purposes therein set forth.

Given under my hand and official seal, this 29th day of March, 2005.

Commission expires on 6/26/07.

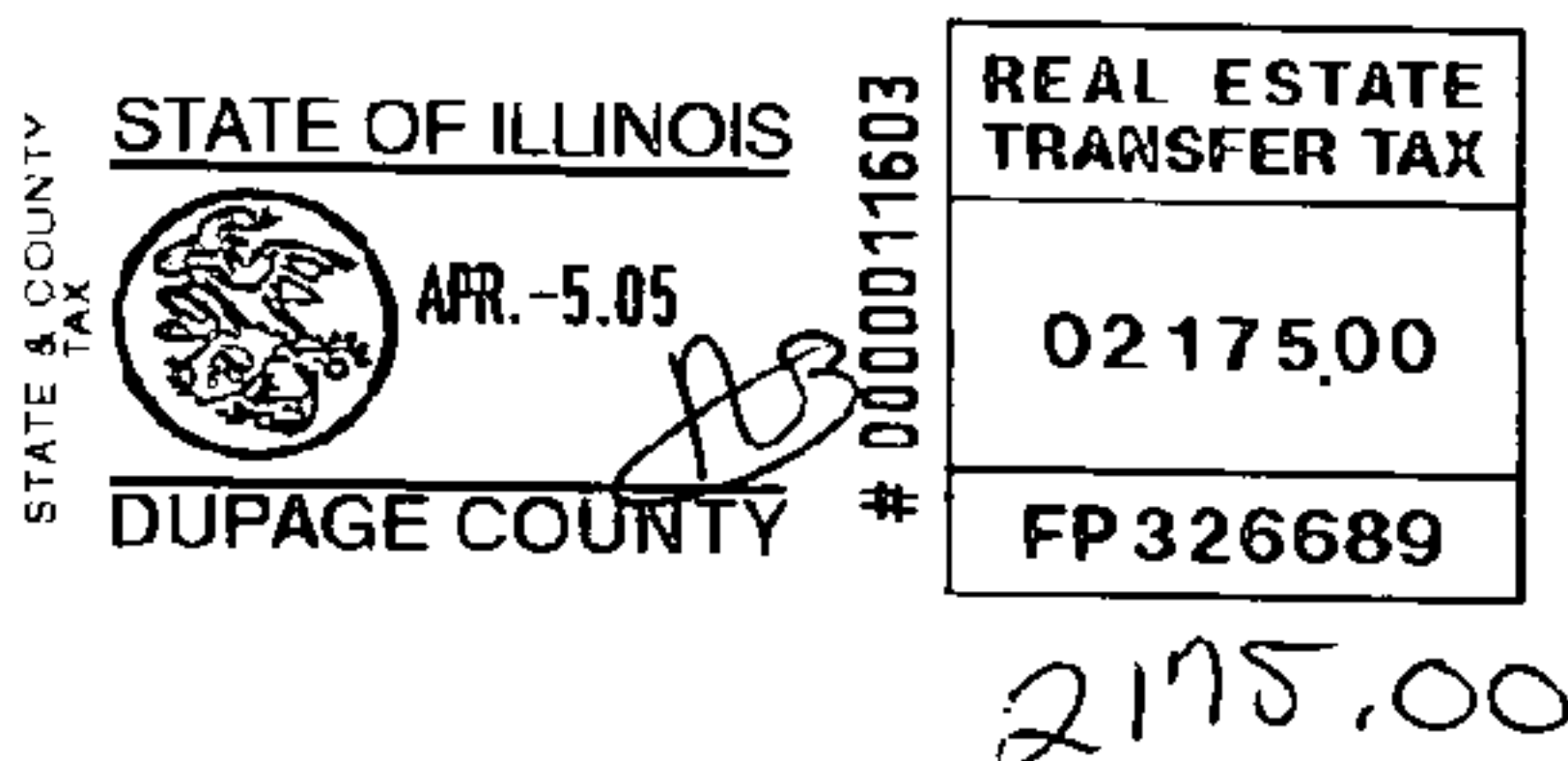
Donna R. Buchholz
Notary Public



This instrument was prepared by: William E. Jegen, 536 Crescent Boulevard, Suite 200, Glen Ellyn, Illinois 60137

Mail Tax Bills to: 413 Main Street, LLC, 272 East Deerpath Road, Suite 236, Lake Forest, Illinois 60045

AFTER RECORDING RETURN TO: William E Jegen
536 Crescent Blvd Ste 200
Glen Ellyn, IL 60137





Svigos Asset Management

Property Development & Asset Management

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

January 6, 2021

Zoning Variance – 413 N. Main Street

Dear Dept of Zoning,

We are requesting a zoning variance and special use for the abovementioned building. The 413 Main building consists of 2 storefront retail spaces and 16 residential apartments on the building's Front / West end. The building is partially zoned C5A and C5B. The East portion of the building is a former Masonic Hall with two levels and zoned differently as C5B. The first level of the Masonic space has been vacant for several years and the second level has been vacant for approximately ten years. We seek a Special Use Permit for the C5B Masonic portion to build 12 loft style residential units between the 1st and 2nd floors. We are also deleting a unit in the 413 N. Main building as a result of this project. We do not plan any changes to the building's façade on Main Street. The building's North façade will have patios on the first floor and hung metal balconies on the second floor in the area between the parking garage and building which is not accessible to the public. The building's East side will have windows to allow light for the apartments. This area will be landscaped where possible due to diminished lighting from parking garage.

We have actively marketed the space since the departure of Dance Dance Dance. They were a long-term tenant of the building but had no one to take over the business upon their retirement. The space had grown tired during the 20+ years of Dance Dance Dance's tenancy but they were never able to invest in the space. When they vacated, the space needed major renovation that could not be supported by commercial rental rates. The commercial real estate landscape has changed drastically in the last five to ten years. Ecommerce and changing consumer habits has placed pressure on small business. Increased competition for consumer spending and commercial space location has become critical.

The former Masonic Hall portion of the building is set back over 100 feet from Main street and has no visibility from either Main or Hillside. The building's only access from the downtown area is through a lengthy covered hallway. Secluded spaces with little visibility are a drawback for commercial and retail space. We would like to change the property's use to residential to stabilize the building.

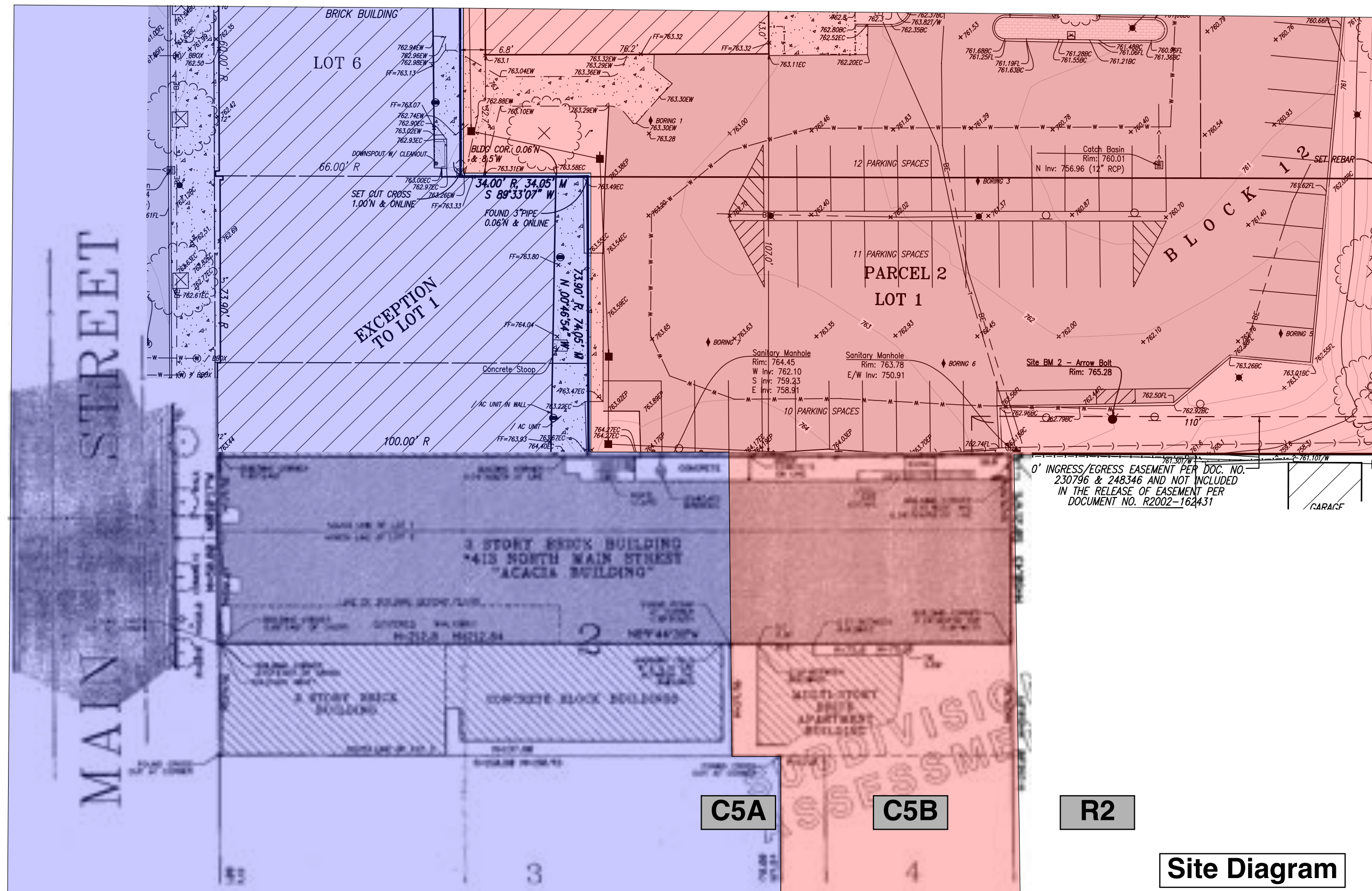
The setback and lack of street visibility is a benefit for the quiet use and enjoyment of residential apartment. This property enjoys a central location with access to shopping, public transportation, and restaurants but the quiet enjoyment of a neighborhood side street due to its setback. This variance(s) will allow a beneficial development to the downtown area and positive contribution to the Glen Ellyn Comprehensive Plan.

We plan to build 12 residential loft style 1 bed 2 bath apartments (700 – 900 s/f) on the 1st and 2nd floor of the former Masonic Hall Space. Each unit will have 14' ceilings, central heat / air conditioning, real hardwood floors (not click floor or laminates), 42" American made cabinets, quartz or granite countertops, stainless steel appliances, in-unit washer/dryer, ground floor patio and 2nd floor Juliette balconies. We specialize in the redevelopment of historic buildings. Our recent projects are the Mulligan School Apartments, Motley School Apartments and Peabody School Apartments. The School projects are similar to the Masonic Hall's high ceiling masonry and wood joist construction. The units will be striking with large volumes and bedroom staircase feature. Each unit will boast oversized windows and custom doors to either patios or Juliette balconies. We have an agreement with the Village of Glen Ellyn to rent 1 parking space per unit up to 12 parking spaces for the use of the residents of the building in the new municipal parking garage for any resident needs. We projected rents for these apartments to range between \$1,500 to \$2,000 per month.

We will not require any exterior signage but will request a separate address for the Masonic Hall Apartments. The building currently has adequate lighting on main street. The patio which afront the municipal parking lot will receive 1 small light outside each patio door. This feature will eventually be blocked by the new parking garage.

We have included the following applications and documents:

1. Special Use Permit Application Packet
2. Zoning Map Amendment and Zoning Code Text Amendment Application Packet
3. Zoning Variation Request Packet
4. Survey
5. Proof of Ownership – Closing Statement & Trustee's Deed
6. Architectural Plan Including Site Plan & Existing Conditions



Site Diagram

Survey Plat



Notes:

1. Information depicted here-in is for general reference only and may not be complete, may not be depicted to scale or inclusive of all conditions present at the site. No representation is made as to the accuracy of this information.
2. Survey information based upon documents provided by Village of Glen Ellyn and Svigos Asset Management.
3. Field verify all existing conditions, dimensions and materials.

Svigos Development, LLC.
developer

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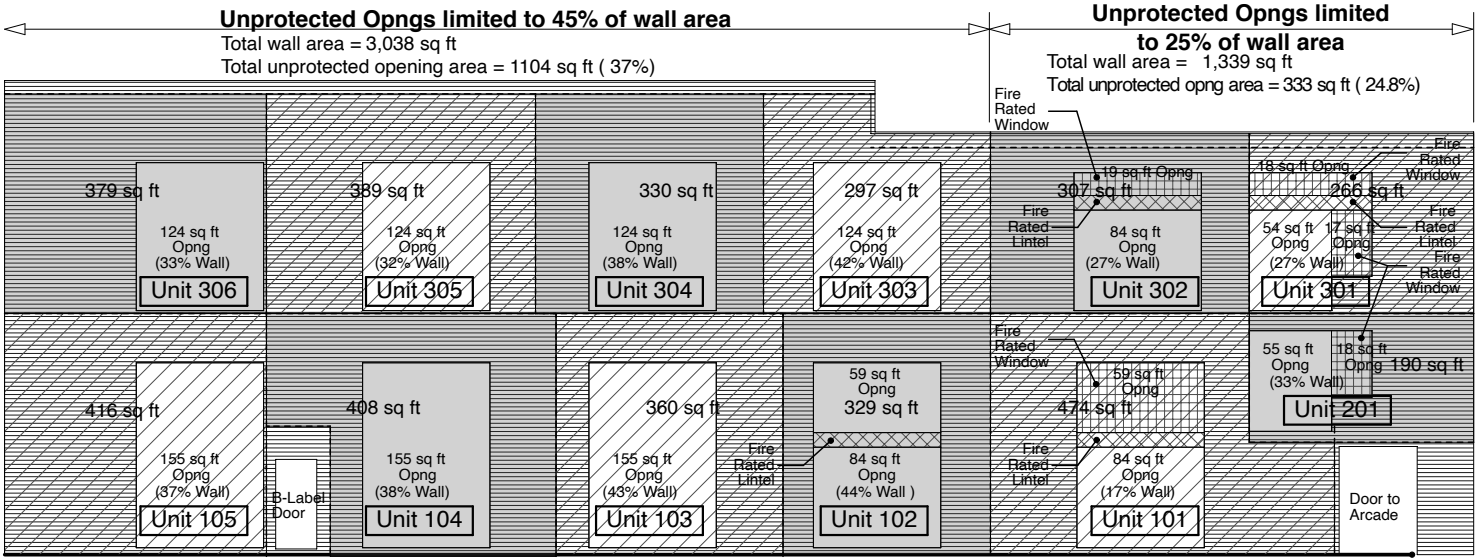
Data, Supporting Information

Mezzanine Area Analysis								
Unit Number	Unit Type	Gross Unit Area SF* (All Levels)	Base Room Area SF**	Allow. Mezz Area 33%	Mezzanine SF	Actual Mezz/ Upper Level Area %	Upper Level Area SF (Not applicable to Mezzanines)	Remarks
101	Duplex 2-Story	1035	588	NA	-	56.8%	334	Access to 2 exits paths. Upper level area not limited
102	Duplex 2-Story	1200	692	NA	-	42.1%	291	Access to 2 exits paths. Upper level area not limited
103	Duplex 2-Story	1036	573	NA	-	53.8%	308	Access to 2 exits paths. Upper level area not limited
104	Duplex 2-Story	1056	536	NA	-	80.4%	431	Access to 2 exits paths. Upper level area not limited
105	Duplex Mezzanine	1044	694	231	-	45.1%	313	Access to 2 exits paths. Upper level area not limited
201	Flat	668	NA					
301	Duplex Mezzanine	979	645	215	211	32.7%		Mezzanine area limited to 1/3 of Base Room Area
302	Duplex Mezzanine	830	559	186	184	32.9%		Mezzanine area limited to 1/3 of Base Room Area
303	Duplex Mezzanine	808	561	187	186	33.2%		Mezzanine area limited to 1/3 of Base Room Area
304	Duplex Mezzanine	878	584	194	194	33.2%		Mezzanine area limited to 1/3 of Base Room Area
305	Duplex Mezzanine	938	616	205	205	33.3%		Mezzanine area limited to 1/3 of Base Room Area
306	Duplex Mezzanine	1031	715	238	222	31.0%		Mezzanine area limited to 1/3 of Base Room area

*As defined by IBC Chpt 2 Definition. To CL of interior demising walls. Does not include area of exterior wall thickness

North Wall Opng Areas (Unprotected)

Gross Area = 4417SF		Habitable Areas		West Opngs				North Wall Opng Req'd				North Wall Proposed Openings			
Unit #	Room(s)	Area SF	Unit Total	Req'd SF		Proposed/Existing		8 % L		4% V		SF L	SF V	GR Wall Opng	Wall Opng %
Arcade Door Opng		Arcade	55	NA	NA	NA	NA					16	54	55	
101	LDK	416	564	NA	NA	NA	NA	33.28		16.64					
101L	Bdrm	148						11.84	45.12	5.92	22.56	94	27	149	
102	LDK	576	747					46.08		23.04					
102L	Bdrm	171						13.68	59.76	6.84	29.88	98	33	149	
103	LDK	495	682					39.6		19.8					
103L	Bdrm	187						14.96	54.56	7.48	27.28	98	33	149	
104	LDK	464	660					37.12		18.56					
104L	Bdrm	196						15.68	52.8	7.84	26.4	98	33	149	
105	LDK	572	751					45.76		22.88					
105L	Bdrm	179						14.32	60.08	7.16	30.04	98	33	149	
201		LDK	248	364	NA	NA	NA	NA	19.84	19.84	9.92	9.92	56	27	74
		Bdrm	101.0	101.0	8.3 SFL	4.15 SFV	9 SFL	9.5 SFV	-	-	-	-	-	-	-
301*		LDK	330	486	NA	NA	NA	NA	26.4		13.2				
301M	Bedrm	156	NA		NA	NA	NA	12.48	38.88	6.24	19.44	62	27	97	
	Bdrm	130.0	130.0		7.0 SFL	3.5 SFV	9 SFL	9.5 SFV	-	-	-	-	-	-	-
302		LDK	467	600	NA	NA	NA	37.36		18.68					
302M		Bdrm	133					10.64	48	5.32	24	68	33	107	
303		LDK	513					668	41.04		20.52				
303M		Bedrm	155						12.4	53.44	6.2	26.72	71	33	118
304		LDK	508					641	40.64		20.32				
304M		Bedrm	133						10.64	51.28	5.32	25.64	71	33	118
305		LDK	542					712	43.36		21.68				
305M		Bedrm	170						13.6	56.96	6.8	28.48	71	33	118
306		LDK	539					701	43.12		21.56				
306M		Bedrm	162						12.96	56.08	6.48	28.04	71	33	118
Aggregate SF . Wall Opngs									596.80		298.40	972	432	1,550	35.1%
•		Portion L&V obtained via Existing Window or new Skylight. All Bathrooms rely on Mechanical Ventilation										4417 X .45 = 1987 sf			



North Wall Opening Area Diagram

Depicting masonry opening areas. Will differ slightly from sizes for light & vent openings due to framing allowances.

413 N. Main St, Glen Ellyn Oct 25, 2021				Acacia 415 N Main St.			413 N. Main St.			
Building Area Breakdown by Floor				Gross Area SF	Net SF	Qty DU's	Gross Area SF	Bldg Area SF (IBC 501.2)	Net Apt SF	Qty DU's
Attic	Residential			1,225	1,150	2	-	-	-	-
3rd FL Mezz	Residential			3,222	3,048	9	1,602	1,526	1,290	6
3rd FL	Residential			3,222	3,048	9	5,252	4,868	4,620	6
2nd / 1st FL Mezz										
1st FL	Retail			4,628	3,048	-	3,586	3,047	2,810	6
Basement	Basement			-	-	-	5,252	4,809	4,201	-
Totals				12,297	10,294	20	15,692	14,250	12,921	12

Combined Totals

Total DU's	32
Total Gross Area SF	27,989
Total Net Apt SF	23,215

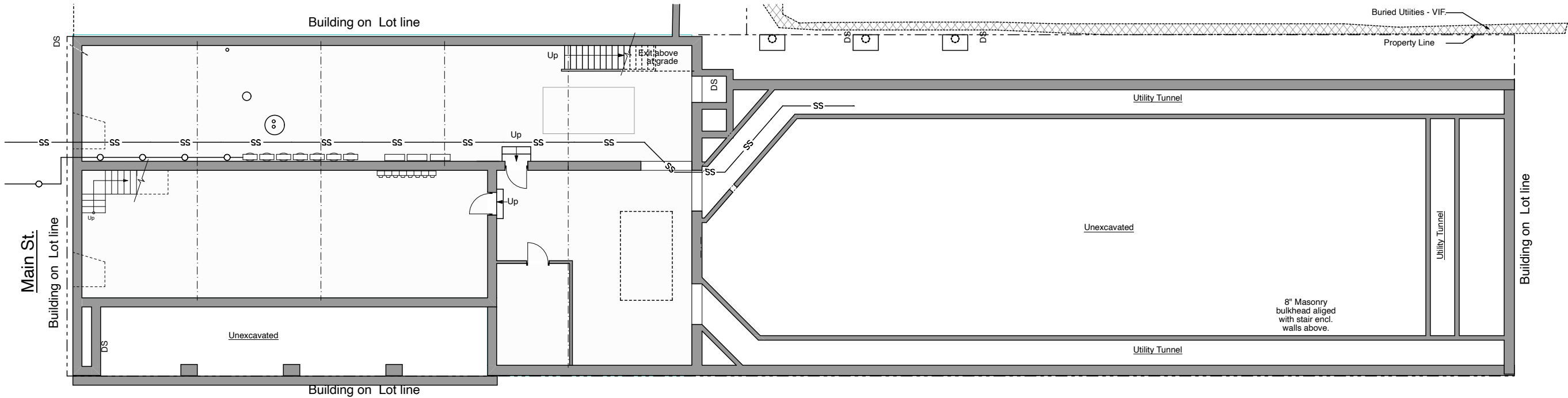
Svigos Development, LLC.
developer

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Existing Basement Plan

Scale: 1/16" = 1'-0"



3,875 sq ft (Gross SF)

Svigos Development, LLC.
developer

Basement Plan Existing

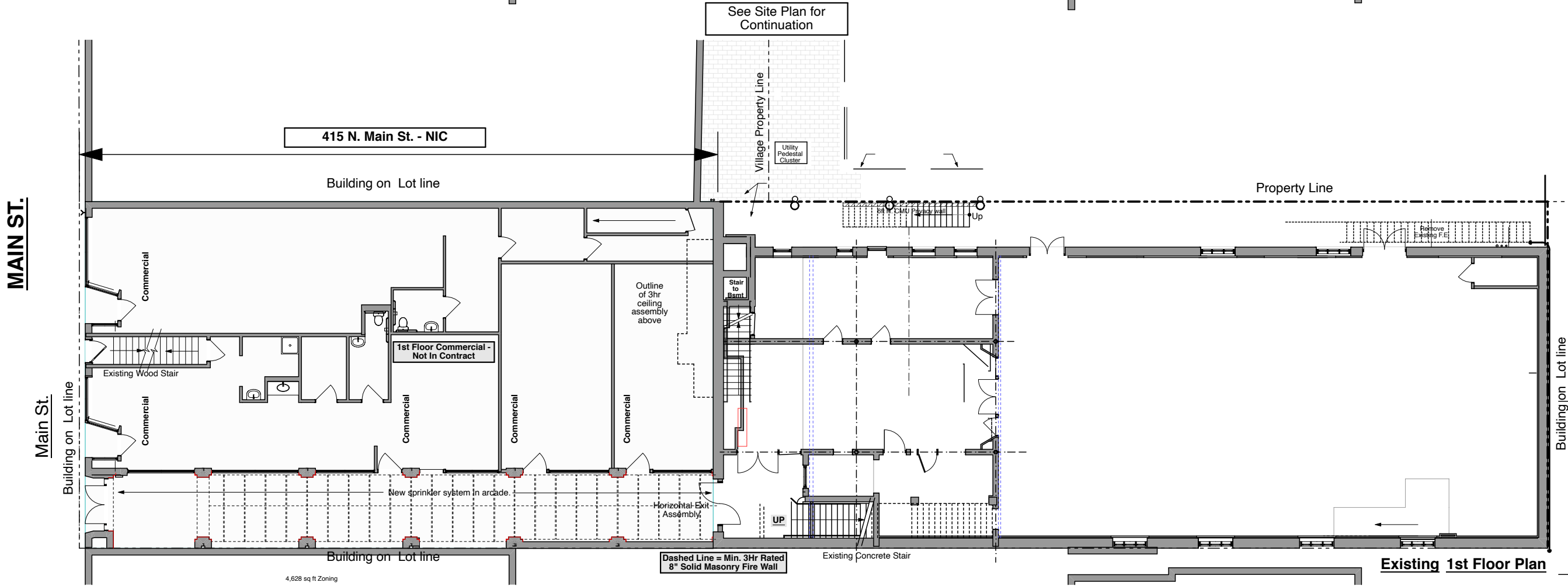
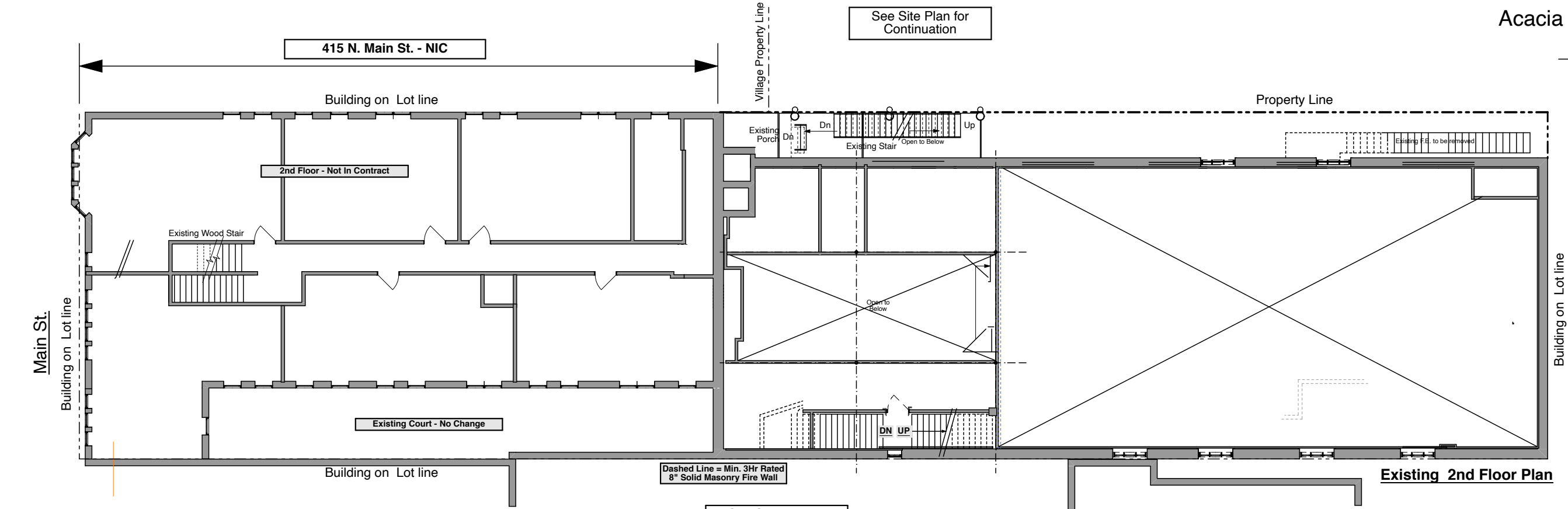


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EX-1

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



Existing 1st & 2nd Floor Plan
Scale: 1/16" = 1'-0"

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developer

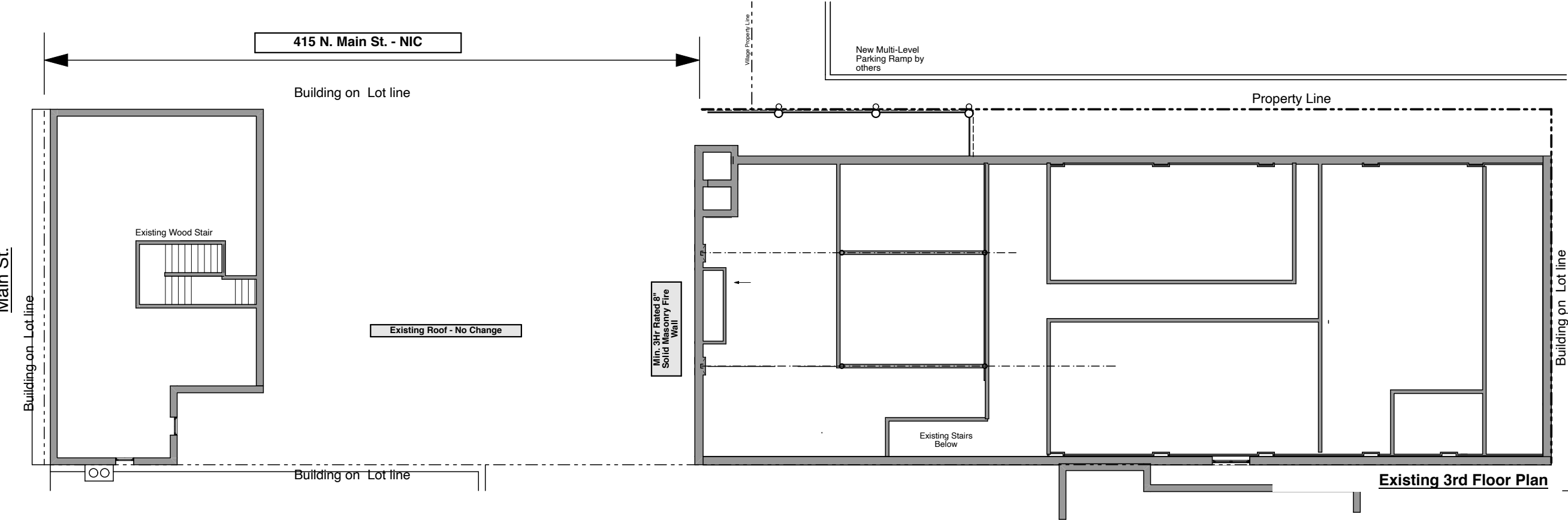
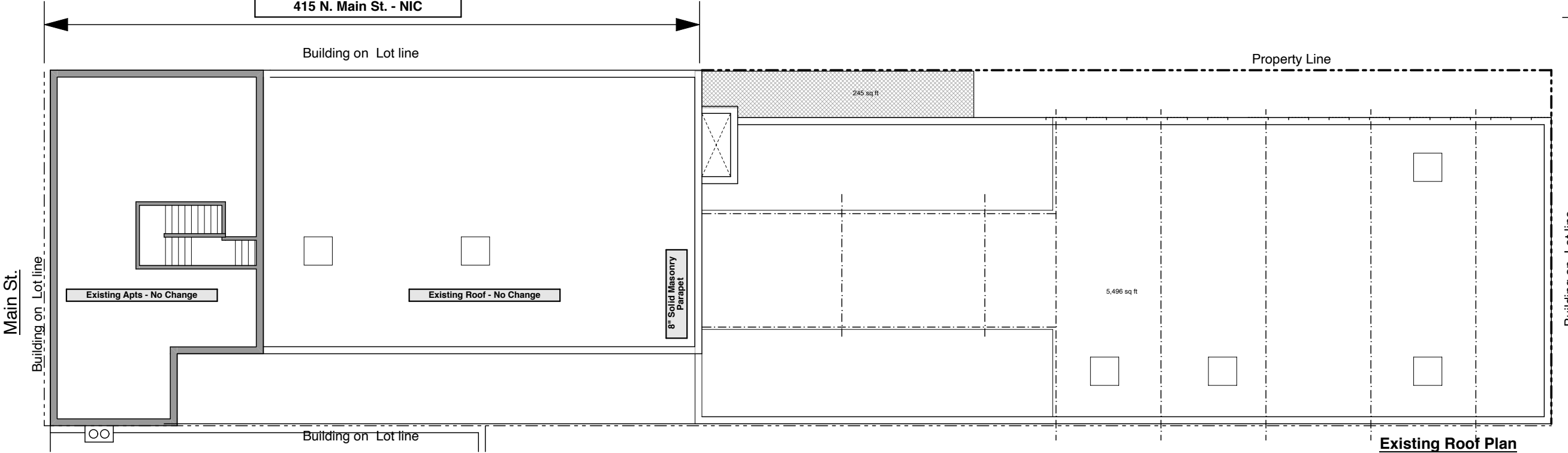


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EX-2

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



Existing 3rd Floor & Roof Plan
Scale: 1/16" = 1'-0"

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developer



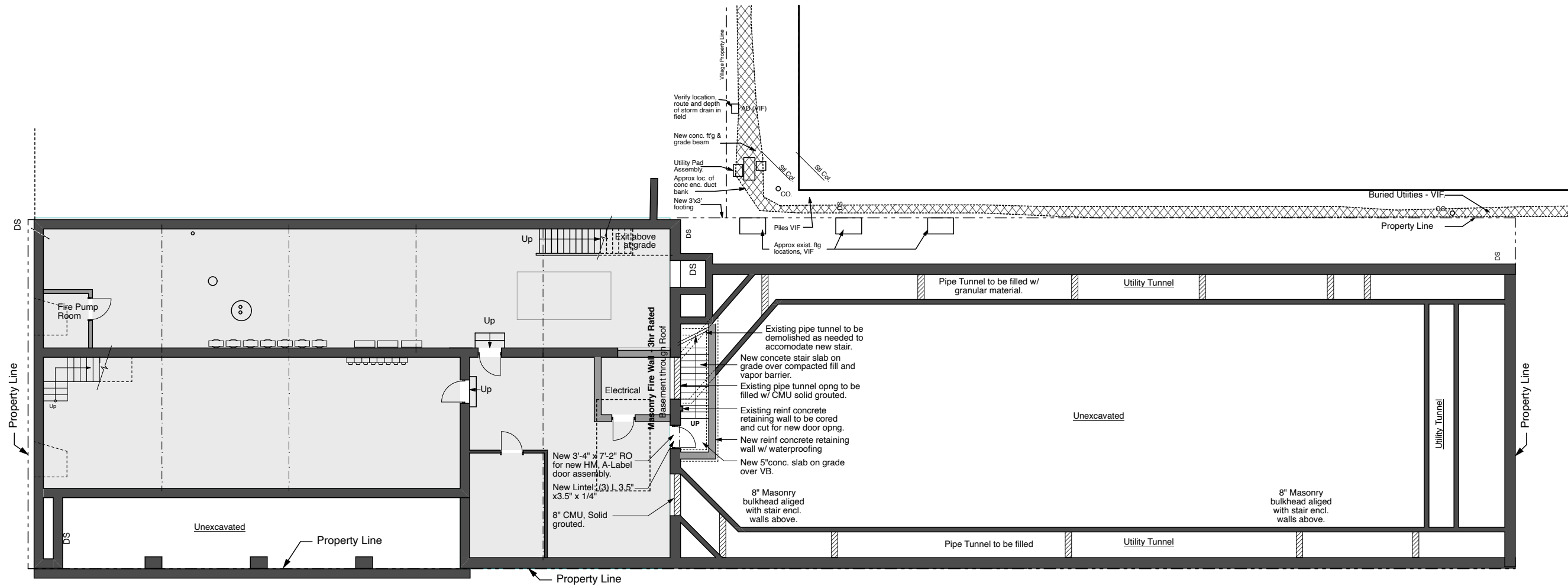
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EX-3
11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.

Basement Plan

Scale: 1/16" = 1'-0"



Svigos Development, LLC.
developer

Basement Plan

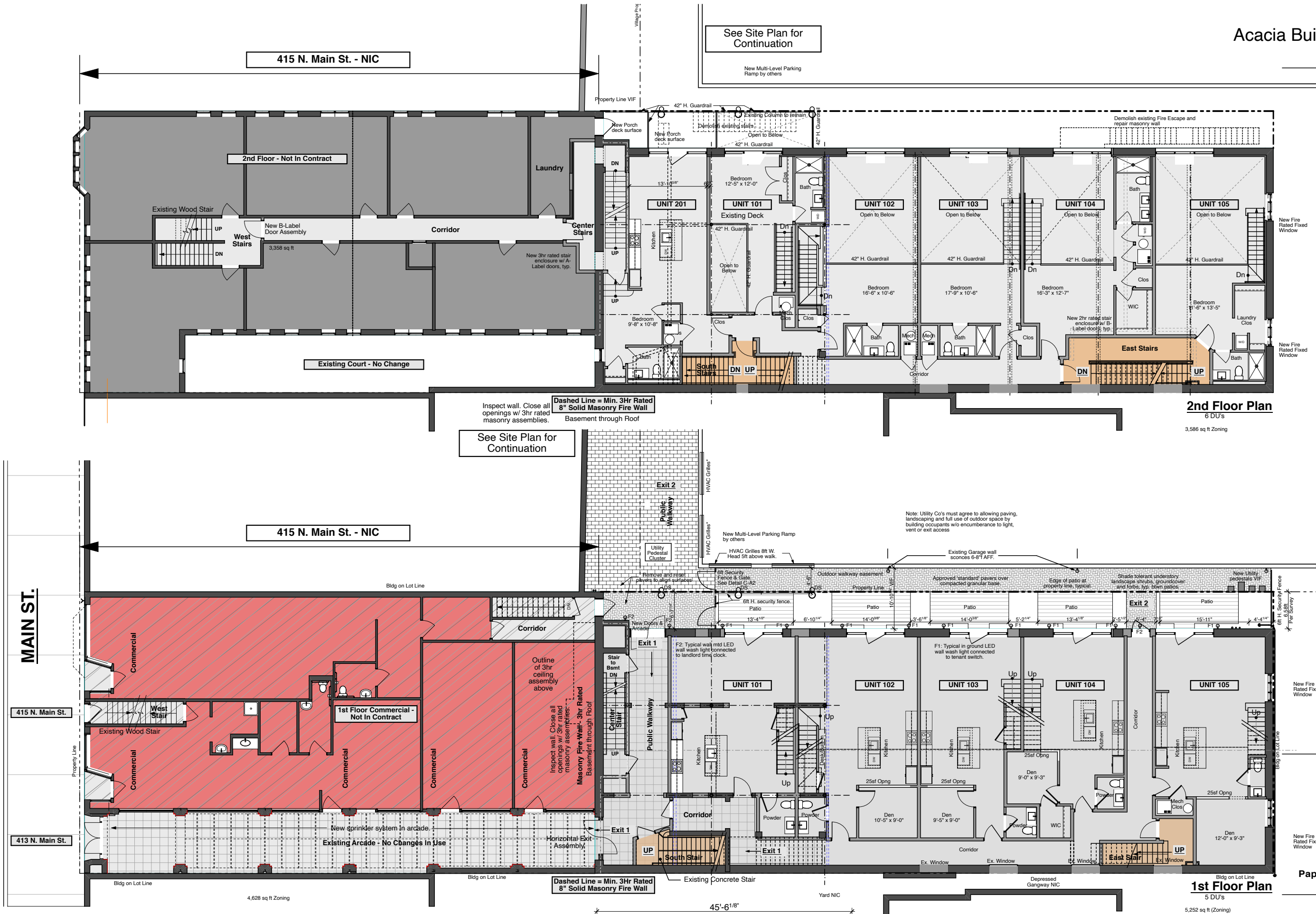


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A-1

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required exiting, life safety improvements and coordination with existing systems.



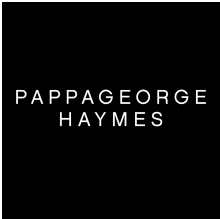
1st & 2nd Floor Plan
Scale: 1/16" = 1'-0", 1:9.39

Notes:
1. All exterior lights shall be outdoor rated devices shielded to prevent light spill over lot line.
2. Provide mock up on site to demonstrate light level at lot line does not exceed 3fc from on site exterior lighting sources.

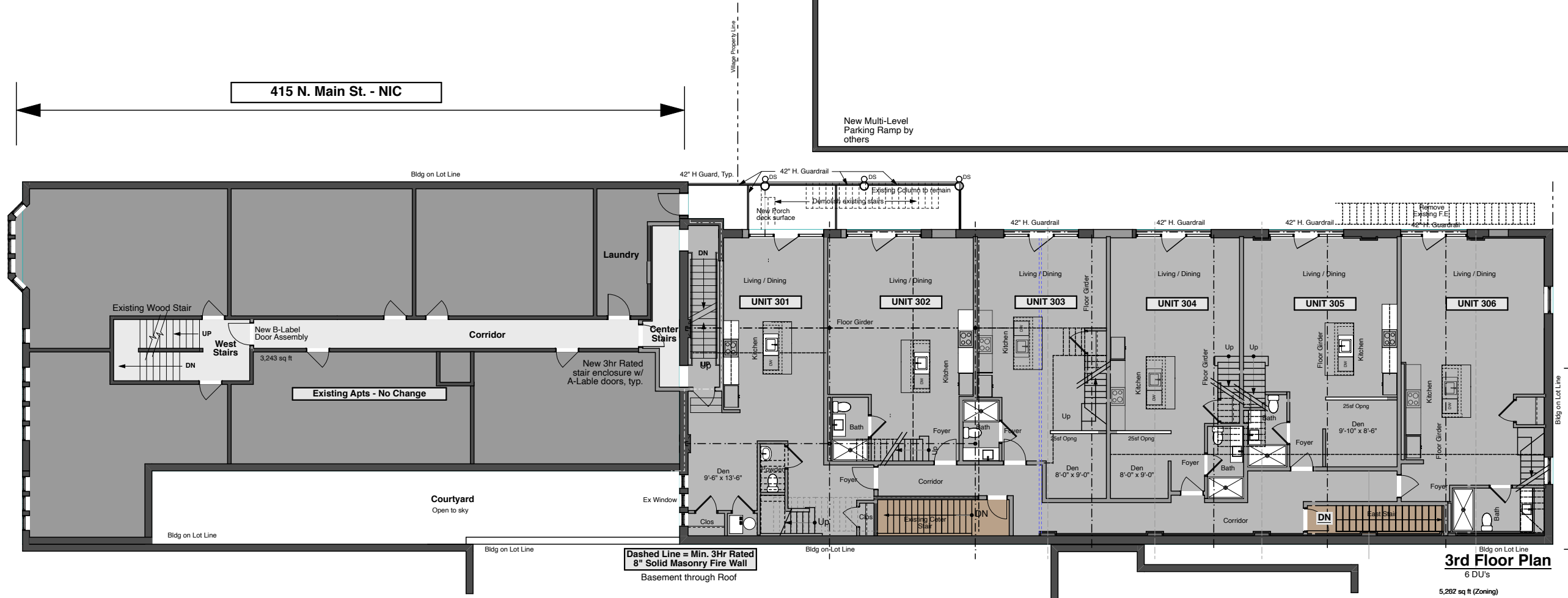
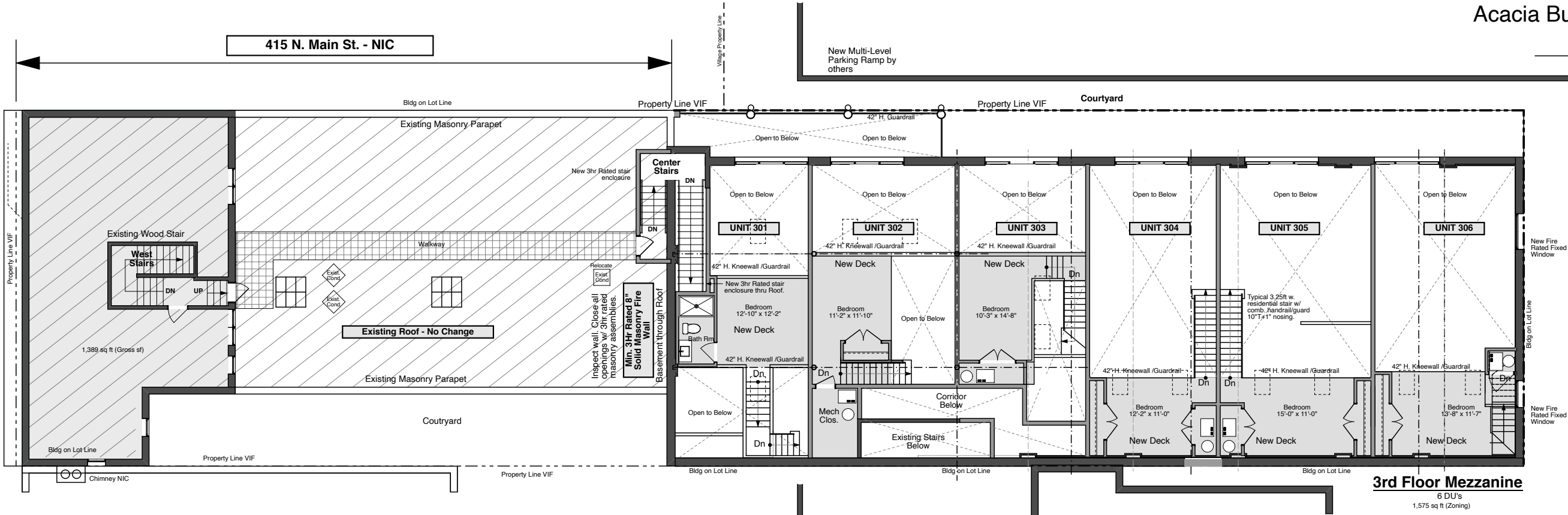


F1 & F2: Typical Surface wall mtd wall wash LED fixture connected to landlord time clock.

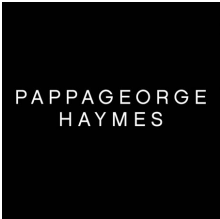
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developer



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Svigos Development, LLC.
developer

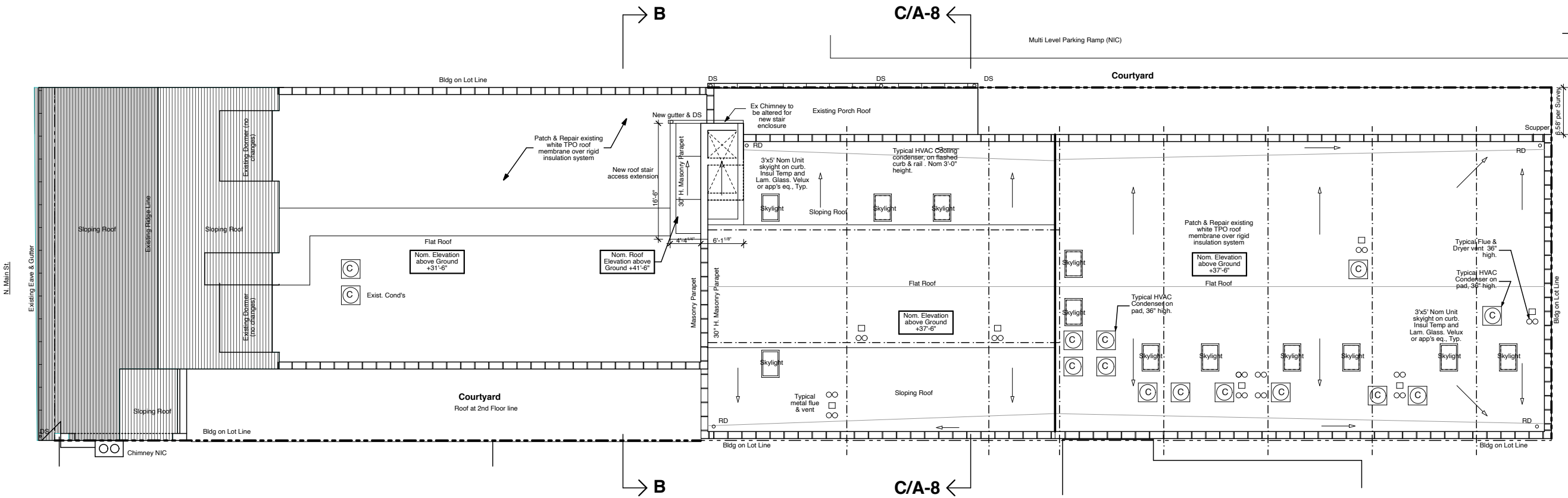


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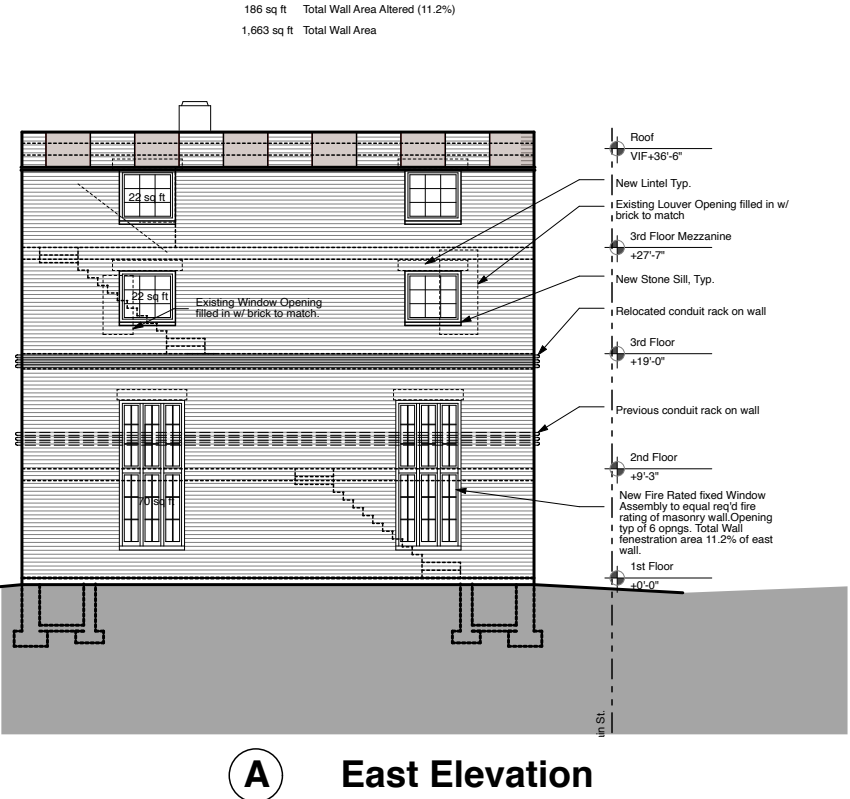
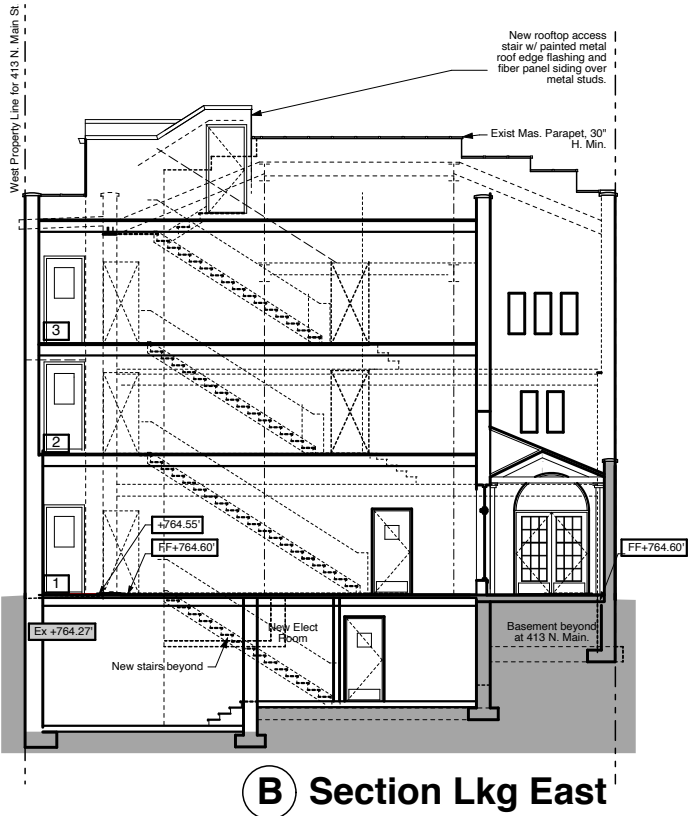
A-3

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



Upper Roof Plan View



Svigos Development, LLC.
developer



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A-4

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.

Site Exit Plan
Scale: 1:0.50, 1' = 1'-0", 1:1.36, 1:328.21



Notes:

1. Information depicted here-in is for general reference only and may not be complete, may not be depicted to scale or inclusive of all conditions present at the site. No representation is made as to the accuracy of this information.
2. Survey information based upon documents provided by Village of Glen Ellyn and Svigos Asset Management.
3. Field verify all existing conditions, equipment, dimensions and materials.

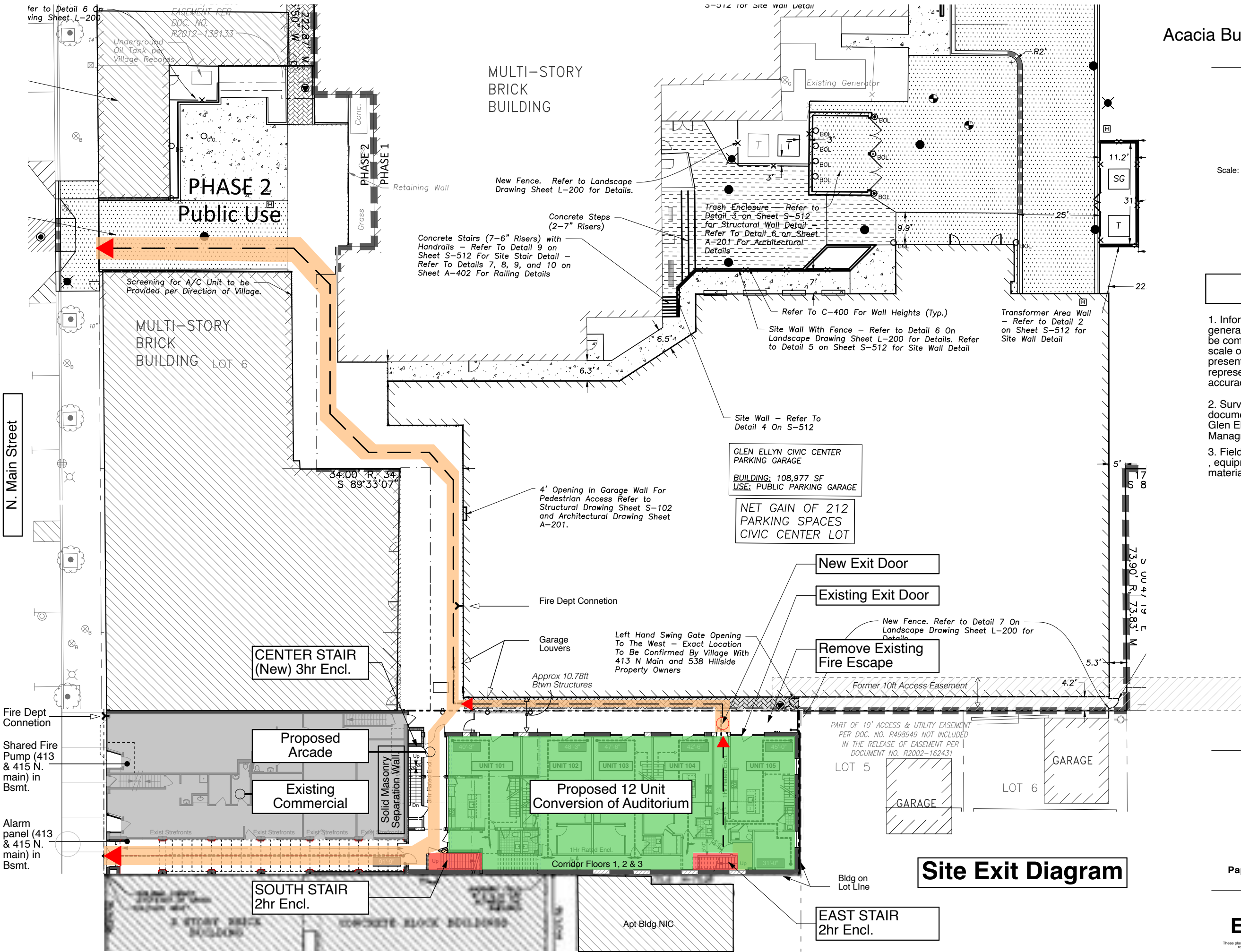
Svigos Development, LLC.
developer

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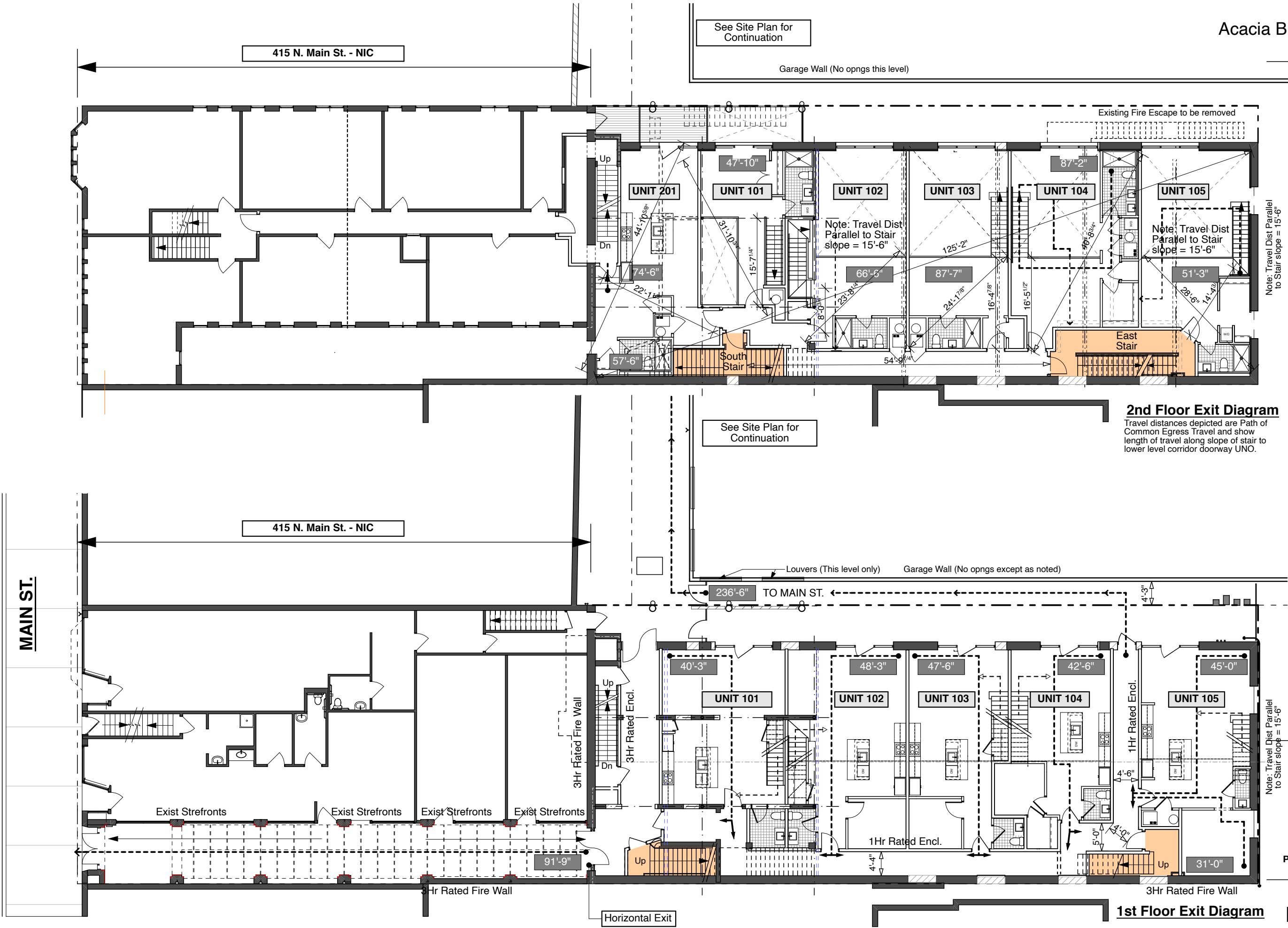
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ED-1

11/18/21



Site Exit Diagram



1st & 2nd Floor Plan
Scale: 1/16" = 1'-0"



Notes:

1. Travel distances indicated follow the slope of the stairs and natural unobstructed walking path as anticipated.
2. Distances indicated are represent the *Path of Common Egress Travel* from the most remote point in the dwelling to a point in the egress system where two diverging paths become available.
3. The building will be protected through-out by a monitored fire sprinkler system.
4. Corridors and demising walls shall have a assembly fire rating of not less than 1Hr. Stair enclosures and at the Public Arcade shall be rated not less than 2hrs.

2nd Floor Exit Diagram

Travel distances depicted are Path of Common Egress Travel and show length of travel along slope of stair to lower level corridor doorway UNO.

1st Floor Exit Diagram

Svigos Development, LLC.
developer

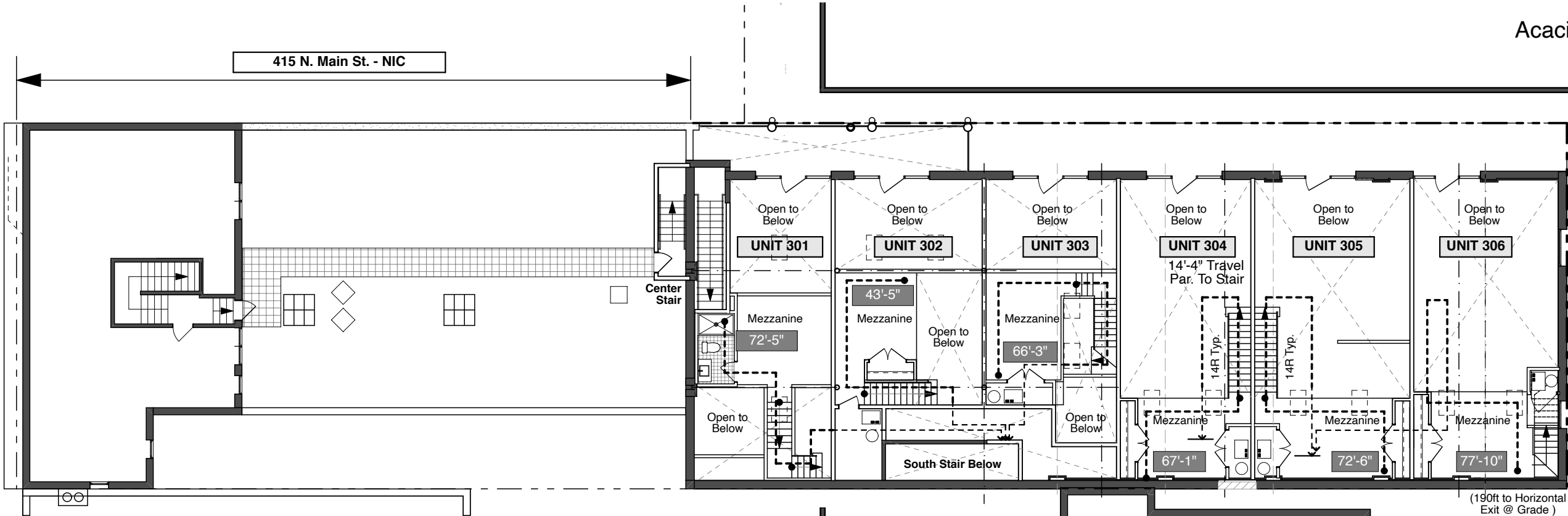
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HAYMES

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www.pappageorgehaymes.com

ED-2

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



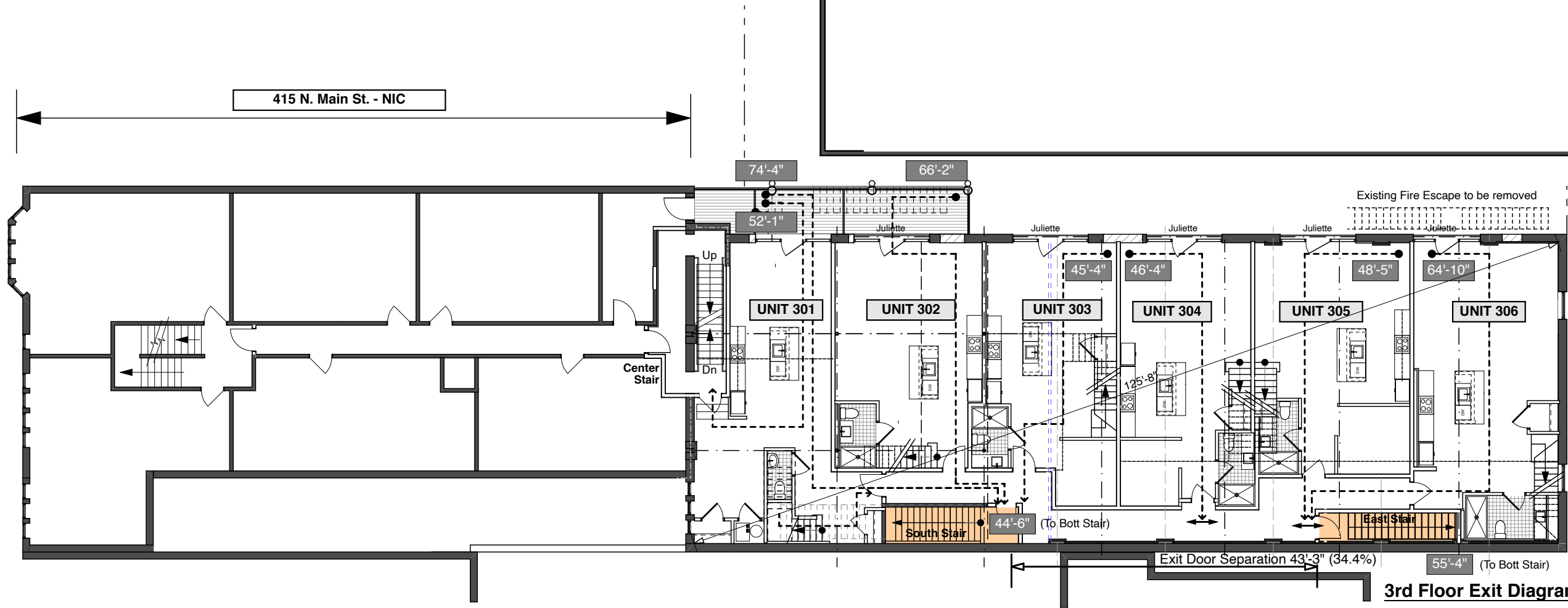
3rd Floor & Mezzanine Plan (1)
Scale: 1/16" = 1'-0"



Notes:

1. Travel distances indicated follow the slope of the stairs and natural unobstructed walking path as anticipated.
2. Distances indicated are represent the Common Path of Egress Travel from the most remote point in the dwelling to a point in the egress system where two diverging paths become available.
3. The building will be protected through-out by a monitored fire sprinkler system.
4. Corridors and demising walls shall have a assembly fire rating of not less than 1Hr. Stair enclosures and at the Public Arcade shall be rated not less than 2hrs.

3rd Flr Mezzanine Exit Diagram



Note: Travel Dist Parallel to Stair slope = 14'-4"

Svigos Development, LLC.
developer

PAPPAGEORGE
HAYMES

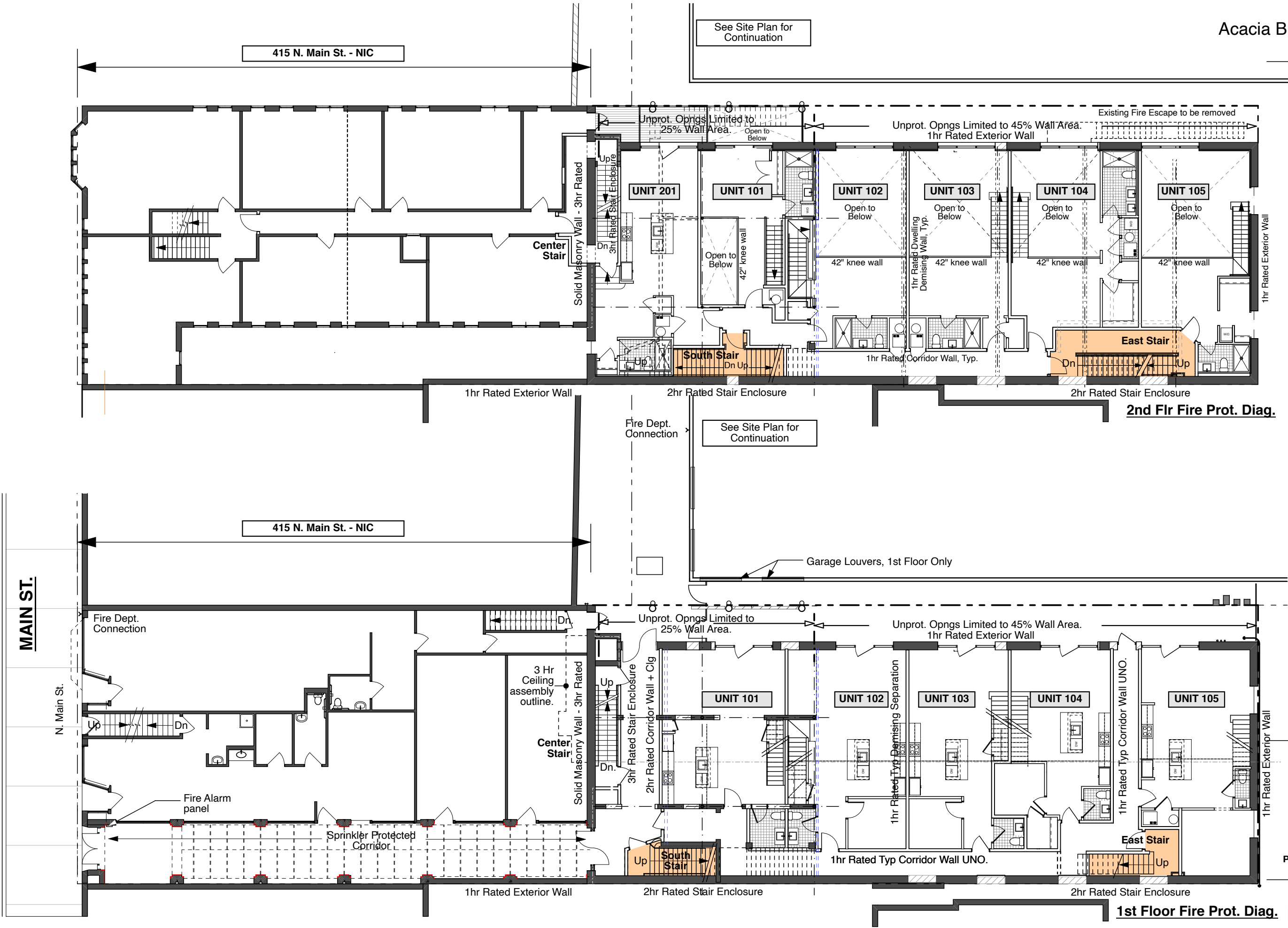
Pappageorge Haymes Partners
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3rd Floor Exit Diagram

ED-3

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



1st & 2nd Floor Plan.
Scale: 1/16" = 1'-0"



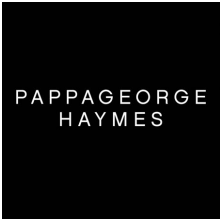
Notes:

1. The building will be protected through-out by a monitored fire sprinkler system.
2. See Sheet 3 for depiction of new North wall openings proposed and their areas.
3. Doors through fire rated partitions and area separations shall be UL fire rated assemblies consisting of a frame, door leaf and hardware including a closing device. Doors shall automatically self-close and latch securely. Doors shall be rated as follows: 3-Hr Wall; A-Label: 2-Hr; B-Label: 1-Hr; C-Label.

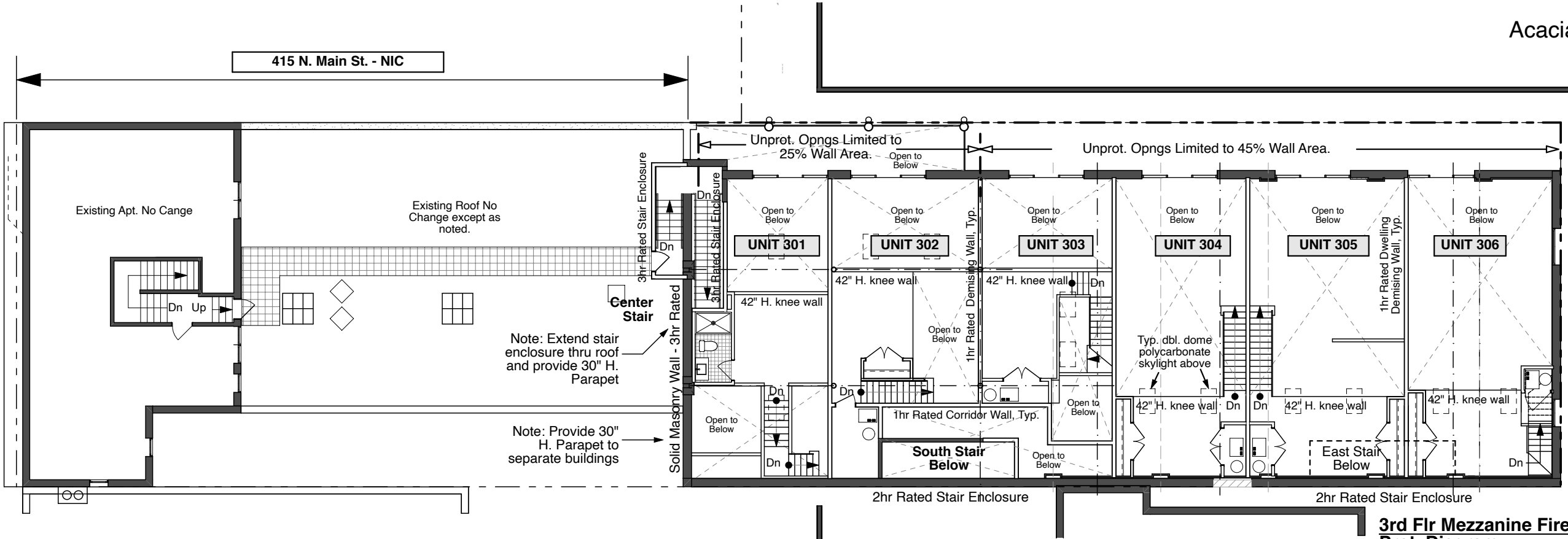
2nd Flr Fire Prot. Diag.

1st Floor Fire Prot. Diag. FP-1

Svigos Development, LLC.
developer



Pappageorge Haymes Partners
www.pappageorgehaymes.com

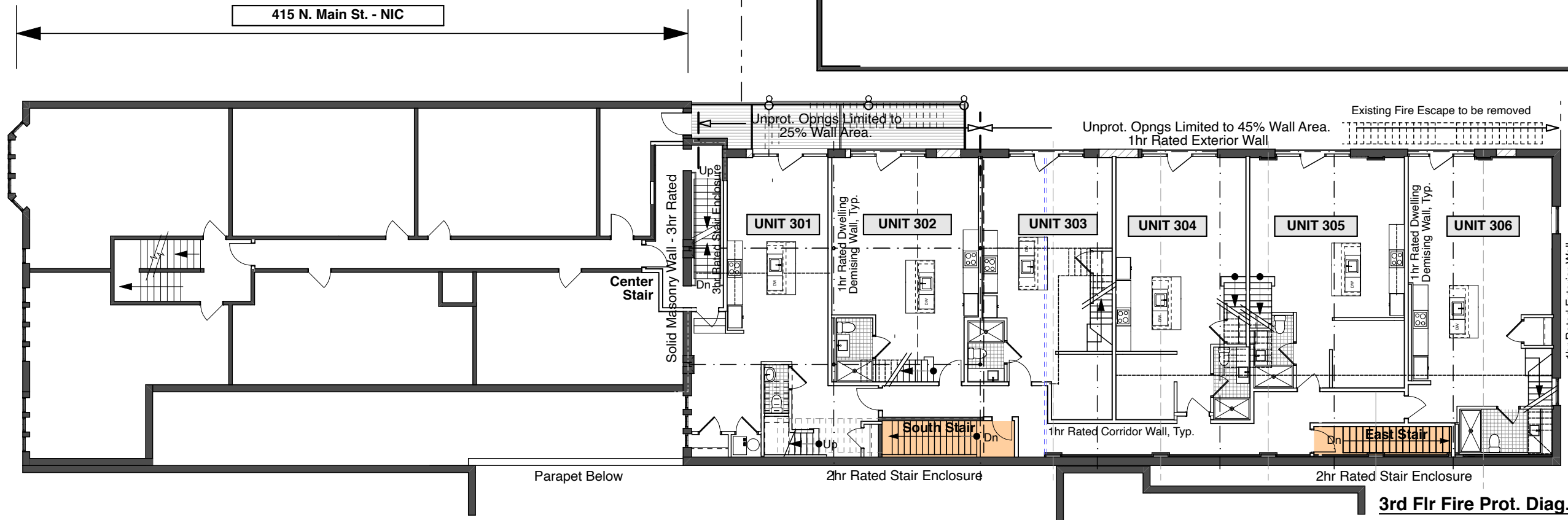


3rd Floor & Mezzanine Plan
Scale: 1/16" = 1'-0"

Notes:

1. The building will be protected through-out by a monitored fire sprinkler system.
2. See Sheet 3 for depiction of new North wall openings proposed and their areas.
3. Doors through fire rated partitions and area separations shall be UL fire rated assemblies consisting of a frame, door leaf and hardware including a closing device. Doors shall automatically self-close and latch securely. Doors shall be rated as follows: 3-Hr Wall; A-Label: 2-Hr; B-Label: 1-Hr; C-Label.

3rd Flr Mezzanine Fire Prot. Diagram



3rd Flr Fire Prot. Diag.

Svigos Development, LLC.
developer

PAPPAGEORGE
HAYMES

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FP-2

11/18/21

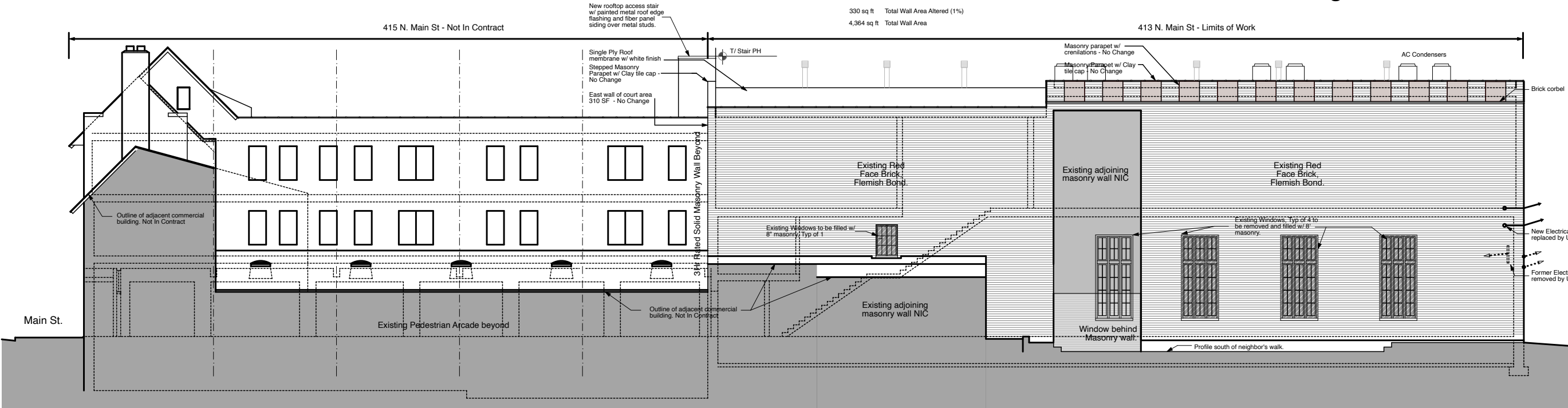
These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



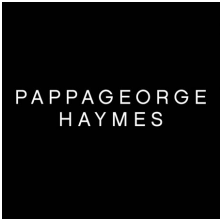
South Elevation
Scale: 1/16" = 1'-0", 1:2.94, 1:1.90, 1:2.07



Existing South Elevation



Svigos Development, LLC.
developer



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South Elevation

A-5

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



Acacia Building Residences

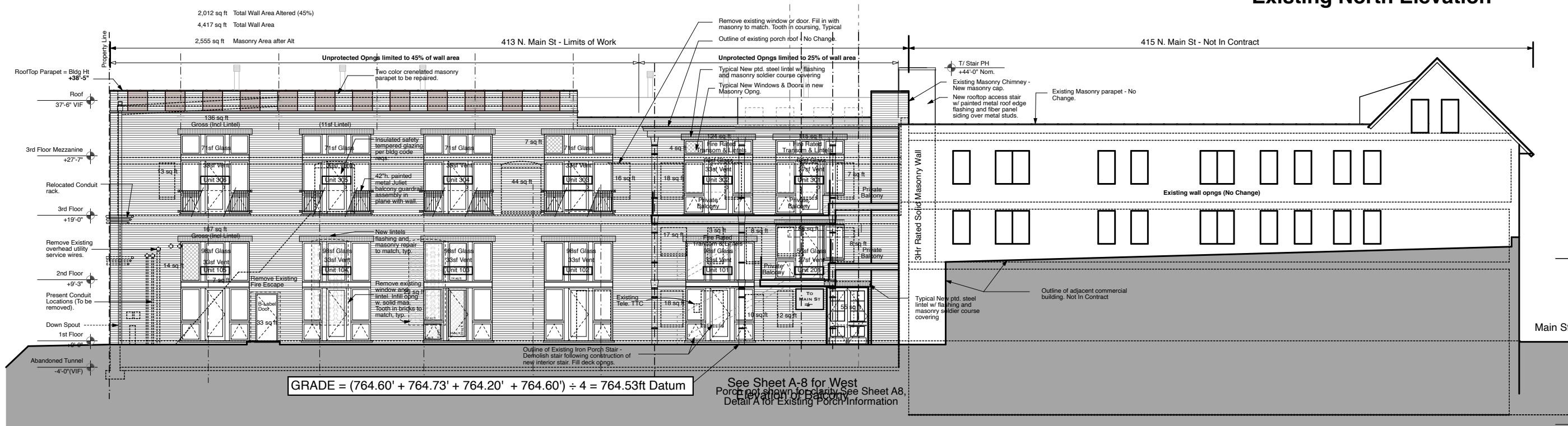
413-15 N. Main Street
Glen Ellyn, IL

North Elevation

Scale: 1:1.84, 1:1.14, 1/16" = 1'-0"



Existing North Elevation



Svigos Development, LLC.
developer

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North Elevation

A-6

11/18/21

These plans are schematic and are subject to further refinement for compliance with code required exiting, life safety improvements and coordination with existing systems.

West Elevation
Scale: 1' = 1'-0"



413-415 N. Main St. Oblique View and West Elevation
No Changes are proposed to the existing street facing facades

Svigos Development, LLC.
developer

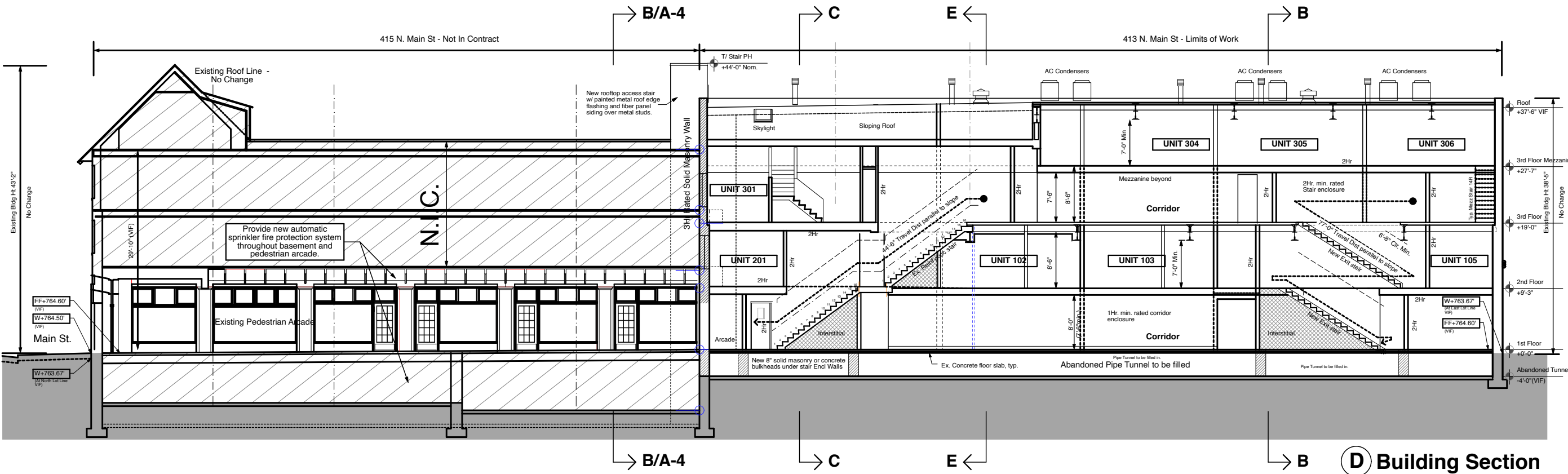
PAPPAGEORGE
HAYMES

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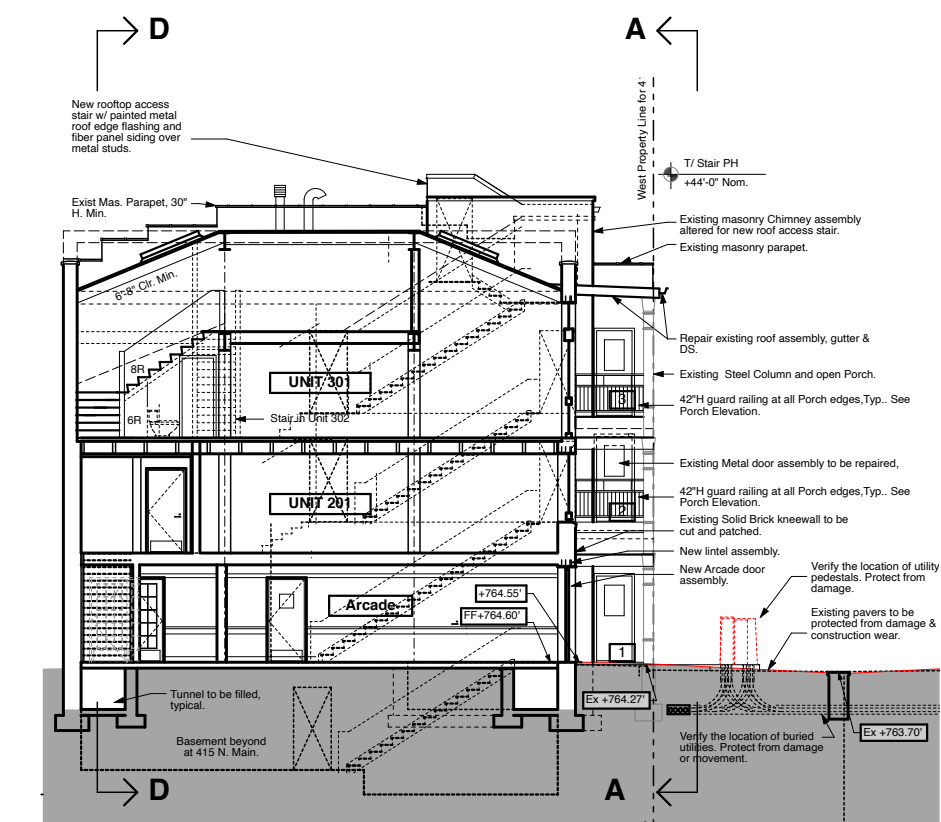
A-7

11/18/21

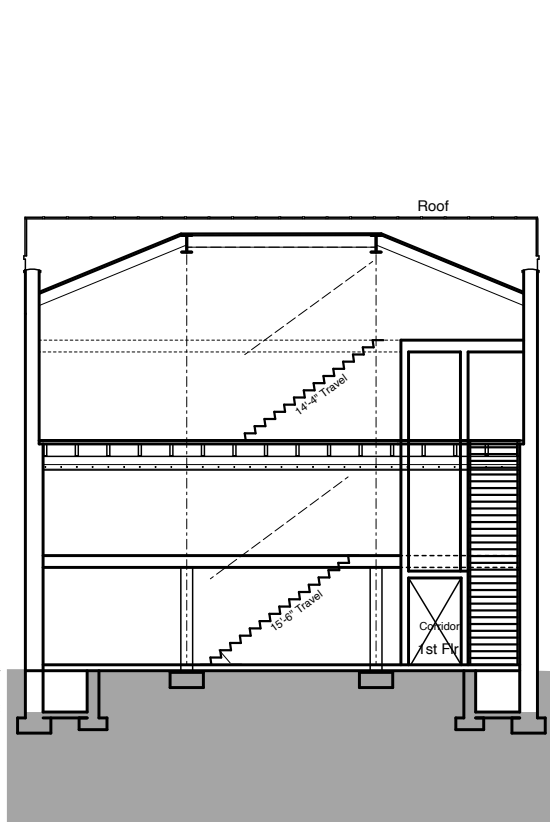
These plans are schematic and are subject to further refinement for compliance with code required existing, life safety improvements and coordination with existing systems.



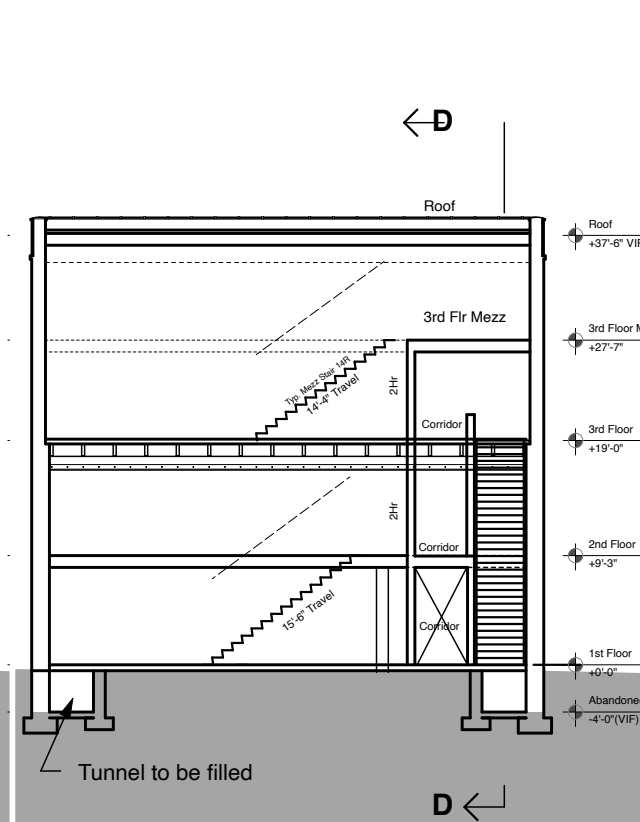
Building Sections
Scale: 1/16" = 1'-0"



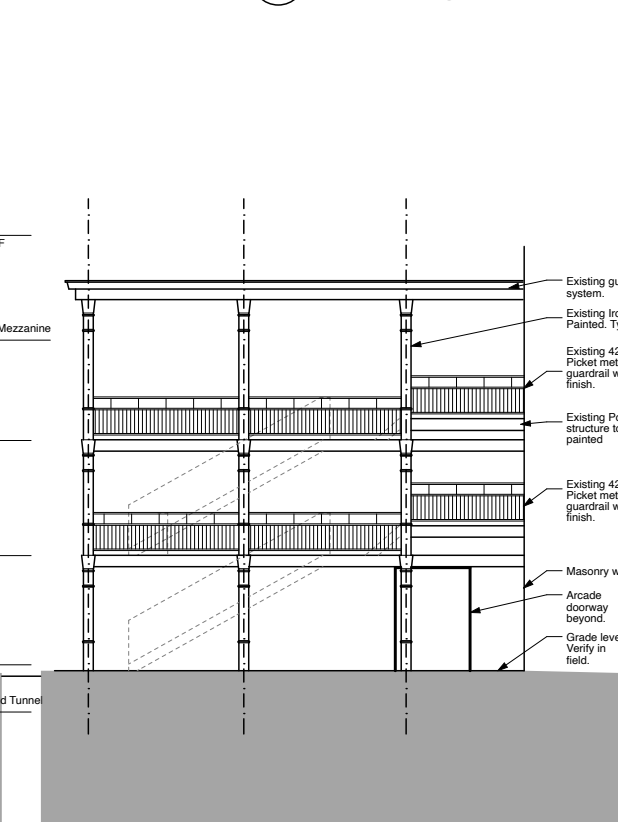
Building Section Lkg West



Building Section Lkg East

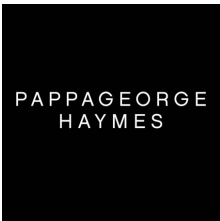


Building Section Lkg East



North Elev. of Alt'd. Balcony

Svigos Development, LLC.
developer



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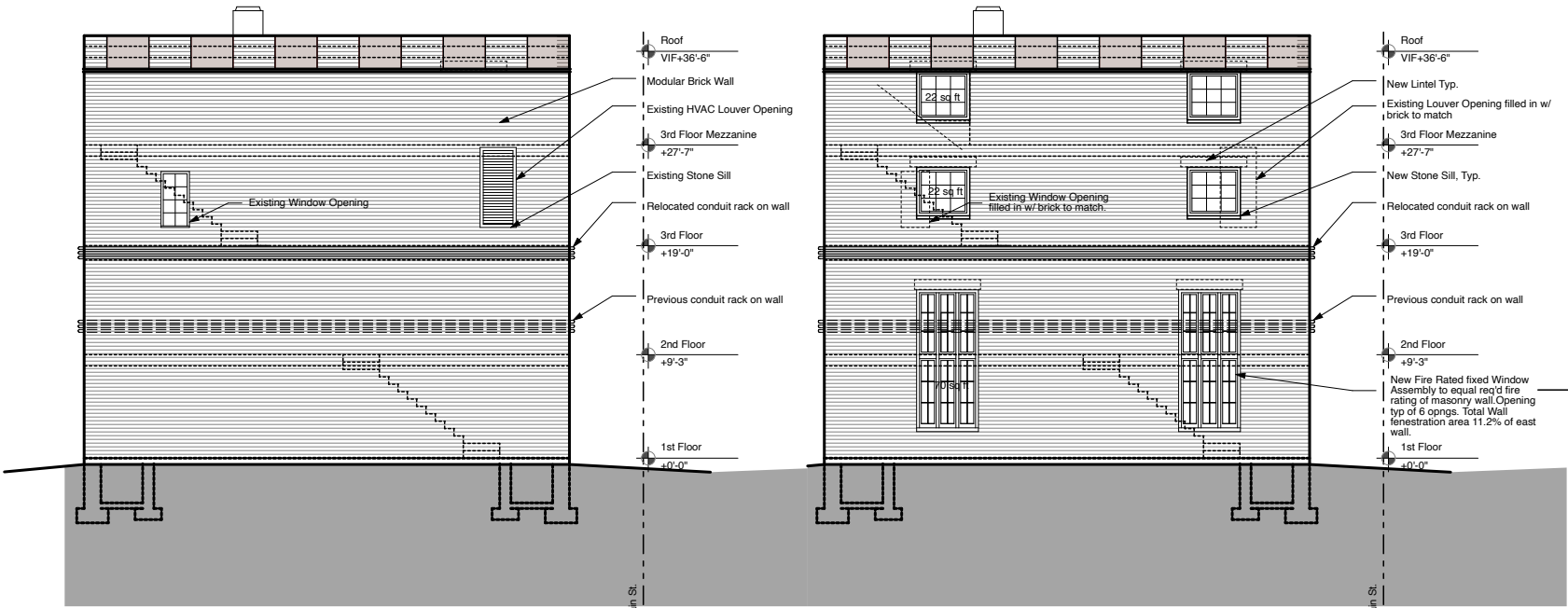
Partial East Building Elevation



Existing North & East Building Elevations



East Building Elevation



Svigos Development, LLC.
developer

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C East Elevation

B Existing East Elevation

A Proposed East Elevation

10-10-12. Variations.

- (E) The Community Development Director shall not vary the provisions of this title, nor shall the Zoning Board of Appeals recommend, and the Village Board vary, the provisions of this title, except in cases where there are practical difficulties or particular hardship in the way of carrying out the strict letter of any regulation of this title relating to the use, construction or alteration of buildings or structures or the use of land, and unless it shall have made findings based upon the evidence presented to it in the following cases:
1. That the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located; and that the variation, if granted, will not alter the essential character of the locality; or
 2. That the plight of the owner is due to unique circumstances; and that the variation, if granted, will not alter the essential character of the locality;
- (F) For the purpose of supplementing the above standards, in consideration of granting an administrative variation or recommending approval of a variation, the Community Development Director or the Zoning Board of Appeals shall also take into consideration the extent to which the evidence establishes or fails to establish the following facts favorably to the applicant:
1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out;
 2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district;
 3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property;
 4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant;
 5. 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 is located;
 6. That the proposed variation will not:
 - (a) Impair an adequate supply of light and air to adjacent property;
 - (b) Substantially increase the hazard from fire or other dangers to said property or adjacent property;
 - (c) Otherwise 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;
 - (e) Unduly increase traffic congestion in the public streets and highways;
 - (f) Create a nuisance; or
 - (g) Result in an increase in public expenditures;
 7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure;
 8. In the case of a planned unit development, that the granting of the variation will not significantly compromise the character and concept of the planned unit development;

10-10-13. Amendments.

- (E) Within 90 days after the close of the hearing on a proposed amendment, the Plan Commission shall make written findings of fact and shall submit the same together with recommendations to the Village Board. For map amendments, the commission shall make written findings of fact based upon the evidence presented to it in each case with respect to the following matters:
1. Identification of the existing uses of property within the general area of the affected property;
 2. Identification of the zoning classification of property within the general area of the affected property;
 3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district;
 4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district;
 5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan;
 6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property; and
 7. The extent to which property values are diminished, if at all, by the particular zoning restrictions;

10-10-13. Amendments.

- (E) Within 90 days after the close of the hearing on a proposed amendment, the Plan Commission shall make written findings of fact and shall submit the same together with recommendations to the Village Board. For map amendments, the commission shall make written findings of fact based upon the evidence presented to it in each case with respect to the following matters:
1. Identification of the existing uses of property within the general area of the affected property;
 2. Identification of the zoning classification of property within the general area of the affected property;
 3. Determination as to the suitability of the property in question to the uses permitted under the existing classification or district and under the proposed classification or district;
 4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district;
 5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan;
 6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property; and
 7. The extent to which property values are diminished, if at all, by the particular zoning restrictions;

(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT, A SPECIAL USE PERMIT AND ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF APARTMENT UNITS WITHIN THE EXISTING BUILDING AT 413 N. MAIN STREET

Related to the request of the petitioner, Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, for approval of a Zoning Map Amendment to rezone a portion of the building at 413 N. Main Street from the C5A Zoning District to the C5B Zoning District and in accordance with 10-10-13(E) of the Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. Identification of the existing uses of the property within the general area of the affected property: The property is adjacent to the Civic Center Parking Garage and mixed-use commercial buildings to the north, a mixed-use building and multi-family building to the south, single family homes to the east, and a new mixed-use building to the west.
2. Identification of the zoning classification of property within the general area of the affected property: The site is partially zoned C5A District (west part of the building) and partially zoned C5B District (east part of the building). The zoning classification of the adjacent properties are as follows: to the north and south of the site, the properties are zoned C5A and C5B Central Business District, to the east is R2 Residential, and to the west is C5A Central Business District.
3. Determination as to the suitability of the property in question to the uses permitted under the existing classification of district and under the proposed classification or district: As noted, the westerly portion of the building is zoned C5A which is the Central Business District's Retail Core. Since the easterly portion of the building does not have visible frontage, it is not well suited for a commercial use. The property has been vacant for many years due to its low visibility. The easterly portion of the building is zoned C5B which allows residential dwelling units with a Special Use Permit. It is desired that the middle portion of the building (approximately 45 1/2 feet) be rezoned so that the entire boundary/scope of work for the apartment project is within the C5B Zoning District.
4. The trend or development, if any, in the general area of the affected property, including changes, if any, which have taken place since the date the affected property was placed in its present zoning classification or district: Recent development in the vicinity of the site includes: Apex 400, a new mixed-use building with commercial space and public parking on the ground floor with apartments on the upper levels (west) and the Civic Center Parking Garage (north). Directly to the south of the property, is a small mixed-use building that will be renovated for a co-working office space. Other buildings surrounding the site have not changed for many years.

5. The trend or development, if any, as to the proposed uses of property within the general area of the affected property, as represented on the Comprehensive Plan: The Village's long-range plans encourage the addition of new residential dwelling units in the downtown to support the shops, restaurants and service uses in the downtown. It is noted that multi-family dwelling units serve as an appropriate buffer between single family residential and commercial properties.
6. The length of time the property has been vacant as zoned, considered in the context of the land development and the area surrounding the subject property: A portion of the space has been vacant for over 10 years. The first floor has been vacant for 4 years, since the departure of the long-time tenant "dance, dance, dance". Subsequent efforts to market the space for commercial use have shown that the low visibility of the space is not ideal for retail or office uses.
7. The extent to which property values are diminished, if at all, by the particular zoning restrictions: Since over 50% of the building is currently vacant, and most commercial uses (retail and office) need visible storefronts, the value of the building is currently diminished by 50%. Residential use does not require visibility, and may even benefit from being located further back from Main Street.

Related to the request of the petitioner, Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, for approval of a **Special Use Permit**, to allow dwelling units in the C5B Zoning District in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because adding additional dwelling units to the downtown, as recommended by the Village's long-range plans, will help to create more pedestrian foot traffic, and support downtown shops and restaurants, creating a more vibrant downtown. In addition, the building is currently underutilized, with 50% of the space sitting vacant due to low visibility. The Comprehensive Plan suggests that underutilized properties in the downtown should be redeveloped for new retail, service, office residential or open space uses.
2. The project 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 because the design and construction of the loft-style apartments will provide a much-needed renovation for the building. Minimal changes to the exterior of the building will be made to accommodate the

apartments (addition of windows and doors). The front building façade will remain unchanged and therefore the project will have very little effect, if any, on the character of the area.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the project will be constructed in accordance with all Village Building and Fire Codes. The apartments will be harmonious with the many residential dwelling units in and near the downtown currently.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers, and schools because there is no significant change to the required facilities to service the development, and any such upgrades that are required will be funded by the developer. In addition, developer donations will be paid prior to building permit issuance to offset any impact to schools, and other Village taxing bodies.
5. The proposed use 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 because the small apartment development can be adequately served by existing facilities. The renovation of the building will allow 12 new dwelling units to be created which will contribute to the Village's tax base.
6. The use will not involve 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, and odors because the number of units in the proposed project are minimal and will not create much traffic. This apartment development will not create any more of a disturbance than any of the others that are in proximity to the site.
7. The development 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 because there will be no new vehicular approaches created as part of this project. The building is existing, and there are minimal changes to the site. The 12 apartment units are not expected to generate much traffic and it is not anticipated that there would be any impact to the surrounding streets.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue, or relief because the subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto. Further, the building envelope is not changing, and no additional impervious surface square footage will be added to the site.

9. The development will not result in destruction, loss, or damage of natural, scenic, or historic features of major importance to the community because the renovation of the building will restore the building rather than destroy it. The building is within the Village's Downtown Historic District. The westerly part of the building fronting on Main Street will remain intact and is not part of the scope of work for this project. Further, the development team specializes in the redevelopment of historic buildings.

Related to the request of the petitioner, Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, for **approval of the following zoning variations:**

1. Section 10-4-17-2(D)3(c) - to allow a 0-foot rear yard setback on the property where a 30-foot rear yard setback is required.
2. Sections 10-4-17-2(D)3(d) - to allow a 0-foot side yard setback on the south side of the property and setback of 6.58 feet on the north side of the property in lieu of a 10-foot side yard setback required on each side of the lot.
3. Section 10-5-5(B)4 #37. Patio – to allow 5 patios to encroach in the side yard, when patios are only permitted to encroach in the front and rear yards.
4. Section 10-5-13(L). Screening - to allow no opaque screening to be installed along all lot lines abutting areas zoned for residential use, where 6 to 7 feet of screening is required.
5. Section 10-5-5 (B)4 #4 to allow covered balconies to encroach in the side yard setback.

...all to allow the construction of 12 apartment units in the existing building at 413 N. Main Street, and in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

(Draft reasons, taken partially from the petitioner's application packet, as to how the project may comply with the necessary findings have been drafted by Staff; the Commission may wish to consider the findings but should feel free to amend the below reasons to make your own findings of fact based upon information provided at the public hearing).

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because this portion of the building does not have any frontage on Main Street or Hillside Avenue. It is essentially hidden except from the Village pedway. The developer is working with an existing infill building that was constructed up to the property lines many years ago.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because the back portion of the building, where the new apartments are proposed, is completely

surrounded on all sides. It offers very low visibility, making it more appropriate for residential use than commercial use. The building is existing, and the developer is working within the existing constraints of the property. This property is truly unique.

3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the variations requested are largely based on a desire to have an occupied building versus a vacant one. Without the granting of the variations, this part of the property would be essentially unusable.
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because this is an existing building that was constructed in the 1920's. This is an infill project, and the developer is working within the existing site constraints in order to have reasonable use of the property.
5. 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 is located because the improvements will enhance the property, which is currently in disrepair. The surrounding buildings and neighbors will likely be unaware of the conversion of the space.
6. That the proposed variation will not:
 - a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the building envelope. Space between buildings will remain the same.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because the project will be constructed in accordance with all current Village Building and Fire Codes.
 - c. Otherwise impair the public health, safety, comfort, morals, or general welfare of the inhabitants of the Village because the proposed apartment development is proximate to other multi-family buildings in the downtown. The redevelopment of the building will make it safer than it is today by coming into compliance with current Building and Fire Codes.
 - d. Diminish or impair property values within the neighborhood because the proposed redevelopment of the building will increase the property's value.
 - e. Unduly increase traffic congestion in the public streets and highways because the development is small, with only 12 dwelling units. It is not anticipated that there will be any impact on traffic due to this development.

- f. Create a nuisance because there are many other residential dwelling units in the general vicinity. This apartment development will be small and unlikely to create any noticeable impact on the surrounding area.
 - g. Result in an increase in public expenditures because the building is adequately served by public facilities and any upgrades to the site will be funded by the developer.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, without these variations, this portion of the property is unusable and would remain vacant. Marketing of the property over the last several years for commercial use has shown that its low visibility makes it undesirable for retail and office establishments.

(DRAFT) MOTION TO RECOMMEND APPROVAL OF A ZONING MAP AMENDMENT, SPECIAL USE PERMIT AND ZONING VARIATIONS TO ALLOW THE CONSTRUCTION OF 12 APARMENT UNITS WITHIN THE EXISTING BUILDING LOCATED AT 413 N. MAIN STREET

After conducting a public hearing and deliberating on the requests of the petitioner, Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, for approval of a Zoning Map Amendment, a Special Use Permit and Zoning Variations, all to allow the construction of 12 loft-style apartments within the back half of the existing building located at 413 N. Main Street, the Plan Commission hereby recommends approval based upon the findings of fact, as discussed or amended at the Plan Commission public hearing on January 27, 2022, which are hereby incorporated into this Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That prior to the issuance of a building permit the petitioners will pay the appropriate Developer Donations to Village taxing bodies.
2. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
3. That prior to the issuance of a building permit, a construction management plan must be prepared, reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments.
4. That if any rooftop units are visible from the public right-of-way, they shall be screened as appropriate.

Motion by: _____ Seconded by: _____

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Main\Main 413, Acacia Building Residences\Meeting Materials\Plan Commission\Draft Motion to Approve - 413 N. Main Street.docx