

**AGENDA**  
**Glen Ellyn Plan Commission**  
**Thursday, February 10, 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/81028105126?pwd=TnJRM2hpL1lVY2M0eGVRZ3VjV1VlVYQT09>

Meeting ID: 810 2810 5126

Passcode: 423980

One tap mobile

+13126266799,,81028105126# US (Chicago)

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Dial by your location

+1 312 626 6799 US (Chicago)

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+1 346 248 7799 US (Houston)

1. **Call to Order.**

2. **Public Comment (non agenda items).**

3. **Approval of Draft Minutes.**

- January 13, 2022 Plan Commission Meeting Minutes

4. **New Business.**

- Public Hearing – 339 Roosevelt Road – BP Trio.

The Petitioner is requesting a Special Use Permit to allow outdoor storage and merchandise on the property.

- Public Hearing – 880 Roosevelt Road – Pete’s Market.

The Petitioner is requesting an Amendment to their Planned Unit Development Plan to allow outside storage of merchandise on the property.

- Pre-Application Meeting – 534 Duane Street – Compass Reality.  
The Petitioner is requesting information feedback from the Plan Commission on a proposal to construct a new 3-story office building on the property.

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.

Individuals with disabilities who plan to attend the hearing and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Village at least 24 hours before the meeting.





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

Meeting 2/10/2022 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Minutes  
Prepared By: Kelly Purvis

**AGENDA ITEM (ID  
# 2022-1860)**

**DOC ID: 2022-1860**

## **Draft Minutes - January 13, 2022 Plan Commission Meeting**

### **Statement of the Issue:**

See attached Minutes

### **Analysis:**

See attached Minutes

### **Budget Impact:**

See attached Minutes

### **Action Requested:**

See attached Minutes

### **Attachments:**

1. 1-13-22 Plan Commission Meeting Minutes-REVISED DRAFT (002)

DRAFT MINUTES  
REGULAR PLAN COMMISSION MEETING  
January 13, 2022

Call to Order and Roll Call

Chairperson Tim Loftus called the meeting to order at 7:14 p.m., and explained the Plan Commission's function and operations. He reviewed public hearing procedures including protocol for public comment, explaining that proceedings would be recorded. He introduced Village Recording Secretary Barbara Dutton, Planning Manager Kelly Purvis and Associate Planner Taylor Gendel.

Roll was called. Along with the Chairperson, present were Commissioners Berry Halkyard, Cooper and Vondruska. Commissioners Fanella, Brown and Saeed were absent.

Public Comment Non-Agenda Items

None.

Approval of Plan Commission Meeting Minutes

Commissioner Cooper moved to approve the draft minutes of the December 9, 2021 Plan Commission meeting; seconded by Commissioner Vondruska, the motion passed by voice vote.

**515 Crescent Boulevard – Public Hearing – @Properties Real Estate Office**

A motion made by Commissioner Vondruska and seconded by Commissioner Cooper to open the Public Hearing passed by voice vote.

Staff Introduction

Associate Planner Taylor Gendel and Planning Manager Kelly Purvis, 535 Duane St., were sworn in. Ms. Gendel stated that the Petitioner, Jeff Proctor, is requesting a Special Use Permit (SUP) to allow a real estate office to operate at 515 Crescent Boulevard in the C5A District, and that no building permits were needed for this office use. The building did file a business registration application, which had been set aside for review upon inspection and not issued or approved, she continued, saying that a process now in place will trigger zoning use review upon application. A sign permit was also applied for, she said, adding that as soon as Planning Staff was aware that a real estate office was occupying the space, the Petitioner was notified that they would need to apply for a SUP to continue to operate at the site.

The subject property, stated Ms. Gendel, is located on the south side of Crescent Boulevard just west of N. Main Street and north of the Metra train tracks in the C5A Central Retail Core, and near dental offices, a public parking lot and a restaurant. An office here, she said, would not break up the pedestrian shopping area. She stated that, according to the Petitioner's application, @Properties is a real estate brokerage company dealing in residential and commercial property, and indicates there will be two people in the office to meet clients by appointment. The space, stated Gendel, was formerly used as a dance studio, which required a SUP, and the exterior of the building has not changed, aside from updated signage. At this time, the Village Code does not permit office uses in the C5A Central Retail

Core Subdistrict by-right and therefore the petitioner is requesting approval of the Special Use Permit that would be required to locate and operate the business at this location. She related Staff-recommended conditions for approval.

Chairperson Loftus asked how much square-footage of retail is in the C5A district. Associate Planner Gendel responded 238,025, and that the subject office represents 2,200SF, to which Ms. Purvis added that the space of the subject property represents less than 1 percent of this volume. Commissioner Halkyard asked if leases are required to be reviewed by the Village, to which Ms. Gendel replied, "No." Ms. Purvis explained that the first point of contact is typically when a business registers with the Village, but that in this case the registration was put aside (in anticipation of the fire inspection) by a staff member that had recently taken on the responsibility for business registrations. The realtor moved in not realizing that the registration was not approved. She noted, we now have a process in place to trigger a zoning review at the time of submittal of the business registration.

#### Petitioner's Presentation

Sworn in, Jeff Proctor, 515 Crescent Blvd., stated that the Petitioner has offices in towns throughout the Chicago area, and that Glen Ellyn is seen by clients as a desirable location. He related that he had bought a building in town, but the partner with whom it was purchased determined that he needed the entire space. So, continued the Petitioner, he cashed out and leased the subject property – a vacant dance studio – being told by the landlord that there would not be any issues in doing so, and added that @Properties "didn't really change the office space." He stated the Petitioner's intention is to drive residential real estate buyers to Glen Ellyn, a town, he noted, that is in high demand.

Commissioner Halkyard asked about tax revenue relative to a real estate office. Sworn in, Jim Barcelona, VP of Brokerage Operations with @Properties, 605 Nanak Ct., Naperville, stated that @Properties also owns a title company and a mortgage company. He said that beyond a real estate business' ability to generate transactions, it affords ancillary benefits in that people are prone celebrate a real estate sale or purchase with a meal and drinks, providing tax revenue for a municipality.

Commissioner Cooper encouraged involvement by the Petitioner in the downtown business association and the Chamber of Commerce and to be a part of special activities. Mr. Proctor replied that @Properties has "already been there," listing event participation and mentioning that one of the realtor's brokers is a Village resident. Mr. Barcelona reinforced these comments by stating that @Properties invests in communities by sponsoring various activities.

#### Public Comment

Associate Planner Gendel read the following letter into the record:

**Barb Lemme, President, Alliance of Downtown Glen Ellyn:** *"During the Downtown Alliance Board Meeting yesterday, concern was expressed about the fact that a real estate office, @properties, had moved into C5A retail space without receiving the required special use permit. He is now requesting that permit. The Alliance Board feels that approval of this request would set a precedent that will be very hard to resist if other businesses (and property owners) choose to subvert the Village zoning code*

*designed to keep retail space for retail use in the downtown business district. Violating the code and then asking for permission to do so should not be allowed.*

*Further, the Alliance supports the zoning code for businesses in C5A.*

*We encourage the Plan Commission to consider the position of the Downtown Alliance in regard to this matter, and we thank you for your consideration.*

#### Commissioner Questions

Chairperson Loftus asked for confirmation that another real estate office operates in the C5A District. Planning Manager Purvis replied that Baird & Warner might be in C5B, but noted that the Village does have other offices in C5A.

Ms. Purvis stated that the Petitioner did not subvert the process, but rather the situation arose partially from Staff missteps and Petitioner unawareness of the process, and that the Petitioner has been cooperative.

A motion made by Commissioner Halkyard and seconded by Commissioner Cooper to close the Public Hearing passed by voice vote.

#### Commissioner Discussion

Commissioner Halkyard said he understood how the mix-up occurred but thought that @Properties would bring “value added” to that spot. He observed that @Properties is “an outstanding brand,” marked by broker professionalism. He said the location for the office seems appropriate, and that he is comfortable recommending a Special Use Permit. Commissioners Berry and Vondruska agreed.

Chairperson Loftus opined that the sales tax revenue loss from approving the SUP would be small overall, considering the space has been empty for a while. He further said that he isn’t sure the dance studio contributed much sales tax revenue, the proposed is better than an empty storefront, and he could support it. Commissioner Cooper concurred.

Commissioner Vondruska moved for the following:

After conducting a public hearing and deliberating on the request of the petitioner, Jeff Proctor, for approval of a Special Use to allow a real estate office to operate at 515 Crescent Boulevard in the C5A Central Retail Core Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on January 13, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the business be operated in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

Seconded by Commissioner Halkyard, the motion carried unanimously by roll call vote, with all Commissioners present voting, “yes.”

#### Trustee’s Report

None.

#### Chairman's Report

Chairperson Loftus announced that the evening's meeting would be the last in-person one for the foreseeable future. He said the 413 Main Street property would be on the January 27<sup>th</sup> meeting agenda, which will be conducted remotely via Zoom.

#### Staff Report

Planning Manager Purvis related that assistance with Zoom functionality is available, and that she had sent out links for upcoming meetings. She reported that "packed agendas" are coming up, listing three agenda items for the February 10<sup>th</sup> meeting: a proposal for an office building at 534 Duane (pre-app); a Planned Unit Development amendment to allow outside storage space at Pete's Fresh Market, and a Special Use for outside displays at the BP TRIO at Roosevelt and Lambert. Commissioner Cooper expressed appreciation for receiving meeting packets in advance enough to allow time for review. Chairperson Loftus suggested signing up for the Village's public notice portal to get an advance look at what's coming up.

Ms. Purvis also reported that two applications had been reviewed for the remaining position on the Commission, but that in light of a request to achieve more diversity among members, it's "back to the drawing board" to identify a candidate, factoring in the new criteria. She added, however, that if the next round of applicants doesn't yield a selection, perhaps the Village can move forward with candidates who were already recommended. Commissioner Halkyard thought local PTAs might present a potential pool of candidates, to which Planning Manager Purvis agreed that some outreach might be in order. Having observed that some initially interested individuals were put off by the time commitment required of a Commissioner, Chairperson Loftus suggested conveying that architects who live south of Roosevelt Road and who want to invest the time necessary to serve are sought. To lessen the time to review meeting materials, Ms. Purvis invited suggestions as to items to leave out of meeting packets. Chairperson Loftus said that he consulted the Zoning Map, and noted that Baird & Warner is in C5A.

#### Adjournment

Chairperson Loftus adjourned the meeting at 8:00 p.m. following a voice vote on a motion to adjourn by Commissioner Halkyard, seconded by Commissioner Vondruska.

Respectfully submitted,

Barbara Dutton-Thomas  
Recording Secretary



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

Meeting 2/10/2022 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Public Hearing  
Prepared By: Taylor Gendel, Kelly Purvis

**AGENDA ITEM (ID  
# 2022-1861)**

**DOC ID: 2022-1861**

**Public Hearing - 339 Roosevelt Road - BP Trio. The Petitioner is requesting a Special Use Permit to allow outdoor storage and merchandise on the property.**

**Statement of the Issue:**

See Staff Report.

**Analysis:**

See Staff Report.

**Budget Impact:**

N/A

**Action Requested:**

See Staff Report.

**Attachments:**

1. PC Staff Report
2. 1. Aerial Photo of the Site
3. 2. Zoning Map
4. 3. Sections from the Comprehensive Plan
5. 4. Public Hearing Notice
6. 5. Public Hearing Notification Map
7. 6. Public Hearing Mailing List
8. 7. Certificate of Publication
9. 8. Petitioner's Application
10. 9. Site Plan for Outdoor Merchandise
11. 10. Photos of Site
12. 11. Section 10-10-14 (E)
13. 12. Draft Findings of Fact
14. 13. Draft Motion to Approve

## STAFF REPORT

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**TO:** Glen Ellyn Plan Commission

**FROM:** Kelly Purvis, Planning Manager  
Taylor Gendel, Associate Planner

**DATE:** January 25, 2022

**FOR:** Public Hearing for the February 10, 2022 Plan Commission Meeting

**SUBJECT:** Public Hearing concerning a request for a Special Use Permit to allow outdoor sales and storage of merchandise at 339 Roosevelt Road (BP Trio)

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**PETITIONER:** Missy Quirke and Brian D. Wente of Graham Enterprise, Inc., are petitioning on behalf of Glen Ellyn BP Trio for a Special Use Permit for the site located at 339 Roosevelt Road.

**REQUEST:** The petitioners are requesting a public hearing regarding the request for a Special Use Permit to allow outdoor sales and storage on the site at 339 Roosevelt Road.

**LOCATION/  
ZONING:**

The subject property is located on the south side of Roosevelt Road, east of South Lambert Road in the C3 Commercial District. The surrounding land uses are as follows:

| <u>Land Use</u>                | <u>Zoning</u> |
|--------------------------------|---------------|
| North: Commercial              | C3 Commercial |
| South: Conservation/Recreation | CR            |
| West: Commercial               | C3 Commercial |
| East: Commercial               | C3 Commercial |

**PUBLIC NOTICE:** Notice of the public hearing was published on January 26, 2022 in the Daily Herald. A placard was placed at the site and owners within 250 feet were notified of the public hearing by mail.

**COMP PLAN:** The Comprehensive Plan highlights most of Roosevelt Road, including the subject property, as a commercial area, calling for the promotion of quality retail, convenience, and auto-oriented commercial uses in the area. The comprehensive plan states that “Roosevelt Road should continue to be improved. Since it carries large numbers of motorists on a daily basis, it is perhaps the most highly visible part of the Village” (pg 59).

**BACKGROUND:** Outdoor merchandise, storage, promotional activities, or tents require a special use in the C3 Zoning District. BP Trio is requesting a Special Use

Permit to allow outdoor seasonal storage on the site which will include two ice merchandisers, firewood, and windshield wiper fluid. These products will be offered year-round and will be maintained daily and restocked regularly.

**PROJECT  
SUMMARY:**

BP Trio is requesting a Special Use Permit in accordance with Section 10-4-15(B) of the Glen Ellyn Zoning Code to allow outdoor merchandise on the north side of their building. See the attached site plan/sketch in the petitioner's packet which shows proposed areas for storage highlighted in yellow and pink. These locations include a display area for firewood to the east of the store entrance alongside two ice merchandisers, and designated areas between the four canopy columns adjacent to the gas pumps for windshield wiper fluid.

Dimensions of each proposed display have been included in the petitioner's site plans. The two outdoor ice merchandisers located to the east of the store entrance have a total length of 13 feet and width of 36 inches. There are 37 inches from the edge of the sidewalk to the face of the ice merchandisers. The firewood display located to the east of the store entrance has a total length of 16 feet and a width of 14 inches. There are 63.5 inches from the edge of the sidewalk to the face of the firewood. The windshield washer fluid merchandise stations each have a total length of 4 feet by a width of 2 feet. There are nine total display stations.

Staff has confirmed that the firewood displays would still allow a clear walking path of at least four feet. The sidewalk clearance by the ice machines is slightly less than two feet. The ADA accessible parking stall is located to the west of the display areas, so the displays will not interfere with the accessible route into the building. There are no permanent improvements being proposed on the site.

**PLAN  
COMMISSION  
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner's requests for a Special Use Permit for proposed outdoor storage of merchandise on the property located at 339 Roosevelt Road. 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 Section 10-10-14(E) of the Zoning Code. Staff has prepared draft findings of fact for a recommendation of approval of the request. 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 the request 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 the site remain in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the outdoor sale and storage of merchandise shall be limited to the locations outlined on the petitioner's site plan.
3. That the outdoor display of firewood shall be limited to a maximum height of 40 inches, as outlined in the petitioner's narrative statement.
4. That no part of the displays shall cover the emergency shutoff for the gas pumps. The emergency shutoff should always remain accessible.

**ATTACHMENTS:**

1. Aerial Photo of the Site
2. Zoning Map
3. Sections from the Comprehensive Plan
4. Public Hearing Notice
5. Public Hearing Notification Map
6. Public Hearing Mailing List
7. Certificate of Publication
8. Petitioner's Application Form
9. Site Plan for Outdoor Merchandise
10. Photo of Site
11. Section 10-10-14(E)
12. Draft Findings of Fact
13. Draft Motion to Approve

CC: Staci Springer, Community Development Director

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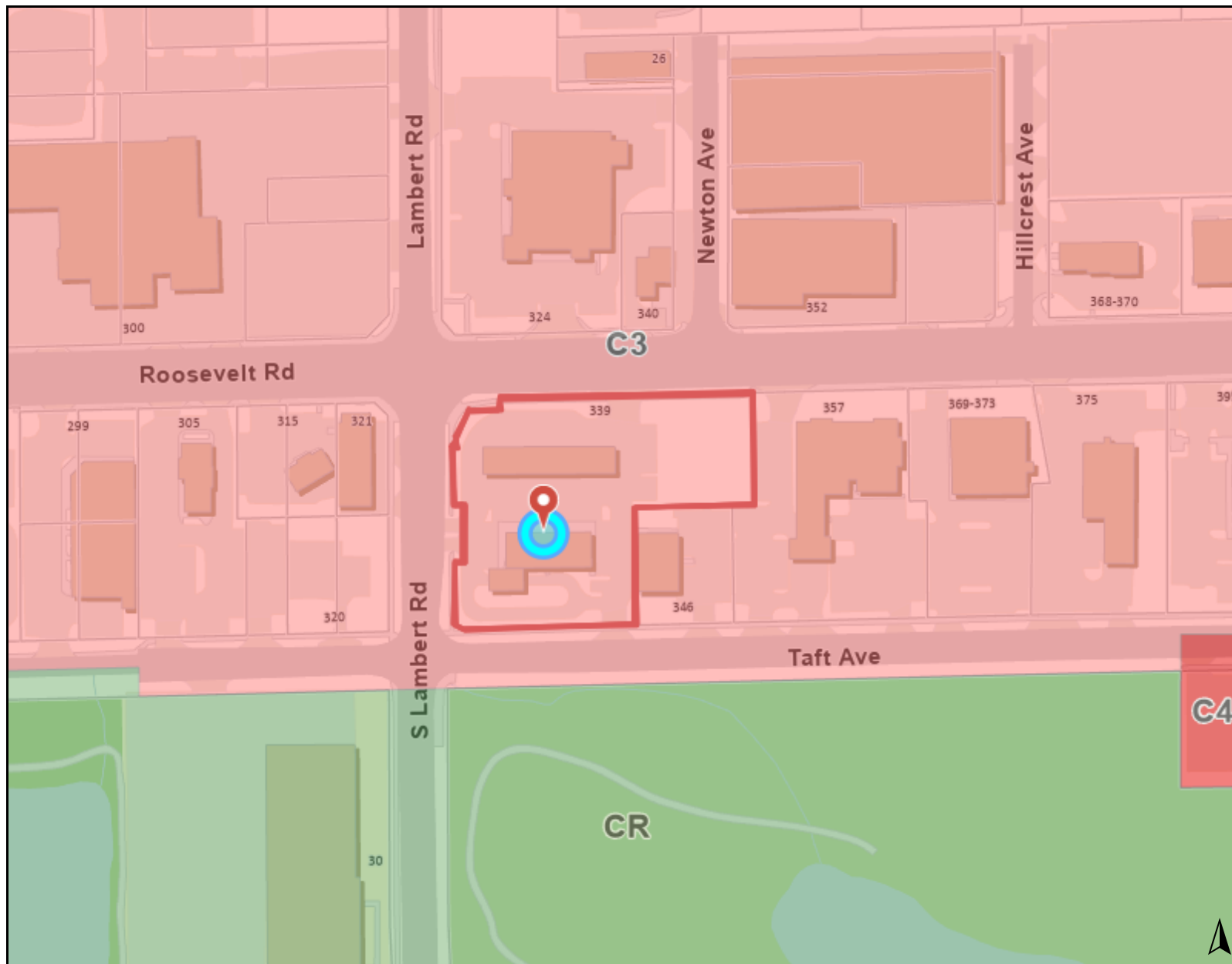


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Print Date: 1/18/2022

Notes

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



## Legend

### Zoning and Development

#### Zoning

- C3: Service Commercial District
- C4: Office District
- CR: Conservation/Recreation District

0 300 600  
ft

Print Date: 1/18/2022

## Notes

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## Roosevelt Road: Planning Influences

Figure 14

**R**oosevelt Road is a major east-west arterial street that connects Glen Ellyn to nearby communities and the regional highway system. It is also an intensely developed land-use corridor providing sites for a wide range of retail, office and service uses.

While the Roosevelt Road corridor is fully developed and a number of improvements and developments have been undertaken in recent years, much could be done to further upgrade and revitalize this mixed-use corridor in the future.

Several factors will influence opportunities for improvement and development along Roosevelt Road. Planning influences include: a) existing land-use, b) building conditions, c) current zoning, d) access and circulation, e) parking, and f) appearance and character.

**NOTE:** See Figure 18 for planning influences related to Roosevelt Road east of I-355.



### Character of Roosevelt Road



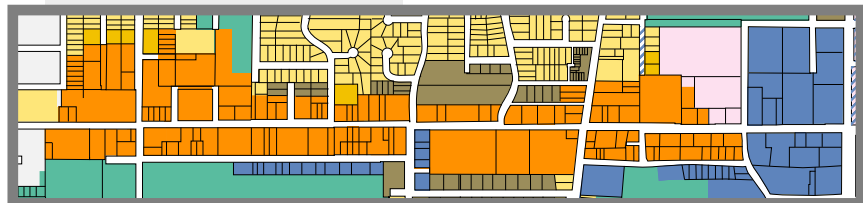
### Character of Roosevelt Road...

- A** - Shopping centers anchor the central portion of Roosevelt Road;
- B** - New streetscape improvements will enhance the appearance of the corridor;
- C** - Small, free-standing commercial buildings characterize much of Roosevelt Road;
- D** - Office parks are located near Route 53 and Nicoll Way;
- E** - Parks and open spaces are located adjacent to and buffer the commercial corridor; and
- F** - Residential areas, including new senior housing, border the commercial area.

### Current Zoning:

- C3** - Service Commercial
- C4** - Office District
- C6** - Commercial/Multi-Use
- CR** - Conservation/Recreation
- R2** - Single-Family Residential
- R3** - Residential
- R4** - Multi-Family Residential

### Current Zoning



## Comprehensive Plan • Village of Glen Ellyn, Illinois

Prepared by Trkla, Pettigrew, Allen & Payne, Inc. • Parsons Transportation Group • April 2001

## **Improvement and Development Guidelines**

Roosevelt Road should be upgraded as an attractive and convenient mixed-use corridor that serves and supports the Glen Ellyn community and the surrounding region. It should be improved as a major traffic carrier, a site for a wide range of land uses, a shopping and business areas for nearby residents, an employment center, and a more safe and convenient area for pedestrians and cyclists.

The image and appearance of Roosevelt Road should continue to be improved. Since it carries large numbers of motorists on a daily basis, it is perhaps the most highly visible part of the Village. It serves as the “front door” to the Village and several neighborhoods.

Too often, major traffic corridors create physical barriers and become obstacles to community life and activity. Corridors usually function as “separators” between neighborhoods and land-use districts. However, Roosevelt Road should become a “connector” which links together and unites the north and south sides of Glen Ellyn, as well as the neighborhoods east and west of the I-355 expressway.

Improvement and development recommendations for Roosevelt Road are described below and highlighted in Figures 16 through 19. Recommendations relate to: a) land-use, b) sites and buildings, c) traffic circulation, d) parking, and e) streetscape.

### **LAND-USE:**

- Roosevelt Road should continue to be the site of a wide range of retail stores, business and personal services, restaurants, and

offices. It should accommodate both community-wide and high-way-oriented commercial uses, and many of the businesses should continue to be oriented to motorists utilizing this important regional route.

- The basic land-use pattern and development character of Roosevelt Road is essentially established. Most existing buildings are in adequate structural condition and major land-use changes are unlikely. However, the Village should encourage the enhancement of existing businesses and the improvement of properties in decline, and promote high-quality new development and redevelopment in selected locations.
- Office uses should continue to be promoted, particularly in the blocks near the existing office parks and along Taft and Pershing on the southern edge of the commercial area. Office uses are appropriate in the blocks east of I-355.
- The Market Plaza and Pickwick Place shopping centers should be maintained and should continue to be improved and upgraded as focal points along the corridor. These centers are quite important in terms of the services they offer and the revenues they generate for the Village. Store mix, the appearance of buildings and parking lots, commercial signage, and site landscaping should continue to be addressed.
- While Roosevelt Road will continue to be oriented to auto traffic, there are several blocks with concentrations of retail and service establishments where the pedestrian environment should be improved. In particular, the blocks between Market Plaza and Pickwick Place should be better connected and made more convenient for pedestrians. Possible improvements include special sidewalk treatment, small-scale street furniture, pedestrian-scale lighting, pedestrian crosswalks, and related projects.
- Opportunities for new development and redevelopment along Roosevelt Road include vacant parcels and vacant buildings, and marginal and low-intensity uses. Since many of these properties occupy very small sites, the combination and consolidation of multiple properties should be encouraged in order to create more attractive redevelopment sites for contemporary commercial uses. Specific redevelopment sites are highlighted in a following section.
- While retail and commercial uses that serve the needs of nearby neighborhoods and the surrounding community are preferred for most commercial blocks along Roosevelt Road, many of the small sites may prove to be more marketable for uses that require less parking and customer access, such as free-standing office/research or “high-tech” businesses. These uses should be considered for the blocks along the north side of Roosevelt Road between Main Street and Newton Avenue, and for blocks just east of I-355.
- Several of the multi-family residential properties located north and south of the commercial area are characterized by deferred maintenance, excessive land coverage, a lack of open space, physical separation from other residential areas, and other

## **NOTICE OF PUBLIC HEARING**

Missy Quirke, applicant on behalf of Graham Enterprise, Inc., is requesting a public hearing for a Special Use Permit in accordance with Section 10-4-15(B) of the Glen Ellyn Zoning Code to allow outdoor merchandise to be stored on the north side of their building at 339 Roosevelt Road. The proposed outdoor merchandise includes firewood and an ice merchandiser at the entrance to the building, and windshield washer fluid to be stored in between the service stations.

The property is zoned C3 Service Commercial and is located on the south side of Roosevelt Road just east of Lambert Road. Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Plan Commission will consider the request for the Special Use Permit on **Thursday, February 10, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The subject property is legally described as follows:

LOT 1 IN FINAL PLAT OF MASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 2004 AS DOCUMENT NO. R2004-105818, BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11 (EXCEPT THAT PART OF SAID LOTS 6, 7, 8, 9, 10 AND 11 TAKEN FOR HIGHWAY BY 88ED-121) TOGETHER WITH ALL OF LOTS 12, 13, AND 14 IN BLOCK 49 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197515 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-22-202-028

Plans related to the proposed project are 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 for public viewing no later than Friday, February 4, 2022.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration due to the Covid-19 pandemic. 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 to observe and participate via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner, at [tgendel@glenellyn.org](mailto:tgendel@glenellyn.org). All public comments received by 4:30 pm on Thursday, February 10, 2022 will be read into the record at the public hearing. The Zoom information is provided below. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/81028105126?pwd=TnJRM2hpL1lVY2M0eGVVRZ3VjV1VYQT09>

Meeting ID: 810 2810 5126

Passcode: 423980

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+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)



# Village of Glen Ellyn

350 Foot Buffer  
from  
339 Roosevelt Rd





| PIN        | BILLNAME                  | BILLSTNUM | BILLSTDIR | BILLSTNAME       | BILLAPT | BILLCITY      | BILLSTATE | BILLZIP | BILLZIPSUF |
|------------|---------------------------|-----------|-----------|------------------|---------|---------------|-----------|---------|------------|
| 0522201032 | BAIRD, RONALD R           | 5763      |           | CAMINITO EMPRESA |         | LA JOLLA      | CA        | 92037   | 0000       |
| 0522202027 | COMMUNITY BK WHEATON/GE   | 357       |           | ROOSEVELT RD     |         | GLEN ELLYN    | IL        | 60137   | 0000       |
| 0515421038 | DREISILKER ELECTRIC MOTOR | 352       |           | ROOSEVELT RD     |         | GLEN ELLYN    | IL        | 60137   | 0000       |
| 0522202028 | GRAHAM ENTERPRISE INC     | 750       |           | BUNKER CT        | 100     | VERNON HILLS  | IL        | 60061   | 0000       |
| 0515419044 | JERRY HAGGERTY CHEVROLET  | 300       | W         | ROOSEVELT RD     |         | GLEN ELLYN    | IL        | 60137   | 0000       |
| 0515422054 | KBP FOODS                 | 8900      |           | INDIAN CREEK PKW | 100     | OVERLAND PARK | KS        | 66210   | 0000       |
| 0515420043 | MARGARIS, PETER           | 340       |           | ROOSEVELT RD     |         | GLEN ELLYN    | IL        | 60137   | 0000       |
| 0522203006 | MIKI PROPERTIES LLC       | 590       |           | KILDEER DR       |         | BOLINGBROOK   | IL        | 60440   | 0000       |
| 0522201026 | PUROLL, VIRGINIA          | 1300      |           | IROQUOIS DR      | 220B    | NAPERVILLE    | IL        | 60563   | 0000       |
| 0522202019 | RED CROWN INVESTMENTS LLC | 750       |           | BUNKER CT        | 100     | VERNON HILLS  | IL        | 60061   | 0000       |
| 0522202024 | TJU INVESTMENTS LLC       | 117       | W         | WILLOW AVE       |         | WHEATON       | IL        | 60187   | 0000       |
| 0522201021 | TOWER SERVICES INC        | 6430      |           | 53RD ST          |         | VERO BEACH    | FL        | 32967   | 0000       |
| 0515420056 | WALGREENS                 | 300       |           | WILMOT RD        |         | DEERFIELD     | IL        | 60015   | 0000       |
| 0522201029 | WEN ZAK LAND MGT LLC      | 424       |           | FORT HILL DR     |         | NAPERVILLE    | IL        | 60540   | 0000       |

# NOTICE OF PUBLIC HEARING

Missy Quirk, applicant on behalf of Graham Enterprise, Inc., is requesting a public hearing for a Special Use Permit in accordance with Section 10-4-15(B) of the Glen Ellyn Zoning Code to allow outdoor merchandise to be stored on the north side of their building at 339 Roosevelt Road. The proposed outdoor merchandise includes firewood and an ice merchandiser at the entrance to the building, and windshield washer fluid to be stored in between the service stations.

The property is zoned C3 Service Commercial and is located on the south side of Roosevelt Road just east of Lambert Road. Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Plan Commission will consider the request for the Special Use Permit on **Thursday, February 10, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The subject property is legally described as follows:  
LOT 1 IN FINAL PLAT OF MASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 2004 AS DOCUMENT NO. R2004-105818, BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11 (EXCEPT THAT PART OF SAID LOTS 6, 7, 8, 9, 10 AND 11 TAKEN FOR HIGHWAY BY 88ED-121) TOGETHER WITH ALL OF LOTS 12, 13, AND 14 IN BLOCK 49 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197515 IN DUPAGE COUNTY, ILLINOIS.

PIN: 05-22-202-028  
Plans related to the proposed project are 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 for public viewing no later than Friday, February 4, 2022.

On January 7, 2022, Governor JB Pritzker signed a new Governorial Disaster Proclamation extending the statewide declaration due to the Covid-19 pandemic. 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 to observe and participate via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner, at [tgendel@glenel-lyn.org](mailto:tgendel@glenel-lyn.org). All public comments received by 4:30 pm on Thursday, February 10, 2022 will be read into the record at the public hearing. The Zoom information is provided below. These temporary meeting procedures will be eliminated once the emergency declaration is lifted. Please click the link below to join the meeting:

<https://us02web.zoom.us/j/81028105126?pwd=TnJRM2hpL1lVY2M0eGVkZ3VlVlVlYQ09>

Meeting ID: 810 2810 5126

Passcode: 423980

One tap mobile

+13126266799,,81028105126# US (Chicago)

+13017158592,,81028105126# US (Washington DC)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

Published in Daily Herald January 26, 2022 (4576850)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

### DuPage County Daily Herald

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

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

County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/26/2022 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY *Danula Baltz*  
Designee of the Publisher and Officer of the Daily Herald

Control # 4576850

**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: 11/9/2021 Application No: \_\_\_\_\_

Name of Applicant: Graham Enterprise, Inc., dba Glen Ellyn BP (GEI-162)

Address of Applicant: 339 Roosevelt Rd., Glen Ellyn, IL 60137

Business Phone: 630-790-3901 Fax: \_\_\_\_\_

Corporate Office Home Phone: 847-837-0777 Mobile Phone: n/a

Email: licenses@grahamei.com

Property Interest of Applicant: Owner

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Graham Enterprise, Inc.

Address of Owner: 750 Bunker Court, Suite 100, Vernon Hills, IL 60061

Business Phone: 847-837-0777 Fax: 847-837-0778

Home Phone: n/a Mobile Phone: n/a

Email: licenses@grahamei.com

Property Address: 339 Roosevelt Rd., Glen Ellyn, IL 60137

Legal Description of Property:

Lot 1 in Final Plat of Mason Subdivision, according to the plat thereof recorded April 22, 2004 as Document No. R2004-105818, being a Resubdivision of Lots 6, 7, 8, 9, 10 and 11 (except that part of said Lots 6, 7, 8, 9, 10 and 11 taken for Highway by 88ED-121) together with all of Lots 12, 13 and 14 in Block 49 in Wheaton Estates, being a Subdivision in Sections 22 and 23, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 7, 1925 as Document 197515 in DuPage County, Illinois.

Permanent Index No. (PIN): 05-22-202-026 Zoning: C3 - Service Commerical

Lot Dimensions: 191.30x132.12x136.37x127.01x332.85x21.29x224.18x31.80 Lot Area: 71980 square feet more or less

Present Use:

gas station/convenience store/car wash

Requested Use/Construction:

no change to present use, but request Special Use Permit for outdoor merchandise and storage

Estimated Date to Begin New Use/Construction: n/a

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

CLEAR PAGE

n/a

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

Special Use Permit is hereby requested for outside storage and merchandise (i.e. firewood and windshield washer fluid).

**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:

The Special Use Permit will allow us to provide additional items for our customers that they may typically look for at a gas station/convenience store.

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 outside storage and merchandise will be maintained by the site and will be harmonious with the convenience store.

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

The outside storage and merchandise will not be hazardous or disturbing to the existing Service Commercial zoning.

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:

n/a

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:

n/a

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:

n/a

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:

n/a

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

n/a

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

n/a

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.

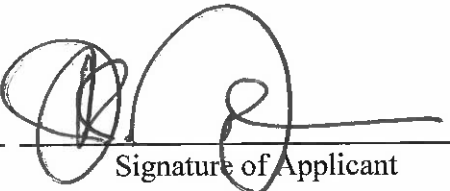
I (We) consent to pay the Village of Glen Ellyn all costs incurred for transcribing the public hearing on this application.

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.

11/5/2021.  
Date

Graham Enterprise, Inc.  
by John C. Graham

Print Name

  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

\_\_\_\_\_  
Date

\_\_\_\_\_  
Print Name

\_\_\_\_\_  
Signature of Applicant

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

## OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 11/9/2021

Address: 339 Roosevelt Rd., Glen Ellyn

### Legal Description:

Lot 1 in Final Plat of Mason Subdivision, according to the plat thereof recorded April 22, 2004 as Document No. R2004-105818, being a Resubdivision of Lots 6, 7, 8, 9, 10 and 11 (except that part of said Lots 6, 7, 8, 9, 10 and 11 taken for Highway by 88ED-121) together with all of Lots 12, 13 and 14 in Block 49 in Wheaton Estates, being a Subdivision in Sections 22 and 23, Township 39 North, Range 10, East of Third Principal Meridian, according to the plat thereof recorded August 7, 1925 as Document 197515, in DuPage County, Illinois.

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

Name: John C. Graham Address: 750 Bunker Ct., Suite 100, Vernon Hills, IL 60061 % 25

Name: Eugene W. Graham III Address: 750 Bunker Ct., Suite 100, Vernon Hills, IL 60061 % 25

Name: Matthew X. Graham Address: 750 Bunker Ct., Suite 100, Vernon Hills, IL 60061 % 25

Name: Patrick T. Graham Address: 750 Bunker Ct., Suite 100, Vernon Hills, IL 60061 % 25

Name: Address: %

Name: Address: %

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Name: Address: %

Name: Address: %

Name: Address: %

## AFFIDAVIT OF AUTHORIZATION

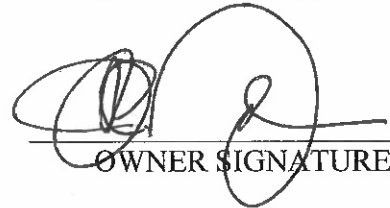
CLEAR PAGE

I, Graham Enterprise, Inc. owner of the property described as

339 Roosevelt Rd., Glen Ellyn

verify that Brian D. Wentz

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

  
OWNER SIGNATURE

Subscribed and sworn to before me this

9 day of November, 2021

Melissa Quirke

Notary Public







750 Bunker Court  
Suite 100  
Vernon Hills, Illinois 60061  
Phone: (847) 837-0777  
Fax: (847) 837-0778

Taylor Gendel  
Village of Glen Ellyn  
535 Duane Street  
Glen Ellyn, IL 60137

Re: Special Use Permit Application for outdoor storage  
Glen Ellyn BP (GEI-162), 339 Roosevelt Rd., Glen Ellyn, IL

#### NARRATIVE STATEMENT

Special Use Permit is hereby requested for outside storage and merchandise. Outside storage/merchandise includes windshield wiper fluid, firewood and ice. These type of product offerings are common in our industry and customers would expect to find these offerings. These products will be offered year-round. The windshield wiper fluid will be stacked and stored at the fuel stations. The firewood will be stacked and stored adjacent to the convenience store. The maximum height of the firewood and windshield wiper fluid storage will be 40 inches. The ice will be stored in two Outdoor Ice Merchandisers adjacent to the convenience store. The Outdoor Ice Merchandisers are next to each other and each one contains two doors and is 73 inches long, with a height of 49 ½ inches and depth of 35 ½ inches. The merchandise will be maintained daily. Ice and firewood is re-stocked approximately once a week. The windshield wiper fluid is re-stocked approximately every other week.

**PAVEMENT REPLACEMENT**  
**GRAHAM ENTERPRISES**  
**339 ROOSEVELT RD.**  
**GLEN ELLYN, IL**



RALPH SCHMIDT, P.E., S.E.  
LICENSED PROFESSIONAL ENGINEER  
ILLINOIS NO. 62-43720  
EXP. DATE: 11-30-21  
FIRM NO. 184-006368-0006

| NO | DATE     | ISSUED          |
|----|----------|-----------------|
| —  | 5/25/20  | FOR PERMIT      |
| 1  | 9/23/20  | REV PER CITY    |
| 2  | 10/15/20 | REV PER CITY    |
| 3  | 10/29/20 | REV PER CITY    |
| 4  | 5/21/21  | ADD TOPO SURVEY |
| 5  | 9/10/21  | AS BUILT SURVEY |

TITLE  
**SITE PLAN**

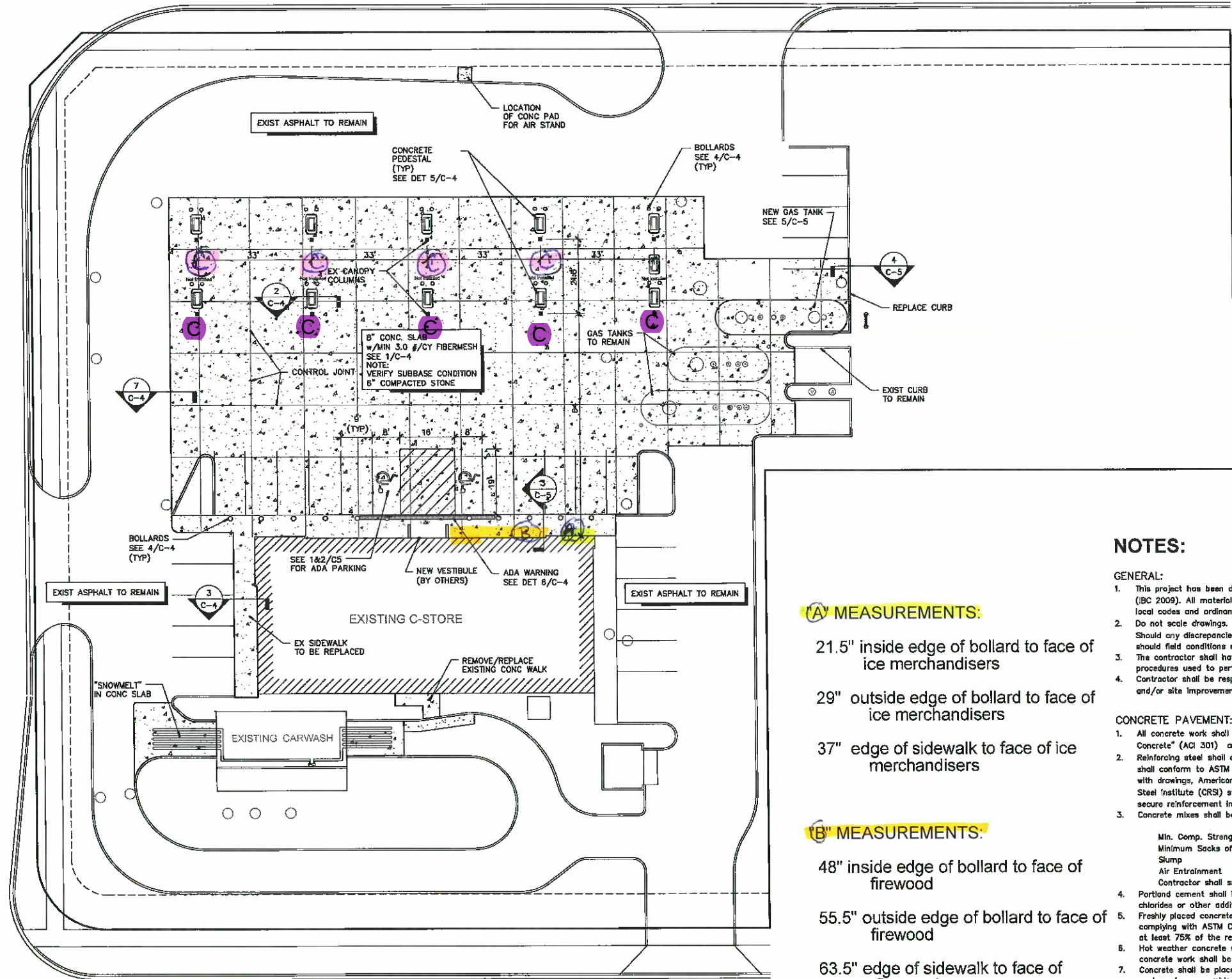
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SCHMIDT ENGINEERING, INC.  
ALL LEGAL RIGHTS RESERVED.

SHEET  
**C-1**  
120084

ROOSEVELT ROAD

LAMBERT ROAD

TAFT ROAD



**KEY:**

- OUTDOOR ICE MERCHANDISERS  
LOCATION (A) **13' X 36"**  
TOTAL LENGTH & WIDTH
- OUTDOOR STORAGE OF FIREWOOD  
FOR RETAIL SALE (B) **26' X 14"**  
TOTAL LENGTH & WIDTH
- OUTDOOR STORAGE OF WINDSHIELD  
WASHER FLUID (C) **4' X 2' EA.**  
TOTAL LENGTH & WIDTH

**NOTES:**

**GENERAL:**

- This project has been designed in accordance with the International Building Code, (IBC 2009). All materials and construction shall comply with the requirements of local codes and ordinances.
- Do not scale drawings. Contractor(s) shall verify all dimensions prior to construction. Should any discrepancies be found between any of the construction documents and/or should field conditions encountered differ, notify the engineer.
- The contractor shall have sole responsibility for the means, methods and safety procedures used to perform the work, including OSHA regulations.
- Contractor shall be responsible for repairing any damage to existing construction and/or site improvements.

**CONCRETE PAVEMENT:**

- All concrete work shall be in accordance with the "Specifications for Structural Concrete" (ACI 301) and the "Guide for Concrete Parking Lots" (ACI 330) as applicable.
- Reinforcing steel shall conform to ASTM A615, grade 60. Welded wire fabric (WWF) shall conform to ASTM A185. Fabrication and placement shall be in accordance with drawings, American Concrete Institute (ACI 315) and the Concrete Reinforcing Steel Institute (CRSI) standards. Provide necessary chairs, bolsters, and ties to secure reinforcement in position.
- Concrete mixes shall be proportioned to provide normal weight concrete as follows:

|                                               |            |
|-----------------------------------------------|------------|
| Min. Comp. Strength, f <sub>c</sub> (28 days) | Ext. Slabs |
| Minimum Sacks of Cement                       | 4000psi    |
| Slump                                         | 6          |
| Air Entrainment                               | 3"±1"      |
|                                               | 5% to 7%   |

Contractor shall submit: Concrete mix design(s) prior to construction
- Portland cement shall be type I. Aggregate shall conform to ASTM C33. No flyash, chlorides or other additives shall be used unless approved by the engineer. Freshly placed concrete shall be protected and cured with a liquid curing compound complying with ASTM C309 or similar. Formwork shall not be removed until concrete attains at least 75% of the required design strength.
- Hot weather concrete work shall be done in accordance with ACI 305. Cold weather concrete work shall be done in accordance with ACI 306.
- Concrete shall be placed monolithically and mechanically vibrated. Surface defects such as honey combing or similar shall be repaired by approved patching methods in accordance with ACI 224.
- Control and construction joints shall be installed in accordance with ACE and/or PCA standards. Contractor shall submit layout pattern prior to construction.
- Subgrade shall be proof-rolled or tested to verify proper allowable bearing capacity. Any unsuitable areas shall be removed and replaced, compacted to minimum 90% modified proctor (ASTM D1557).

**(A) MEASUREMENTS:**

- 21.5" inside edge of bollard to face of ice merchandisers
- 29" outside edge of bollard to face of ice merchandisers
- 37" edge of sidewalk to face of ice merchandisers

**(B) MEASUREMENTS:**

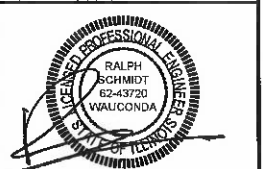
- 48" inside edge of bollard to face of firewood
- 55.5" outside edge of bollard to face of firewood
- 63.5" edge of sidewalk to face of firewood

**SITE PLAN**

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



**PAVEMENT REPLACEMENT  
GRAHAM ENTERPRISES  
339 ROOSEVELT RD.  
GLEN ELLYN, IL**

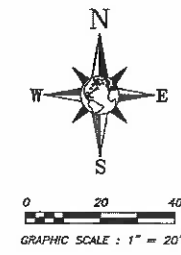
  
RALPH SCHMIDT, P.E., S.E.  
LICENSED PROFESSIONAL ENGINEER  
ILLINOIS NO. 62-43720  
EXP. DATE: 11-30-21  
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| NO | DATE     | ISSUED          |
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| —  | 5/25/20  | FOR PERMIT      |
| 1  | 9/23/20  | REV PER CITY    |
| 2  | 10/15/20 | REV PER CITY    |
| 3  | 10/29/20 | REV PER CITY    |
| 4  | 5/21/21  | ADD TOPO SURVEY |
| 5  | 9/10/21  | AS BUILT SURVEY |

TITLE  
**TOPOGRAPHIC SURVEY**

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SHEET  
**C-1**  
120084

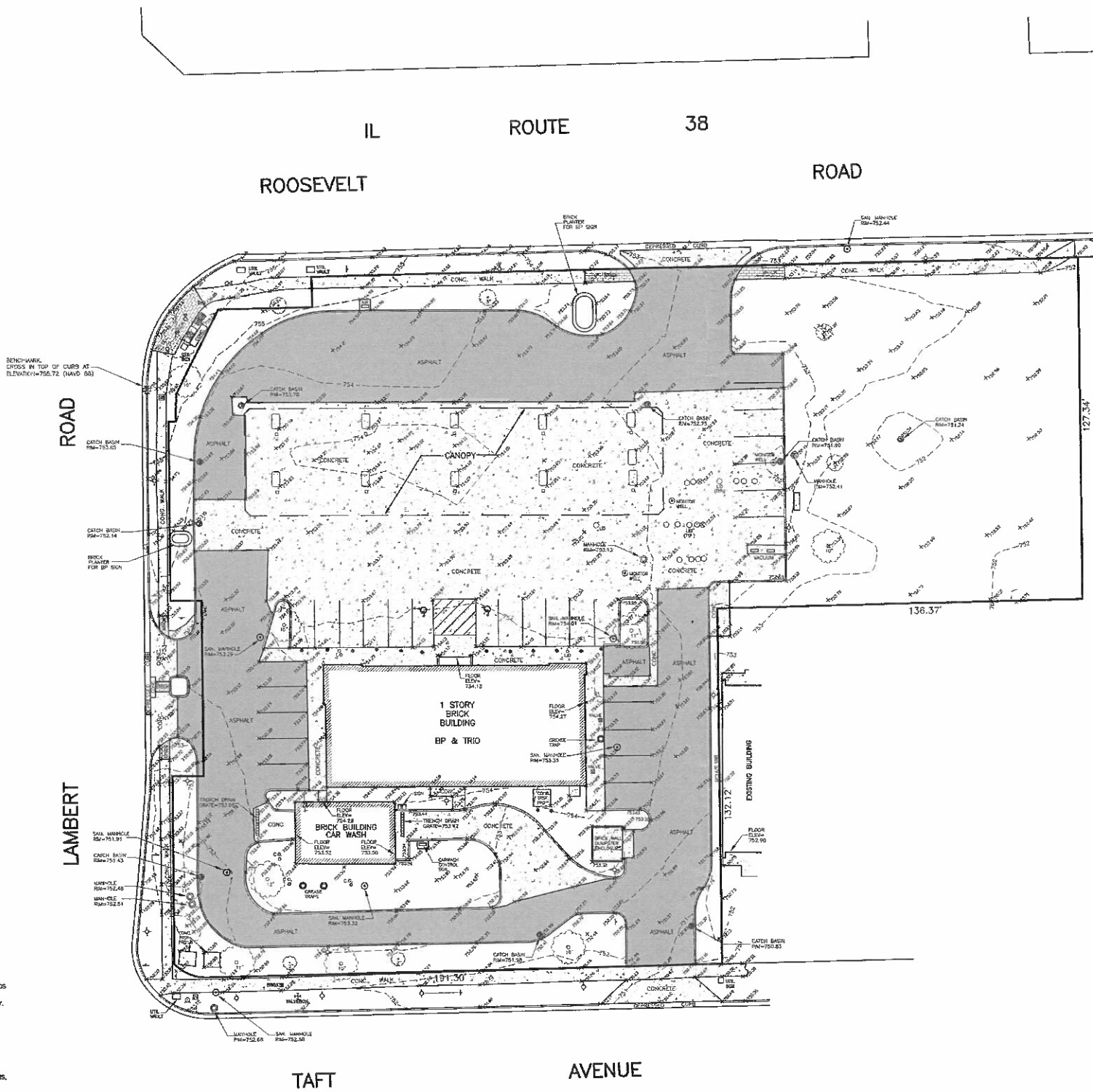


- SYMBOLS LEGEND**
- ✦ LIGHT POLE
  - ✧ UTILITY POLE
  - BOLLARD
  - ✦ UTILITY POLE /LIGHT POLE
  - ✦ UTILITY POLE W/ GYE WIRE ANCHOR
  - ⊙ TRAFFIC SIGNAL
  - ⊞ TRAFFIC SIGNAL CONTROL BOX
  - ⊞ TRAFFIC SIGN
  - ⊞ MAIL BOX
  - ⊞ TELEPHONE BOX
  - ⊞ GAS VALVE
  - ⊞ WATER VALVE VAULT
  - ⊞ FIRE HYDRANT
  - ⊞ SANITARY MANHOLE
  - ⊞ STORM MANHOLE
  - ⊞ STORM INLET
  - ⊞ STORM CATCH BASIN
  - ⊞ A.T. & T. VAULT
  - BLOCK RETAINING WALL

STATE OF ILLINOIS S.S.  
COUNTY OF MCHENRY  
WE, HERITAGE LAND CONSULTANTS, LLC, DO HEREBY CERTIFY THAT WE HAVE PREPARED THIS PLAT OF TOPOGRAPHY BASED ON N.A.S.D. 1988 DATUM.  
GIVEN UNDER MY HAND AND SEAL AT MCHENRY, ILLINOIS  
THIS 21st DAY OF MAY 2021  
MARK T. BEAUMONT  
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 35-3028  
LICENSE RENEWAL DATE 01-30-2022

| PAVEMENT REPLACEMENT ASBUILT TOPOGRAPHY               |                                                                                      |                         |
|-------------------------------------------------------|--------------------------------------------------------------------------------------|-------------------------|
| PREPARED FOR:<br>SCHMIDT ENGINEERING, INC.            | SCALE: 1" = 20'                                                                      | REVISIONS               |
| SITE ADDRESS:<br>339 ROOSEVELT ROAD<br>GLEN ELLYN, IL | DATE: 5-21-2021<br>DATE OF FIELD WORK: 5-18-2021<br>DRAWN BY: MWR<br>CHECKED BY: MTR | JOB NO.<br>2021-045 TOP |

  
SHEET NUMBER 1/1



THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MORTON STANDARDS OF PRACTICE APPLICABLE TO BOUNDARY AND TOPOGRAPHIC SURVEYS.  
THIS PLAT OF SURVEY HAS BEEN PREPARED WITHOUT THE BENEFIT OF A TITLE POLICY.  
SURVEYS ARE BASED UPON THE RECORDED SUBDIVISION PLAT IN CASES OF REGULAR SUBDIVISION LOTS. SURVEYS OF PROPERTIES NOT A PART OF A REGULAR SUBDIVISION ARE BASED UPON TITLE INFORMATION PROVIDED BY THE PARTY REQUESTING THE SURVEY. PLATS OF SURVEY REFLECT INFORMATION DISCOVERED BY THE SURVEYOR IN THE NORMAL COURSE OF WORK AND DOES NOT NECESSARILY SHOW EVERY POSSIBLE CONDITION AFFECTING THE PROPERTY. ELEVATIONS, SETBACKS, BUILDING OVERLAP, ZONING, AND OTHER ENCUMBRANCES THAT MAY EXIST, CONSULT A TITLE ATTORNEY IF YOU WISH TO DISCOVER ALL THE LEGAL ENCUMBRANCES THAT MAY BE ATTACHED TO ANY PROPERTY.  
THE TOPOGRAPHIC INFORMATION CONTAINED HEREON IS BASED ON FIELD OBSERVATIONS, EXISTING SURVEY RECORDS, AND PUBLIC RECORDS. HERITAGE LAND CONSULTANTS, LLC ASSUMES NO LIABILITY FOR ALTERED VERTICAL TOPOGRAPHIC INFORMATION ASSOCIATED WITH CUTTING, FILLING OR EXCAVATION OF ANY FUND WHICH CHANGES THE CURRENT DRAINAGE CONDITIONS ON WHICH THIS TOPOGRAPHIC SURVEY IS BASED.  
REFER TO BUILD OR SUBMITTER POLICY AND LOCAL ORDINANCES FOR BUILDING LINES AND ELEVATIONS NOT SHOWN HEREON. COMPARE YOUR DESCRIPTION AND POINTS WITH THIS PLAT AND AT ONCE REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR.  
BUILDING DIMENSIONS SHALL NOT BE USED TO DETERMINE LOT LINE LOCATIONS.  
N.E.C. SURVEYING IS A SERVICE OF HERITAGE LAND CONSULTANTS, LLC, AN ILLINOIS LIMITED LIABILITY COMPANY.

**TOPOGRAPHIC SURVEY**





RECEIVED  
KITCHEN

ALL TAKE N'  
BAKE PIZZAS

\$6

ICE ICE

7LB | \$1.99 +tax

22LB | \$4.99 +tax

TRIO





**ICE**

7LB / \$1.99  
+tax

**ICE**

22LB / \$4.99  
+tax

**TRIO**

**ICE**

7LB / \$1.99  
+tax

**ICE**

22LB / \$4.99  
+tax

PUMP SWITCH  
EMERGENCY







---

#### 10-10-14. Special uses.

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

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

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



**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND  
APPROVAL OF A SPECIAL USE PERMIT TO ALLOW OUTDOOR SALES AND  
STORAGE OF MERCHANDISE AT 339 ROOSEVELT ROAD (BP TRIO)**

*(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 it will help promotion of quality retail, convenience, and auto-oriented commercial uses on Roosevelt Road. The Comprehensive Plan and the Downtown Strategic Plan suggest that Roosevelt Road should continue to be improved since it carries large numbers of motorists on a daily basis, and is perhaps the most highly visible part of the Village. Additionally, outdoor storage and outdoor merchandise in the C3 Service Commercial District zoning district is permitted with a Special Use Permit.
2. The proposed 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 this is an existing business and there are no changes proposed to the building or the site as part of the Special Use request. The proposed merchandise to be sold will be maintained in a neat and orderly manner.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the proposed area for outdoor merchandise and outdoor storage is located directly in front of BP Trio and a clear path will be maintained to allow pedestrians to pass in front of the store. The items are typical of what would be displayed for sale at gas stations.
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 the proposed use should have little to no impact on the public facilities and services currently serving the site.
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 proposed merchandise and storage will be controlled by BP Trio and can be easily removed when necessary. Outdoor merchandise creates a potential for increased sales which will assist in improving the economic welfare of the Village of Glen Ellyn.
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 merchandise and storage will not create an environment where an increase of any of the aforementioned items will occur.



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 the site layout is not changing because of the special use permit and its current design is functional.
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 property is not a flood risk and there are no changes proposed to the building or 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 there are no major changes proposed to the building or the site that would cause any damage to the character, environment, or community resources.



**(DRAFT) MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO  
ALLOW OUTDOOR SALES AND STORAGE OF MERCHANDISE AT  
339 ROOSEVELT ROAD (BP TRIO)**

After conducting a public hearing and deliberating on the request of the petitioner, Missy Quirke of Graham Enterprise, Inc., for approval of a Special Use Permit to allow outdoor sales and storage of merchandise at 339 Roosevelt Road (BP Trio) in the C3 Commercial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on February 10, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the site remain in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;
2. That the outdoor sale and storage of merchandise shall be limited to the locations outlined on the petitioner's site plan.
3. That the outdoor display of firewood shall be limited to a maximum height of 40 inches, as outlined in the petitioner's narrative statement.
4. That no part of the displays shall cover the emergency shutoff for the gas pumps. The emergency shutoff should always remain accessible.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_





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

Meeting 2/10/2022 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Public Hearing  
Prepared By: Atrin Fard, Kelly Purvis

**AGENDA ITEM (ID  
# 2022-1862)**

**DOC ID: 2022-1862**

**Public Hearing - 880 Roosevelt Road - Pete's Market. The Petitioner is requesting an Amendment to their Planned Unit Development Plan to allow outside storage and merchandise on the property.**

**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
2. 1. Aerial Photo
3. 2. Zoning Map
4. 3. Public Hearing Notice
5. 4. Address List for the Public Hearing Notice
6. 5. Location Map for Notification
7. 6. Certificate of Publication
8. 7. Ordinance No. 4467
9. 8. Ordinance No. 6605
10. 9. Photos of display, October 9, 2021
11. 10. Petitioner's Application Form
12. 11. Proposed Display Area – Site Plan
13. 12. Proposed Display Area – Building Elevation
14. 13. Section from the Comprehensive Plan dated 2001
15. 14. Draft Findings of Fact
16. 15. Draft Motion to Approve



## STAFF REPORT

**TO:** The Glen Ellyn Plan Commission

**FROM:** Kelly Purvis, AICP, Planning Manager  
Atrian Fard, Planner

**DATE:** January 20, 2022

**FOR:** February 10, 2022 Plan Commission Meeting

**SUBJECT:** Public Hearing – 880 Roosevelt Road – Pete’s Market Amendment to the Baker Hill PUD Plan

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**PETITIONER:** The petitioner is Pete’s Market, tenant in the building located at 880 Roosevelt Road and represented by Nick Liarikos.

**REQUEST:** The petitioner is requesting approval of an amendment to the Planned Unit Development (PUD) Plan for the Baker Hill shopping center approved on June 4, 2018 by the adoption of Ordinance No. 6605. Ordinance No. 6605 is an amendment to the Preliminary PUD Plan that was originally approved on March 3, 1997 by Ordinance No. 4467. The proposed amendment would allow outdoor sales and storage in front of the Pete’s Market grocery store located at 880 Roosevelt Road.

**PUBLIC NOTICE:** Notice of the public hearing was published in the January 26, 2022 edition of the Daily Herald, mailed to property owners within 350 feet of the subject property and a placard was placed at the site.

**LOCATION & ZONING:** The subject site is located in the Baker Hill shopping center on the north side of Roosevelt Road and east of Baker Hill Drive. The site is approximately one-quarter mile west of Interstate 355 and is commonly known as 880 Roosevelt Road.

The subject site is in the C6 Commercial/Multiuse Planned Development District. The surrounding zoning and land uses are as follows:

Surrounding Land Uses

North: Attached Single-Family  
South: Northwestern Medical  
Health Track Sports Wellness  
Attached Single-Family  
East: Wooded/Detention Area  
West: Phillip J. Rock Center  
Commercial

Surrounding Zoning

C6 Multiuse Planned Development  
C4 Office  
C4 Office  
R3 Residential  
C6 Multiuse Planned Development  
C6 Multiuse Planned Development  
C6 Multiuse Planned Development



**COMP PLAN:** The Comprehensive Plan highlights most of Roosevelt Road, including the subject property, as a commercial service area, calling for the promotion of quality retail, convenience, and auto-oriented commercial uses in the area. The proposed outdoor merchandise and storage is consistent with this category as it could help promote the business viability and revenue generation.

**BACKGROUND:** There have been a variety of Ordinances passed for the Baker Hill Shopping Center. The most relevant Ordinances pertaining to the proposal are Ordinance No. 4467 and Ordinance No. 6605. Ordinance No. 4467 was adopted on March 3, 1997 and granted Preliminary PUD Plan approval for Dominick’s grocery store, which occupied the space until 2013. Ordinance No. 6605 adopted on June 4, 2018, approved an amendment to Ordinance No. 4467 PUD plans to accommodate the remodeling and expansion of the tenant space (previously occupied by Dominick’s) for the Pete’s Market grocery store. The passage of Ordinance No. 6605 was subject to a few conditions, one of which prohibits outdoor sales or storage of merchandise at Pete’s Market until a Special Use Permit is granted.

In September 2021, it came to staff’s attention that Pete’s Market was utilizing a portion of the private sidewalk in front of the store for the outdoor display of merchandise (see attached photos taken by staff on October 9<sup>th</sup>, 2021). Village staff informed the petitioner of safety concerns regarding the location of the storage area adjacent to the parking lot that also obstructed the sidewalk. In response, Pete’s Market staff moved the displays to maintain five-foot-wide clear area for pedestrian use. The petitioner also notified the Village that they intend to file for a Special Use Permit to maintain outdoor displays on the site.

While Ordinance No. 6605, explicitly identifies the granting of a Special Use Permit as the required path to allow outdoor sales and storage at the subject site, Section 10-4-18(A) of the Zoning Code classifies outdoor merchandise, storage, promotional activities, or tents as a permitted use in C6 Zoning District, *which is subject to the review and approval of the development plan*. With the use being permitted by right in the C6 District, Pete’s Market is now seeking approval to amend the Preliminary PUD Plan approved by Ordinance No. 6605 for the allowance of outdoor merchandise and storage.

**PROJECT  
SUMMARY:**

Pete’s Market is proposing to place the display area on the private sidewalk, between front entrances, south of their building (see attached Site Plan). The display area will measure 75 feet long by 7 feet wide and will be set back approximately 5.5 feet from the curb to allow for a clear walking path and handicapped access. According to the petitioner’s narrative statement, the height of the displays will vary from 3.75 feet to 4.66 feet, based on the daily sales fluctuations and the quantity of merchandise to be displayed. The petitioner has confirmed that the displays will not cover any part of the front windows. The outdoor merchandise may include seasonal plants and produce

such as charcoal bags in the summer, pumpkins in the fall, firewood in the winter, and other like items. There are no permanent improvements being proposed on the site.

**PLAN  
COMMISSION  
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner’s requests for an amendment to the Preliminary PUD Plans approved on June 4, 2018 by Ordinance No. 6605, to allow outdoor sales and storage on the property located at 880 Roosevelt Road. 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 10-7-7 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 the site remains in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
2. That the outdoor sale and storage of merchandise shall be limited to the location outlined on the petitioner’s site plan and building elevation.
3. That the outdoor displays shall be limited to the height outlined in the petitioner’s statement.

**ATTACHMENTS:**

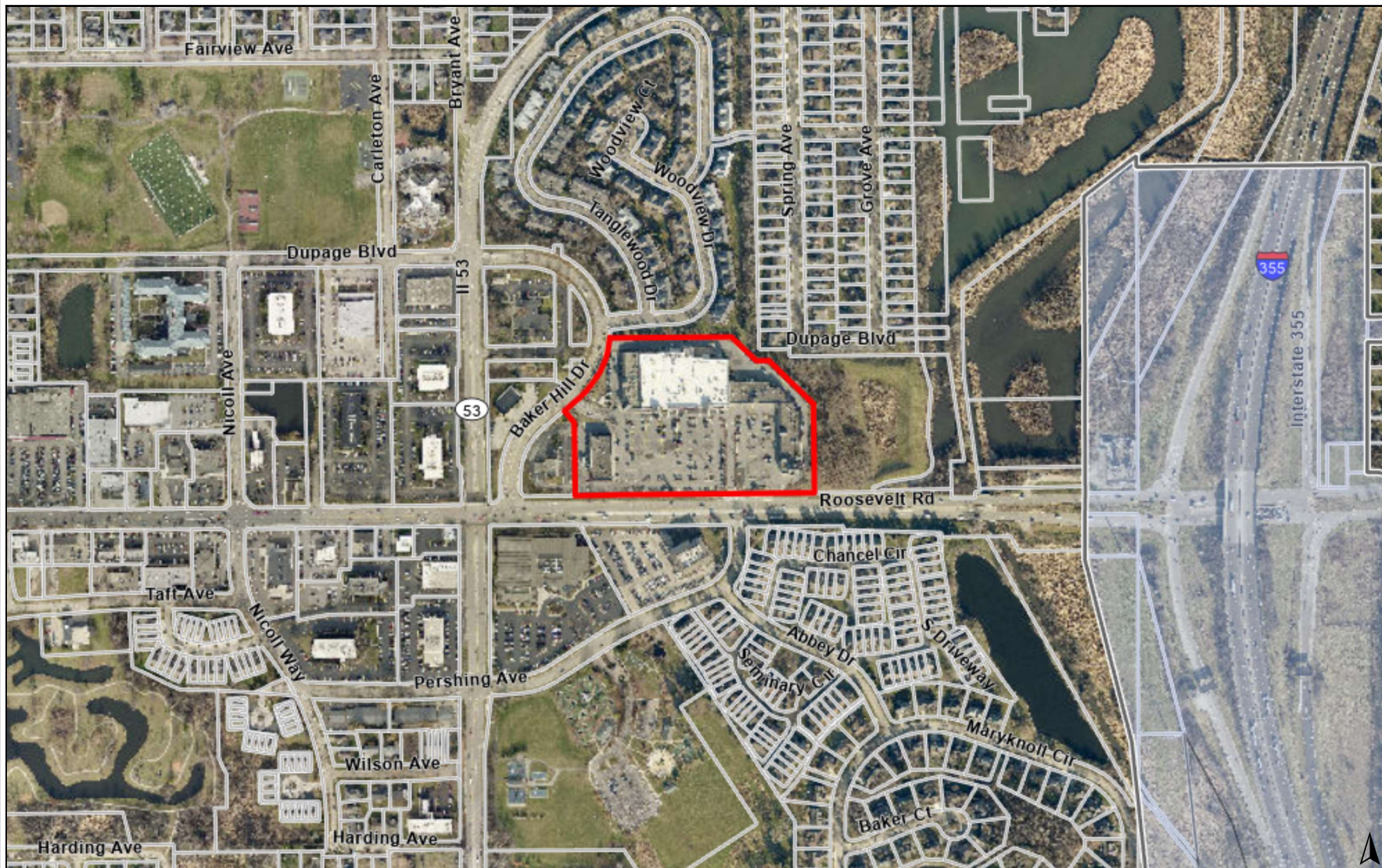
1. Aerial Photo
2. Zoning Map
3. Public Hearing Notice
4. Address List for the Public Hearing Notice
5. Location Map for Notification
6. Certificate of Publication
7. Ordinance No. 4467 – Preliminary PUD Plans and Plats, Deviations, and Exterior Appearance for Baker Hill Shopping Center
8. Ordinance No. 6605 – Amendment to Ordinance 4467
9. Photos of display, October 9, 2021
10. Petitioner’s Application Form



11. Proposed Display Area – Site Plan
12. Proposed Display Area – Building Elevation
13. Section from the Comprehensive Plan dated 2001
14. Draft Findings of Fact
15. Draft Motion to Approve

**CC:** Staci Springer, AICP, Community Development Director  
Nick Liarikos, Petitioner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 880, Pete's Market, PUD  
Amendment\Meeting Materials\PC 02-10-2022



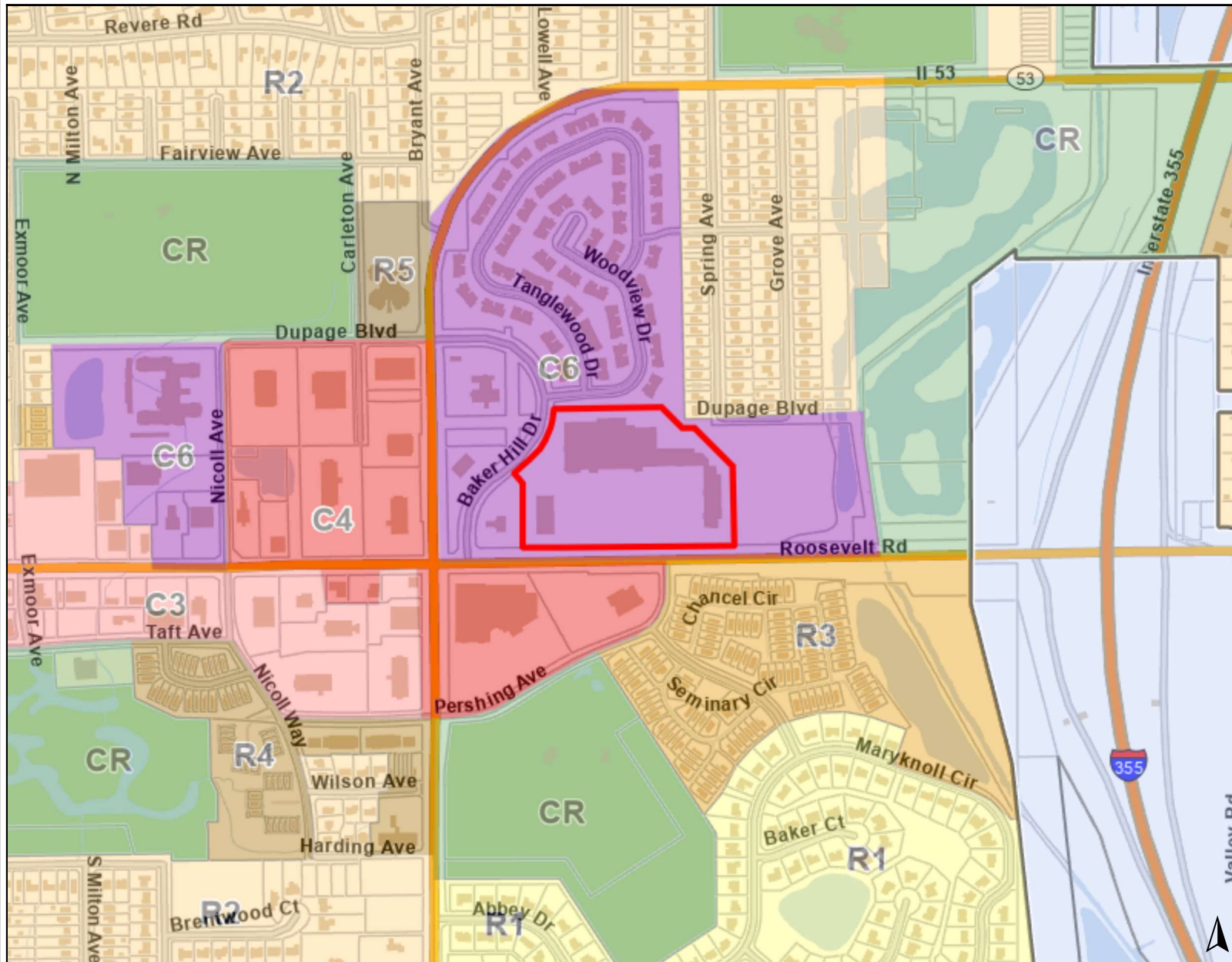
0 500 1000  
ft

Print Date: 1/24/2022

Notes

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



**Legend**

## Zoning and Development

## Zoning

- C3: Service Commercial District
- C4: Office District
- C6: Commercial/Multi-Use Planned Development District
- CR: Conservation/Recreation District
- R1: Single Family Residential District
- R2: Single Family Residential District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District
- R5: Planned Residential District

Print Date: 1/24/2022

**Notes**

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

## **NOTICE OF PUBLIC HEARING**

Nick Liarikos of Pete's Market grocery store, lessee of property located at 880 Roosevelt Road, is requesting approval of an amendment to the Planned Unit Development Plan for the Baker Hill Shopping Center development approved on June 4, 2018 by Ordinance 6605 to allow outdoor merchandise and storage on the private sidewalk in front of the store. The subject property is located on the north side of Roosevelt Road and east of Baker Hill Drive in the Baker Hill Shopping Center in the C6 Commercial/Multiuse Planned Development District and is legally described as follows:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931.

P.I.N. 05-13-330-026

Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requests on **Thursday, February 10, 2022, at 7:00 p.m. via the virtual meeting platform, Zoom.**

Plans related to the proposed project are 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 for public viewing no later than Friday, February 4, 2022.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide disaster declaration due to the Covid-19 pandemic. 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.

Any public questions or comments should be submitted in advance of the meeting via email to [afard@glenellyn.org](mailto:afard@glenellyn.org). All public comments received by 4:30 pm on Thursday, February 10, 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. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

**Please click the link below to join the meeting:**

<https://us02web.zoom.us/j/81028105126?pwd=TnJRM2hpL1lVY2M0eGVRZ3VjV1VYQT09>

Meeting ID: 810 2810 5126



Passcode: 423980

One tap mobile

+13126266799,,81028105126# US (Chicago)

+13017158592,,81028105126# US (Washington DC)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

### 880 Roosevelt Road Street Address List

| Name                       | St. # | St. Dir. | St. Name       | Apt. # | City           | State | Zip   |
|----------------------------|-------|----------|----------------|--------|----------------|-------|-------|
| 40 Baker Hill Dr Llc       | 1259  | S        | Main St        |        | Lombard        | IL    | 60148 |
| 52 Woodview Dr Llc         | 52    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Adusumalli, Karuna & S     | 165   |          | Alderwood Ln   |        | Aurora         | IL    | 60502 |
| Alhroub, Mohammed          | 64    |          | Grove Ave      |        | Glen Ellyn     | IL    | 60137 |
| Amer, Emad M               | 69    |          | Spring Ave     |        | Glen Ellyn     | IL    | 60137 |
| Anderson, Mark C           | 132   |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Andros, Richard            | 46    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Arif, S & S Reza           | 88    | N        | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Arnold, Paul & Colleen     | 53    |          | Spring Ave     |        | Glen Ellyn     | IL    | 60137 |
| Aufdengarten, Kent & Carla | 860   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Bagdonas, Colleen A        | 80    |          | Spring Ave     |        | Glen Ellyn     | IL    | 60137 |
| Baker Hill Station Llc     | 11501 |          | Northlake      |        | Cincinnati     | OH    | 45249 |
| Ballenger, Matthew & Kris  | 55    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Barbier, Priscilla J       | 51    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Becker, Claude & H Belz    | 41    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Bedi, Updesh               | 496   |          | Audubon Street |        | New Orleans    | LA    | 70118 |
| Bewick, Gregory J & K B    | 846   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Bizios, Tony & Giota       | 72    |          | Spring Ave     |        | Glen Ellyn     | IL    | 60137 |
| Bostik, Kristen            | 138   |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Bounama, Mohamed & Katia   | 838   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Breier, Susan J            | 92    |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Brenner, Lauren L          | 126   |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Bridges, David & June      | 852   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Briner, Deborah            | 839   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Buchanan, M & L Esposito   | 106   |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Butt, Wasif                | 53    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Campo, Diane F             | 56    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Carr Family Trust          | 108   |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Chang, Catherine           | 41    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Chen, Li Eng               | 110   |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Claiborne, Steve J         | 862   |          | Chancel Ct     |        | Glen Ellyn     | IL    | 60137 |
| Clark, Sharon Marie        |       |          | Po Box 640     |        | Dayton         | NV    | 89403 |
| Clark, Timothy             | 848   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Comerford, Ronald & Donna  | 870   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Derhodes, David E & Mary   | 49    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Douglass, Kerry Lynne      | 58    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Earley, Richard & Diana    | 54    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Faheem, S & A Khan         | 45    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| First American Bank Corp   |       |          | Po Box 9       |        | Elk Grove Vill | IL    | 60009 |
| Forest Preserve District   |       |          | Po Box 5000    |        | Wheaton        | IL    | 60189 |
| Frawley, Timothy & Joyce   | 859   |          | Chancel Cir    |        | Glen Ellyn     | IL    | 60137 |
| Frein, Daniel J            | 55    |          | Woodview Dr    |        | Glen Ellyn     | IL    | 60137 |
| Gallagher, Susan C         | 42    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Garippo, Thomas & Christy  | 56    |          | Spring Ave     |        | Glen Ellyn     | IL    | 60137 |
| Gaspar, Adam & Dolores     | 60    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Geczi, E & L Flores        | 56    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |
| Glasser, Janette M         | 90    |          | Woodview Ct    |        | Glen Ellyn     | IL    | 60137 |
| Goel, Dharmesh & Angda     | 940   |          | Jenna Ct       |        | Glen Ellyn     | IL    | 60137 |
| Golden Meadows Enterprise  | 17529 |          | Queensland St  |        | Land O Lakes   | FL    | 34638 |
| Golden Meadows Enterprise  | 47    |          | Tanglewood Dr  |        | Glen Ellyn     | IL    | 60137 |



| Name                      | St. #  | St. Dir. | St. Name      | Apt. # | City       | State | Zip   |
|---------------------------|--------|----------|---------------|--------|------------|-------|-------|
| Gootee, James & Ann       | 866    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Gribble, Gale M           | 21     |          | Chancel Ln    |        | Glen Ellyn | IL    | 60137 |
| Gustafson, David E        | 345    |          | Woodstock     |        | Glen Ellyn | IL    | 60137 |
| Haley Ginger, Carolyn Sue | 44     |          | Tanglewood Dr |        | Glen Ellyn | IL    | 60137 |
| Hanlon, James S           | 134    |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Hansen, Anne C            | 136    |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Havel, Norma J            | 102    |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Healthtrac Sports & Well  | 875-85 |          | Roosevelt Rd  |        | Glen Ellyn | IL    | 60137 |
| Hearst Iii, James R       | 82     |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Hodgson, Ty               | 60     |          | Woodview Dr   |        | Glen Ellyn | IL    | 60137 |
| Hussein, A & A Mustafa    | 850    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Jain, M & S Sen           | 86     |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Jarrin, Elizabeth         | 27W315 |          | Williams St   |        | Winfield   | IL    | 60190 |
| Johnson, Gary             | 854    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Jones, Clevoe J           |        |          | Po Box 2519   |        | Glen Ellyn | IL    | 60138 |
| Kahloon, Iqbal M          | 15455  |          | Elmbrook Way  |        | Brookfield | WI    | 53005 |
| Kelly, Mark & Marianne    | 861    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Kemp, Todd R              | 64     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Khaleelullah, Mohammad    | 84     |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Kindt, Thomas             | 7106   | W        | Belmont Ave   |        | Chicago    | IL    | 60645 |
| Klug, Stephen & Corazon   | 53     |          | Tanglewood Dr |        | Glen Ellyn | IL    | 60137 |
| Ku, Frank Yi & Li Liu     | 52     |          | Spring St     |        | Glen Ellyn | IL    | 60137 |
| Lewis, Pauline Y          | 868    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Manning, O & A Baue       | 60     |          | Grove Ave     |        | Glen Ellyn | IL    | 60137 |
| Mark, Dolores L           | 844    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Maurer Miller Tr, Diane   | 47     |          | Woodview Dr   |        | Glen Ellyn | IL    | 60137 |
| Meehan, Monica D          | 864    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Meli, Fabio & S Dealmeida | 58     |          | Tanglewood Dr |        | Glen Ellyn | IL    | 60137 |
| Nakamura, Ken & Emi       | 43     |          | Tanglewood Dr |        | Glen Ellyn | IL    | 60137 |
| Nakamura, Ken & Emi       | 1605   |          | Coachmans Rd  |        | Darien     | IL    | 60561 |
| Nambiar, R & S Khedekar   | 301    |          | Taylor Ave    |        | Glen Ellyn | IL    | 60137 |
| Nathe, Kristina           | 63     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Northwestern Memorial     | 211    | E        | Ontario St    | 1800   | Chicago    | IL    | 60611 |
| Oddo, Paul                | 840    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Olteanu, Veronica         | 112    |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Palmer, Crystal           | 122    |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Patel, Nilam & Manisha    | 12216  |          | Patagonia Ln  |        | Knoxville  | TN    | 37922 |
| Patel, Pareshchandra & A  | 45     |          | Woodview Dr   |        | Glen Ellyn | IL    | 60137 |
| Pelletiere, Karen R       | 94     |          | Woodview Ct   |        | Glen Ellyn | IL    | 60137 |
| Pellico, Donald           | 56     |          | Grove Ave     |        | Glen Ellyn | IL    | 60137 |
| Pen, Alexander            | 856    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Pescatore, Renato & A     | 60     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Pescatore, Renato & A     | 60     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Pregel, Michael & Geninne | 76     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Progar, Michael & Kristin | 51     |          | Woodview Dr   |        | Glen Ellyn | IL    | 60137 |
| Riley, Joel P             | 863    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Rogus, Julian             | 841    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |
| Saam, Tania               | 49     |          | Tanglewood Dr |        | Glen Ellyn | IL    | 60137 |
| Shekari, Ali              | 54     |          | Woodview Dr   |        | Glen Ellyn | IL    | 60091 |
| Skibbe, Christopher       | 68     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Skibbe, Donna T           | 59     |          | Spring Ave    |        | Glen Ellyn | IL    | 60137 |
| Smith, Steven             | 857    |          | Chancel Cir   |        | Glen Ellyn | IL    | 60137 |

| Name                      | St. # | St. Dir. | St. Name      | Apt. # | City            | State | Zip   |
|---------------------------|-------|----------|---------------|--------|-----------------|-------|-------|
| Song, Eun Hee             | 50    |          | Woodview Dr   |        | Glen Ellyn      | IL    | 60137 |
| Standard Bk & Tr 12937    | 7800  | W        | 95Th St       |        | Hickory Hills   | IL    | 60457 |
| State Of Illinois         | 401   | S        | Spring St     | 3RD FL | Springfield     | IL    | 62706 |
| Suriyaarachchi, P         | 116   |          | Woodview Ct   |        | Glen Ellyn      | IL    | 60137 |
| Surpuriya, V & S Kaswa    | 120   |          | Woodview Ct   |        | Glen Ellyn      | IL    | 60137 |
| Tanaka, Paul              | 114   |          | Woodview Ct   |        | Glen Ellyn      | IL    | 60137 |
| Taylor, Shirley A Trustee | 312   |          | Juliana Ln    |        | Bloomingtondale | IL    | 60108 |
| Thompson, Stephen & Etal  | 130   |          | Woodview Ct   |        | Glen Ellyn      | IL    | 60137 |
| Tieman, Jeffrey A         | 52    |          | Grove Ave     |        | Glen Ellyn      | IL    | 60137 |
| Toren, Julie L            | 118   |          | Woodview Ct   |        | Glen Ellyn      | IL    | 60137 |
| Traetow, N & J Hughes     | 128   |          | Woodview Ct   |        | Glen Ellyn      | IL    | 60137 |
| Wagner, Patricia M        | 40    |          | Tanglewood Dr |        | Glen Ellyn      | IL    | 60137 |
| Weaver, Patricia D Tr     | 773   |          | Crescent Blvd |        | Glen Ellyn      | IL    | 60137 |





# Village of Glen Ellyn

350 Foot Buffer  
from  
880 Roosevelt Rd

Newton Park

DUPAGE BLVD

CARLETON AVE

CARLETON AVE

IL 53

BAKER HILL DR

WOODVIEW DR

TANGLEWOOD DR

LOMBARD AVE

SPRING AVE

GROVE AVE

DUPAGE BLVD

ROOSEVELT RD

PERSHING AVE

ABBEY DR

Maryknoll Park

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

0 70 140 280 Feet



NOTICE OF PUBLIC HEARING

Nick Liarikos of Pete's Market grocery store, lessee of property located at 880 Roosevelt Road, is requesting approval of an amendment to the Planned Unit Development Plan for the Baker Hill Shopping Center development approved on June 4, 2018 by Ordinance 6605 to allow outdoor merchandise and storage on the private sidewalk in front of the store. The subject property is located on the north side of Roosevelt Road and east of Baker Hill Drive in the Baker Hill Shopping Center in the C6 Commercial/Multiuse Planned Development District and is legally described as follows:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931. P.I.N. 05-13-330-026

Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requests on **Thursday, February 10, 2022, at 7:00 p.m. via the virtual meeting platform, Zoom.**

Plans related to the proposed project are 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 for public viewing no later than Friday, February 4, 2022.

On January 7, 2022, Governor JB Pritzker signed a new gubernatorial disaster proclamation extending the statewide disaster declaration due to the Covid-19 pandemic. 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.

Any public questions or comments should be submitted in advance of the meeting via email to [afard@glenellyn.org](mailto:afard@glenellyn.org). All public comments received by 4:30 pm on Thursday, February 10, 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. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

**Please click the link below to join the meeting:**

<https://us02web.zoom.us/j/81028105126?pwd=TnJRM2hpL1lVY2M0eGVRR3VlVlVlYQ109>

Meeting ID: 810 2810 5126

Passcode: 423980

One tap mobile

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Published in Daily Herald January 26, 2022 (4576856)

## CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

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

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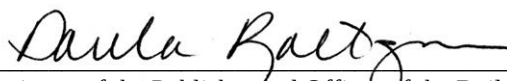
County(ies) of DuPage

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

I further certify that the DuPage County DAILY HERALD is a newspaper as defined in "an Act to revise the law in relation to notices" as amended in 1992 Illinois Compiled Statutes, Chapter 715, Act 5, Section 1 and 5. That a notice of which the annexed printed slip is a true copy, was published 01/26/2022 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.  
DAILY HERALD NEWSPAPERS

BY   
Designee of the Publisher and Officer of the Daily Herald

Control # 4576856



VILLAGE OF GLEN ELLYN

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ORDINANCE NO. 4467

AN ORDINANCE APPROVING  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
A PRELIMINARY PLAT OF SUBDIVISION AND  
THE EXTERIOR APPEARANCE OF THE  
BAKER HILL PLANNED UNIT DEVELOPMENT

---

ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF GLEN ELLYN  
DUPAGE COUNTY, ILLINOIS  
THIS 3RD DAY OF MARCH, 1997.

Published in pamphlet form by the authority of  
the President and Board of Trustees of the  
Village of Glen Ellyn, DuPage County, Illinois,  
this 14TH day of APRIL, 1997.

ORDINANCE NO. 4467

AN ORDINANCE APPROVING  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
A PRELIMINARY PLAT OF SUBDIVISION AND  
THE EXTERIOR APPEARANCE OF THE  
BAKER HILL PLANNED UNIT DEVELOPMENT

WHEREAS, Town & Country Homes, owner of property commonly known as Baker Hill, which is located at the northeast corner of Roosevelt Road and Illinois Route 53 and zoned C6 Commercial/Multi-Use Planned Development District, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of:

- A. Preliminary Planned Unit Development (PUD) Plans, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, to allow a mixed-use, commercial PUD consisting of an approximately 150,000-square foot shopping center and 190-unit townhome development, said request including deviations from certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District;
- B. Preliminary Plat of Subdivision, in accordance with Section 301 of the Glen Ellyn Subdivision Regulations Ordinance, Ordinance No. 2479 as amended, said request including deviations from certain standards in said Ordinance; and
- C. The exterior appearance of the proposed development project, in accordance with Section V of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619, all on property legally described in Exhibit "A," which is attached hereto; and

WHEREAS, the Glen Ellyn Architectural Review Commission conducted a public meeting on June 26, 1996, in accordance with the requirements of the Appearance Guide and Criteria, at which the petitioner presented testimony and exhibits in support of the request for approval of the exterior appearance of the proposed Baker Hill Planned Unit Development project; and



WHEREAS, the Architectural Review Commission considered the testimony and exhibits presented and made its findings of fact and a positive recommendation, as set forth in the Report and Recommendation of the Glen Ellyn Architectural Review Commission, dated June 26, 1996, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing that opened on June 27, 1996, and was continued on July 1, 11 and 25; August 8 and 22; and September 12 and 25 and concluded on October 10, at which hearing the petitioner presented evidence, testimony, and approximately 25 exhibits in support of the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision and at which hearing numerous persons appeared in opposition to the development project and a few in favor thereof; and

WHEREAS, the Plan Commission considered the evidence, testimony, and exhibits presented at the public hearing and made its findings of fact and recommended by a vote of six to five that the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project be denied, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated October 10, 1996, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcripts and minutes of and the testimony and exhibits presented at the aforesated public meeting and public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission and the Plan Commission; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn conducted a regular Village Board meeting on December 16, 1996 in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, for the purpose of reviewing plans for the proposed Baker Hill Planned Unit Development project and have considered the testimony and exhibits presented at said regular meetings and special workshops; and

WHEREAS, the Preliminary PUD Plans and Preliminary Plat of Subdivision that were reviewed by the Village Board at the aforementioned special Village Board workshops included a number of significant modifications to the plans reviewed earlier by the Architectural Review Commission and Plan Commission; and

WHEREAS, based on consideration of the Reports and Recommendations of the Architectural Review Commission and Plan Commission, attached hereto as Exhibits "B" and "C" respectively, and of the testimony and exhibits presented at the regular Village Board meeting on December 16, 1996, in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, the President and Board of Trustees make the following findings of fact:

- A. Approval of the Preliminary PUD Plans and the Preliminary Plat of Subdivision is consistent with the requirements of the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Ordinance and is consistent with the goals of the Comprehensive Plan of the Village of Glen Ellyn and Resolution No. 93-17, a Resolution Adopting Development Objectives for Baker Hill.
  - 1. The Baker Hill Planned Unit Development will comply with the requirements of the C6 Commercial/Multi-Use Planned Development District within the Zoning Code by establishing a combination of commercial and residential uses in the form of an



integrated Planned Unit Development with coordination of land-use areas, building sites, access points, internal circulations, parking areas, flood control facilities, drainage, and open space;

2. The mixed-use commercial/residential development will be harmonious with the existing character of the general vicinity because the proposed commercial portion will front on Roosevelt Road, which is a major commercial corridor, and the townhome portion of the development will provide a logical transition from the commercial uses to the west, the existing townhome development to the south, and the existing single-family homes to the northeast;
3. The commercial portion of the development can be expected to: provide opportunities for commercial uses not currently available within the Village's commercial districts, complement existing businesses in those commercial districts, and attract additional customers, residing in the Village of Glen Ellyn and in nearby communities, for existing businesses within the Village; and
4. The positive long-term economic benefits to the Village, derived in large part from additional retail sales tax and real estate tax revenues, should far outweigh service obligations by the Village;

B. Significant modifications to the Preliminary PUD Plans and the Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project were made subsequent to review of said plans by the Architectural Review Commission and the Plan Commission. The following listing contains some of those modifications:

1. The number of townhome units has been reduced to 190, and 16 single-family houses were eliminated;

2. A two-car garage will be constructed for each of the 190 townhome units, and driveways will be combined in pairs to create common drives, resulting in additional green space;
3. Three distinct architectural designs and several exterior color alternatives will be incorporated into the townhome portion of the development project;
4. Townhome buildings will consist of either four or six units. There will be 34 four-unit buildings and 9 six-unit buildings. Those buildings situated along the east property line, which will border an area in which single-family homes are now located, will consist of four units (except one six-unit building), as will buildings situated on the cul-de-sac in the central portion of the residential development;
5. Setbacks have been increased between the residential and commercial portions of the development, between townhome buildings within the development, and between buildings within the development and existing single-family homes located northeast of the development;
6. Dwelling units were eliminated and shifted throughout the residential area to allow more open space and make possible the preservation of additional mature trees;
7. Public rights-of-way within the residential portion of the development will remain at 50 feet in width, and the roadways will be reduced from 27 feet to a width of 21 feet, thus providing additional green space for the planting of parkway trees;
8. The petitioner will participate in the Village's Parkway Tree Program and will contribute an amount not to exceed \$325 toward the cost of each tree to be planted by the Village on parkways within the development;



9. Retaining walls, landscaped terraces, and additional landscaping will be installed to provide more substantial buffering between the commercial development and the existing single-family homes to the northeast; and
  10. Sidewalks will generally be installed on both sides of public roadways within the development, along the north side of Roosevelt Road, and along the west side of Route 53 and Bryant Avenue between DuPage Boulevard and Fairview Avenue.
- C. The petitioner will install and preserve new and existing landscaping materials in accordance with landscape and tree preservation plans approved by the Village. These plans will reflect the following:
1. Efforts will be made to preserve as many as possible of those mature trees, considered "legacy" trees, found primarily in stands located generally in the southeast section of the subject property and in the central/western section of the property near the Philip J. Rock Center and School;
  2. The petitioner will work with the Village Forester to identify those trees that are most deserving of preservation and most probably responsive to preservation efforts, as well as methods by which those trees might best be preserved;
  3. The water retention area to be located in the southeast section of the subject property will be shaped in a naturalistic design, with appropriate wetland vegetation and trees planted around the perimeter; and
  4. Additional landscaping will be installed throughout the residential and commercial portions of the development as well as along the periphery of the development;

- D. The proposed exterior appearance of the Baker Hill Planned Unit Development is consistent with the recommendations of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619;
- E. The petitioner has submitted a Stormwater Management Plan which meets standards within all Village ordinances as well as standards within the DuPage County Countywide Stormwater and Flood Plain Ordinance and which has been approved by the Village Engineer; and
- F. All required on-site and off-site roadway improvements associated with this development will be constructed by the petitioner, including but not limited to: construction of new on-site roadways and access drives, installation of traffic signals at Roosevelt Road and Illinois Route 53 access points to the site, construction of additional westbound lanes on Roosevelt Road, widening of the existing bridge over Illinois Route 53, and modification of the Illinois Route 53/Bryant Avenue intersection;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: The Reports and Recommendations of the Glen Ellyn Architectural Review Commission and the Glen Ellyn Plan Commission, attached hereto as Exhibits "B" and "C," respectively, are hereby received, and the findings of fact and conclusions set forth in the introductory paragraphs above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: Based upon the findings of fact and conclusions set forth in the introductory paragraphs above, the President and Board of Trustees hereby approve the Preliminary PUD Plans,



the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development for the property legally described in Exhibit "A" attached hereto to allow the construction of a mixed-use commercial PUD consisting of an approximately 150,000-square foot shopping center and a 190-unit townhome development. Furthermore, the President and Board of Trustees also grant the following requested deviations:

A. Deviations from the strict application of certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District:

1. Section 10-4-14(A)5 - to allow a PUD which is predominantly residential rather than predominantly commercial/mixed-use;
2. Section 10-4-14(C) - to allow a minimum rear yard setback of 9 feet at certain specified locations in lieu of the required 40 feet; and
3. Section 10-5-8(H) - to allow drive aisles within the commercial portion of the development to be 24 feet wide in lieu of the minimum required width of 25 feet;

B. Deviations from the strict application of certain standards in the Glen Ellyn Subdivision Regulations Ordinance:

1. Section 403.4 - to allow street right-of-way widths of 50 feet in lieu of the 66 feet required for minor streets;
2. Section 403.4 - to allow street right-of way widths of 50 feet in lieu of the 66 feet required for cul-de-sacs;
3. Section 403.9a to allow a cul-de-sac that is 480 feet long in lieu of the maximum permitted length of 300 feet; and

4. Section 403.5 - to allow a pavement width of 19 feet on Lombard Avenue west of Spring Avenue and to allow other road widths as represented on the plans, except that residential streets shall have a width of 21 feet, in lieu of a width of 27 feet.

SECTION THREE: Approval of the Preliminary PUD Plans, the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development is subject to the following conditions:

- A. Phasing, construction, and maintenance of the Baker Hill Planned Unit Development shall be in substantial conformance with the plans listed below, referenced herein as though they were attached hereto. Attachments 11 and 12 were approved by the Village Board at the special Village Board meeting of March 3, 1997. Wherever any of the attachments differ from attachments 11 and 12, all shall conform to 11 and 12 when submitted with the Final Planned Unit Development application. These plans shall be filed with and made a part of the permanent records of the Glen Ellyn Architectural Review Commission and Plan Commission.

1. Title: Preliminary PUD Plan  
Last Revised: February 20, 1997  
Prepared By: Balsamo/Olson Group, Inc.
2. Title: Preliminary Plat of Subdivision and Phasing Schedule/Plan (Sheets 2)  
Last Revised: February 20, 1997  
Prepared By: Cowhey, Gudmundson Leder, Ltd.
3. Title: Preliminary Engineering Improvement Plans (Sheets 1) - Residential street light to be approved by Commonwealth Edison.  
Last Revised: February 20, 1997  
Prepared By: Cowhey, Gudmundson Leder, Ltd.
4. Title: Route 38 (Roosevelt Road) Preliminary Design A6  
Last Revised: February 7, 1997  
Prepared By: Civiltech Engineering
5. Title: Plat of Vacation (Sheets 1 - 2)  
Last Revised: February 24, 1997  
Prepared By: Midwest Technical Consultants, Inc.



6. Title: Landscape Development Plans (Sheets 1 - 13) including Tree Preservation Plan  
Last Revised: February 19, 1997  
Prepared By: Wehler Peterson & Associates, Ltd.
  7. Title: Baker Hill Shopping Center (Building Elevations and Cross Sections)  
(Sheets 1 - 5, last revised December 16, 1996) (Sheets 6 - 7, revised February 6, 1997)  
Prepared By: Stewart Nosky Architects, Ltd.
  8. Title: Baker Hill Shopping Center Photometric Plan  
Last Revised: June 3, 1996  
Prepared By: Stewart Nosky Architects, Ltd.
  9. Title: Baker Hill Townhomes (Floor Plans and Elevation Drawings)  
(Sheets 1 - 3)  
Last Revised: February 25 and 26, 1997  
Prepared By: Town & Country
  10. Title: Baker Hill Exterior Color and Material Packages (Townhomes)  
Last Revised: November 30, 1995  
Prepared By: Town & Country Homes
  11. Site Plan - Concept  
Last Revised: February 28, 1997  
Prepared by Stewart Nosky Architects, Ltd.
  12. Cross Sections (A-A, B-B & C-C), dated February 26, 1997
- B. The petitioner shall return to the Architectural Review Commission for review of Final PUD Plans;
- C. A Final PUD Plan for the commercial building identified as "Commercial B" on the Preliminary Planned Unit Development Plat shall be submitted for review within two years of the date of this Ordinance;
- D. Removal of snow and ice on all sidewalks on the subject property and in public rights-of-way adjacent to the commercial development shall be the responsibility of the property owner. Stockpiles of snow shall be placed or removed so as to ensure safe ingress, egress, and circulation on the site by vehicles and pedestrians at all times;

- E. Landscaping improvements and existing vegetation along Roosevelt Road in front of the commercial development, including the parkway, shall be maintained by the property owner in accordance with the approved tree preservation and landscape plans;
- F. After Final PUD Plan approval, a temporary construction access plan must be submitted for Village review and approval prior to the issuance of a building permit for a footing or foundation in the commercial and residential areas of the development. The plan must, at a minimum, include access points to and from public roads, staging areas, haul roads, and parking areas for construction workers;
- G. Roadway improvements on Roosevelt Road and Baker Hill Drive, including the installation of a permanent or temporary traffic signal at the intersection (pending Illinois Department of Transportation approval), shall be completed in accordance with approved plans prior to the issuance of a certificate of occupancy for any commercial use. Before Final PUD approval, the petitioner shall present an IDOT-signed Final Plat of Subdivision and, if required, an IDOT highway construction permit in general conformance with the plans referenced in Section Three-A of this ordinance or other documentation or assurances satisfactory to the Village;
- H. Baker Hill Drive shall be accessible and substantially complete, as determined by the Village Engineer, and access and related improvements to Illinois Route 53 shall be completed in accordance with a permit issued by the Illinois Department of Transportation prior to the issuance of a certificate of occupancy for any residential dwelling unit;
- I. Lombard Avenue shall be constructed, according to a design approved by the Village Engineer, to serve as an emergency access roadway that will incorporate the following: a width of 19 feet measured from back-of-curb-to-back-of-curb, drains that will direct storm water into the existing storm sewer system located in the Lombard Avenue right-of-way, and



a combination of posts, chains, locks, and signage at both entrances to said roadway to prevent unauthorized passage;

- J. Prior to approval of the Final Planned Unit Development Ordinance, the Developer shall provide a letter of credit/performance bond in the amount of \$100,000, to be extended for a period of five years following the approval of said ordinance, to assist with the construction and other related costs of Carleton Avenue between DuPage Boulevard and Fairview Avenue. The letter of credit/performance bond must be in a form approved by the Village Attorney. The letter of credit/performance bond may be drawn down by the Village to pay for 25 percent of the costs associated with the construction of Carleton Avenue if said construction by the Village should begin within the five-year period;
- K. Plans for the construction and maintenance of the storm water management system, the retaining wall system, and all landscaping shall be reviewed by the Village and modified until approved prior to acceptance of a Final PUD. The design of the storm water management and retaining wall system shall be approved by the Village Engineer, and the landscaping design and maintenance plan shall be approved by the Village Arborist. The nature of the security to guarantee the continued maintenance of the storm water management system, the retaining wall system and the landscaping plan shall be approved by the Village Attorney;
- L. The Developer shall provide to the Village with the Final PUD application an executed final copy of the agreement with the Philip J. Rock Center and School which is in substantial conformance with the approved Preliminary PUD Plans;
- M. The Developer shall provide to the Village before Final PUD approval a letter of credit/performance bond equal to 125 percent of the amount of the donations made to the School Districts, which will be utilized to guarantee additional donations to the School

Districts if it is found by School District pupil count that the new townhome development generates more children than indicated by population projections. Said letter of credit/performance bond will be in the form approved by the Village Attorney and shall be kept in place for a period of one (1) year after the townhome development shall be fully occupied. The obligation of the Developer to make donations to the School Districts shall be initially computed under the formula generally utilized by the School Districts, but if additional funds are due and payable, such amounts shall be paid to the School Districts within sixty (60) days after an audit is performed of students actually generated by the development, which audit shall take place not more than one year after all of the units are occupied;

- N. The fire safety standards for townhomes will be as directed by the Village Board, including two-hour masonry walls;
- O. The Village Attorney will review and approve the townhome owners' association covenants prior to Final PUD approval;
- P. The townhome sump pumps shall be connected to the underground storm drainage system;
- Q. The developer will provide a performance bond and/or letter of credit which will be used to guarantee the installation of the public improvements, the language of which will be subject to approval by the Village Attorney;
- R. The Developer shall build in a generally equal number the three types of townhome designs shown in the plans referenced in Section Three-A of this ordinance. All end chimneys will be brick veneer; and
- S. The petitioner may be required to submit additional documents and plans that reflect the plans and conditions referenced above as a part of the Final PUD submitted.



**SECTION FOUR:** This approval of the Preliminary PUD Plans, Preliminary Plat of Subdivision, and proposed exterior appearance of the Baker Hill Planned Unit Development provides the developer with the following authorizations:

- A. To proceed with the design and construction of stairs (specifically the ratio of riser to tread height) and doorways (associated with stairs) throughout the development in compliance with Sections 1014.6 and 1014.6.8 of the 1993 BOCA Code;
- B. To obtain a building permit for the model building(s) prior to the completed installation of underground improvements, as well as curbs and final road pavement surface. However, access and layout of appropriate drives and walkways to the model building(s) shall be required and shall only be permitted with advance written approval by Village staff, including the approval of the Police Chief and the Chief of the Glen Ellyn Volunteer Fire Company; and
- C. To create access to a residential model building from the existing curb cuts on Illinois Route 53.

**SECTION FIVE:** A Final Planned Unit Development Plan and Final Plat of Subdivision shall be submitted for Village review and approval within six months after approval of the Preliminary PUD Plan in accordance with all other provisions of the Glen Ellyn Village Code. Because of the large size and complexity of the development, many of the approved plans submitted in order to achieve approval of the Preliminary PUD will need to be significantly expanded and clarified at the stage at which Final PUD approval is sought. It would be impractical, at this stage of preliminary approval, to cause the Developer to expend the funds necessary to fully satisfy the Village regarding the final appropriate design details of the Project. For that reason, the Village retains to itself a broader exercise of its legislative discretion in reviewing and approving such plans as would ordinarily be the case where the documents submitted with a Preliminary PUD would have fully dealt with all

developmental issues. Without limiting the generality thereof, the Village anticipates the necessity to review with great care and determine the effectiveness and applicability of the following items:

- A. The drainage plan for the project, especially in relationship to an assurance that the project will improve rather than harm the drainage of the site to the east, especially in relationship to territory occupied with residences;
- B. The final design of the retaining wall system and landscaping plan so as to create an attractive visual image for persons entering Glen Ellyn, which will, both in the short term and the long term, retain its attractive appearance, be structurally sound, and will be maintainable with the nature of and security of that maintenance program being established;
- C. The final site lines and landscaping placement between the commercial buildings and the nearest homes on Spring Avenue will not adversely affect the value or peaceful enjoyment of those homes, or those homes will be occupied by persons who accept the commercial development; and
- D. The final landscaping plan will carefully identify and make provision for retaining those trees of significant size which can reasonably be preserved in a way consistent with the development, along with a formula, accepted by the Developer, whereby death or serious damage to such preservable trees will result in a significant financial detriment to the Developer. In choosing those trees which will be subject to preservation, the Village shall reasonably consider the current life expectancy and condition of existing trees and the relationship between the preservation of trees and the ability of the Developer to create an aesthetically pleasing design with adequate areas for parking and service drives.



The effectiveness of this ordinance and the requirement that the Village proceed to approve Final PUD plans are contingent upon the petitioner gaining ownership or control over all of the land in the areas shown within the Baker Hill Planned Unit Development.

**SECTION SIX:** Prior to approval of the Final Planned Unit Development Plan and Final Plat of Subdivision, the owner shall provide the Village with: (No. 1) a performance bond or letter of credit (satisfactory to the Village Attorney) in the amount of 125 percent of an approved cost estimate for the rough grading and erosion control and, if determined necessary by the Village Engineer, the seeding/sodding and installation of selected underground utilities for the entire Planned Unit Development, including stormwater detention facilities. The owner/developer shall be required to submit additional performance bonds or letters of credit for each phase of development shown on the Preliminary Plat of Subdivision for all other public improvements not identified in (No. 1) above. The remaining four performance bonds or letters of credit relate to: (No. 2) Commercial Phase I; (No. 3) Commercial Phase II; (No. 4) Residential Phase I; and (No. 5) Residential Phase II upon approval of a Final Plat of Subdivision for the Phase(s). However, the total amount of assurance held by the Village shall equal or exceed 125 percent of the cost estimates for construction for each complete phase of development as approved by the Village Engineer.

**SECTION SEVEN:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

**SECTION EIGHT:** Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.

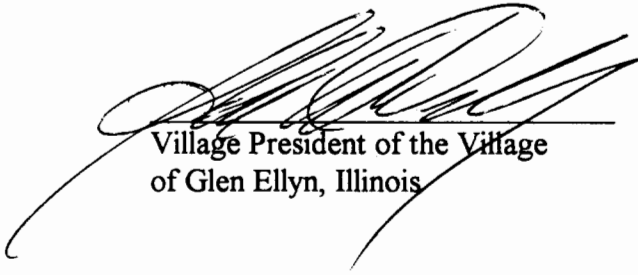
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 3RD day of MARCH, 1997, on first reading, second reading not being requested.

AYES: POEPPEL, MATTHEWS, PASULES, HASE, RENERO, RENNARD

NAYS: -0-

ABSENT: -0-

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 10TH day of MARCH, 1997.

  
Village President of the Village  
of Glen Ellyn, Illinois

ATTEST:

  
Village Clerk of the Village  
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 14TH day of APRIL, 1997.)



**EXHIBIT "A"**  
**Legal Description**  
**Baker Hill Development Property**

**PARCEL 1:**

Lots 13, 14 and 15 (except that part lying Northwest of a line which intersects the North line of said Lot 15 at a point 135.1 feet West of the Northeast corner thereof and which intersects the West line of said Lot 15 at a point 14.3 feet North of the Southwest corner thereof), Lot 16 (except that part of Lot 16 lying Northwest of a line which intersects the North line of said Lot 16 at a point 99.1 feet West of the Northeast corner thereof and which intersects the South line of said Lot 16 at a point 135.1 feet West of the Southeast corner thereof), Lot 17 (excepting therefrom that part conveyed to the State of Illinois by Document 357778, lying Northwest of a line which intersects the North line of said Lot 17 at a point 58.7 feet West of the Northeast corner thereof and which intersects the South line of said Lot 17 at a point 99.1 feet West of the Southeast corner thereof), the Easterly part (measured 58.7 feet on the South line and 11.9 feet on the North line) of Lot 18, all in Block 22;

Lots 2, 3, 4, 5, 6, 7, 8 (except those parts of said Lots 2, 3, 4, 5, 6, and 7 conveyed to the County of DuPage for highway purposes and also except that part of Lot 4, 5, 6, 7 and 8 bounded and described as follows: commencing at the Southwest corner of the Southwest Quarter of said Section 13, as monumented and recorded January 17, 1979 as Document S-79-1; thence, on an assumed bearing of North 00 degrees, 14 minutes, 28 seconds West 1061.85 feet, along the west line of the Southwest

Quarter of said Section 13, to a point; thence North 89 degrees 33 minutes 10 seconds East 43.05 feet, along a line, to the Southwest corner of aforesaid Lot 8 for the Point of Beginning; thence continuing North 89 degrees, 33 minutes, 10 seconds East 35.00 feet, along the South line of said Lot 8, to a point in a line 35.00 feet Easterly of and parallel with the West line of Lot 8; thence North 01 degree 14 minutes 08 seconds West 246.96 feet, along the aforesaid parallel line, to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways Survey Marker; thence South 07 degrees 30 minutes, 10 seconds West 47.41 feet to a point in the South line of Lot 4; thence South 04 degrees 35 minutes 46 seconds West 50.19 feet to a point in the South line of Lot 5; thence South 01 degree 32 minutes 54 seconds West 50.03 feet to a point in the South line of Lot 6; thence South 00 degrees, 13 minutes 11 seconds West 50.00 feet to a point in the South line of Lot 7; thence South 89 degrees, 33 minutes 10 seconds West 19.00 feet, along the aforesaid South line of Lot 7, to the Southwest corner of said Lot 7; thence South 01 degree, 14 minutes 08 seconds East 50.00 feet to the Point of Beginning), Lots 10, 11, 12, 13, 14, 15, 16, and 17 all in Block 23;

Lots 1, 2 and 3 (except the West 10 feet of Lot 3 and except those parts of Lot 1, 2 and 3 described as follows:

Commencing at the Southwest corner of the aforesaid Southwest Quarter of Section 13, as monumented and recorded January 17, 1979 as Document S-79-1; thence on an assumed bearing

of North 89 degrees, 16 minutes, 52 seconds East 60.75 feet, along the South line of said Southwest Quarter of said Section 13; thence North 01 degree, 09 minutes, 47 seconds West 456.64 feet to the Southwest corner of aforesaid Lot 3 in Block 24, aforesaid; thence North 89 degrees, 33 minutes, 10 seconds East 10.00 feet, along the South line of said Lot 3, to the Point of Beginning; thence continuing along the same bearing of North 89 degrees, 33 minutes 10 seconds East 30.00 feet to a point on the South line of Lot 3; thence North 01 degree, 09 minutes 47 seconds West 100.00 feet to a point in the North line of said Lot 2, said point being monumented by an Illinois Department of Transportation, Division of Highways Survey Marker; thence South 89 degrees, 33 minutes, 10 seconds West 1.00 foot, along said North line of Lot 2, to a point, said point being monumented by an Illinois Department of Transportation, Division of Highways Survey Marker; thence North 01 degrees, 09 minutes 47 seconds West 50.00 feet to a point in the North line of said Lot 1, said point being monumented by an Illinois Department of Transportation, Division of Highways Survey Marker; thence South 89 degrees, 33 minutes, 10 seconds West 39.00 feet, along said North line of Lot 1, to the Northwest corner thereof; thence South 01 degree, 09 minutes, 47 seconds East 100.00 feet, along the West line of said Lots 1 and 2, to the Southwest corner of Lot 2; thence North 89 degrees, 33 minutes, 10 seconds East 10.00 feet, along the South line of Lot 2, thence South 01 degree, 09 minutes, 47 seconds East 50.00 feet to the Point of Beginning), Lot 5 (except that part bounded and described as follows: Commencing at the Southwest corner of the aforesaid Southwest Quarter of Section 13, as monumented and recorded January 17, 1979 as Document S-79-1; thence, on an assumed bearing of North 89 degrees, 16 minutes, 52 seconds East 60.75 feet, along the South line of said Southwest Quarter of Section 13; thence North 01 degree, 09 minutes, 47 seconds West 356.64 feet to the Southwest corner of aforesaid Lot 5 in Block 24, said point being the Point of Beginning; thence North 89 degrees, 33 minutes, 10 seconds East 40.00 feet, along the South line of said Lot 5; thence North 01 degree, 09 minutes, 47 seconds West 50.00 feet to a point in the North line of said Lot 5; thence South 89 degrees, 33 minutes, 10 seconds West 40.00 feet; along the said

North line of Lot 5, to the Northwest corner thereof; thence South 01 degree, 09 minutes, 47 seconds East 50.00 feet, along the West line of said Lot 5, to the Point of Beginning) Lot 8 (except the West 40 feet); Lot 9 (except that part bounded and described as follows: Commencing at the Southwest corner of the aforesaid Southwest Quarter of Section 13, as monumented and recorded January 17, 1979 as Document S-79-1; thence on an assumed bearing of North 89 degrees, 16 minutes, 52 seconds East 60.75 feet, along the South line of said Southwest Quarter of Section 13; thence North 01 degree, 09 minutes, 47 seconds West 34.04 feet to the Southwest corner of aforesaid Lot 9 in Block 24, said point being the Point of Beginning; thence continuing along the same bearing of North 01 degree, 09 minutes, 47 seconds West 147.60 feet, along the West line of said Lot 9, to the Northwest corner of Lot 9; thence North 89 degrees, 33 minutes, 10 seconds East 40.00 feet, along the North line of Lot 9, to a point, thence South 01 degree, 09 minutes, 47 seconds East 147.64 feet to a point in the South line of said Lot 9, said point being monumented by an Illinois Department of Transportation, Division of Highways Survey Marker; thence South 89 degrees, 37 minutes, 00 seconds West 40.00 feet, along the said South line of Lot 9, to the Point of Beginning); Lots 10, 11 and 12 and all that part of Lot 13 described by commencing at the Southeast corner of said Lot 13 for a Point of Beginning; thence North along the East line of said Lot 13, 161 feet; thence West, parallel to



the South line of said Lots 13 and 12, 157 feet to the West line of said Lot 13; thence South, along the West line of said Lot 13, 13.09 feet to the Northwest corner of said Lot 12; thence East along the North line of said Lot 12, 50 feet to the Northeast corner of said Lot 12; thence South along the East line of said Lot 12, 148.01 feet to the Southeast corner of said Lot 12; thence East along the South line of said Lot 13 107.7 feet to the Point of Beginning, and the North 288.07 feet of Lot 13, all in Block 24;

Lot 4 (except the West 40 feet of said Lot 4, as taken by Condemnation Case 86-ED-86), Lots 6 and 7 (except the West 40 feet of said Lots 6 and 7, as taken by case 86-ED-79) and the North 124.13 feet of the South 285.13 feet (measured on the East line) of Lot 13, all in Block 24;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9 and 10 (except that portion taken for highway), Lot 11 (except that portion taken for highway), Lot 12 (except the South 32 feet thereof as conveyed by Document No. R86-146857), Lot 13 (except the South 32 feet per Condemnation Case No. 86-ED-70 filed October 28, 1986), the South half of Lot 14, the North half of Lot 14, Lots 15, 16, 17, 18, 19, 20 and 21 in Block 25;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 in Block 26;

The Easterly part (measured 78.8 feet on the South line and 1.45 feet on the North line) of Lot 4, Lot 5 (except that part in highway), Lots 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21 and 22 (except that portion taken for highway) in Block 27;

Lots 1 and 2 (except that portion taken for highway) and Lots 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23 and 24 (except the North 38 feet) in Block 28;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31 and 32 in Block 29;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 (except the South 32 feet of Lots 9, 10, 11, 12 and 13), Lots 14, 15, 16, 17, 18, 19, 20 and 21 in Block 30;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 (except the South 32 feet of Lots 9, 10, 11, 12 and 13), and Lots 14, 15, 16, 17, 18, 19, 20 and 21 in Block 31;

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, and 16 in Block 32;

Lots 2, 3, 4, 5, 6, 7, 8, 9, 10, 11 and 12 in Block 33;

All in First Addition to Roosevelt Gardens Homesites, being a subdivision in the Southwest Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 11, 1921 as Document 150122, in DuPage County, Illinois.

**PARCEL 2:**

Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, (except the South 32 feet of Lots 9, 10, 11, 12 and 13), and Lots 14, 15, 16, 17, 18, 19, 20 and 21 in Block 37;

Lots 1, 2, 3, 4, 5, 6, 7 and 8 in block 38;

All in Second Addition to Roosevelt Gardens Homesites, being a subdivision in Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded October 11, 1921 as Document 151439, in DuPage County, Illinois.

**PARCEL 3:**

Vacated Lowell Avenue (as vacated by Document R67-43910) lying North of the North line of Lombard Avenue and lying Southerly of S.B.I. Route 53 (excepting therefrom that portion of the West half of said vacated Lowell Avenue lying North of the Easterly extension of the South line of Lot 19 in Block 22) all in First Addition to Roosevelt Garden Homesites, being in the Southwest Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 11, 1921 as Document 150122, in DuPage County, Illinois.

**PARCEL 4:**

All that part of Lowell Avenue lying North of the North Right-of-Way line of Illinois Route 38 (Roosevelt Road) and lying South of the North Right-of-Way line of Lombard Avenue, except therefrom that part of the West half of said Lowell Avenue lying along and adjacent to Lot 9 in

Block 23 and also except that part of the West half of said Lowell Avenue lying South of the North line of DuPage Boulevard and lying North of the South half of said DuPage Boulevard;  
ALSO

All that part of Sylvan Avenue lying North of the South 32 feet of Blocks 25 and 30 and lying South of the Southerly Right-of-Way line of Illinois Route 53;  
ALSO

All that part of Grandview Avenue lying North of the South 32 feet of Blocks 30 and 31 and lying South of the South Right-of-Way line of Illinois Route 53;  
ALSO

All that part of Spring Avenue lying North of the South 32 feet of Blocks 31 and 37 and lying South of the South Right-of-Way line of DuPage Boulevard;  
ALSO

All that part of DuPage Boulevard lying East of the East Right-of-Way line of Illinois Route 53 and lying West of the West Right-of-Way line of Spring Avenue, except that part of the North half of said DuPage Boulevard lying South of and adjacent to Lot 17 in Block 32, and except that part of the North half of said DuPage Boulevard lying West of the centerline of Lowell Avenue;  
ALSO

All that part of Lombard Avenue which runs through Lowell Avenue, Sylvan Avenue and

Grandview Avenue, and which lies along and adjacent to the following Lots, Lot 13 in Block 22, Lot 17 in Block 23, Lots 1 and 32 in Block 26, Lots 12 and 13 in Block 27, Lots 12 and 13 in Block 28, Lots 1 and 32 in Block 29, Lot 1 in Block 32 and Lot 12 in Block 33;

All in First Addition to Roosevelt Gardens Homesites, being a Subdivision in the Southwest Quarter of Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded August 11, 1921 as Document 150122, in DuPage County, Illinois.

PARCEL 5:

All that part of Grove Avenue lying North of the North Right-of-Way line of Illinois Route 38 (Roosevelt Road) and lying South of the South line of DuPage Boulevard, except the East Half thereof lying West of and adjacent to Lot 9 in Block 38, in the Second Addition to Roosevelt Gardens Homesites, being a subdivision in Section 13, Township 39 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded October 11, 1921 as Document 151439, in DuPage County, Illinois.

P.I.N.'s: 05-13-306-all lots; 05-13-307-all lots; 05-13-308-all lots; 05-13-309-001 thru -012; 05-13-314-all lots; 05-13-315-all lots; 05-13-316-all lots; 05-13-317-001 thru -015, -043 and -044; 05-13-322-all lots; 05-13-323-all lots; 05-13-324-all lots; 05-13-325-all lots; 05-13-326-all lots; and 05-13-327-all lots.



**REPORT AND RECOMMENDATION  
OF THE  
GLEN ELLYN ARCHITECTURAL REVIEW COMMISSION  
ON THE REQUEST OF TOWN & COUNTRY HOMES  
FOR APPROVAL OF THE EXTERIOR APPEARANCE OF  
A TOWNHOME SUBDIVISION AND RETAIL COMMERCIAL PROJECT  
TO BE KNOWN AS BAKER HILL**

TO: THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN,  
ILLINOIS:

Town & Country Homes has filed a request for approval of a Special Use for Planned Unit Development in the form of Preliminary Planned Unit Development (PUD) Plan and Preliminary Plat of Subdivision. The approvals are to accommodate the development of a mixed-use PUD consisting of 234 townhomes on 32.8 acres and 16.5 acres of commercial retail. The project would be on a wooded, 50-acre site located at the northeast corner of Roosevelt Road and Rt. 53, which is zoned C6, Commercial/ Multi-Use Planned Development District.

The Appearance Guide and Criteria requires that the Architectural Review Commission review all PUD's. The petitioner appeared at a public meeting before the Architectural Review Commission on June 26, 1996 for review and a recommendation regarding the proposed appearance of the project.

The Architectural Review Commission issued the following Report and Recommendation:

**Report:**

A. **Project:** The 234 townhomes would be constructed on 32.8 acres, located generally on the northern half of the subject property. The townhomes are proposed to consist of five- to seven-unit buildings located off of new public residential streets. A new collector street, to be called Baker Hill Drive, would be built extending north from Roosevelt Road, just east of the bridge over Rt. 53, to Rt. 53 at the intersection with DuPage Boulevard. A land exchange with the Philip Rock School is proposed to accommodate this collector road. The intersection of the collector road with Roosevelt Road would include traffic lights to allow three-way traffic. The collector road and Rt. 53 would be a four-way, signalized intersection. The commercial portion of the development would consist of two phases, the Commercial I site which is a 14.7-acre parcel located east of the proposed collector road on the north side of Roosevelt. It would consist of a 71,000 square-foot Dominick's grocery store and another 70,000 square feet of retail buildings. Access to this portion of the commercial development would be off of the proposed collector road and at a secondary, right-in/right-out approach on Roosevelt Road. The second phase of commercial would include a 1.34-acre site located at the southwest corner of the subject property, with access off of the west side of the new collector road, and a second outlot building in the Commercial I site. The Commercial II phase is proposed to be constructed within three years of the first phase completion.

B. Testimony -- Testimony in favor of the request was presented by James Truesdell, Steve Sandelin and Larry Peterman of Town & Country for the residential portion of the proposed PUD, and Gene Porto of Great Lakes Partners, Tim Stewart and John Wessel for the commercial portion.

The following were submitted for review:

1. Petitioner's Application Packet, including:
  - Application for Approval of Preliminary PUD Plan;
  - Owner's Signatures and Exculpatory;
  - List of Project Experts;
  - Application for Permission to Subdivide;
  - Affidavit of Authorization;
  - Disclosure of Interest;
  - Legal Description of Subject Property;
  - Plat of Vacation, dated January 17, 1996, by Midwest Technical Consultants, Inc.;
  - Traffic Impact Analysis, revised April, 1996, by Metro Transportation Group, Inc.;
  - Fiscal Impact of Residential Development, dated April, 1996, by Strategy Planning Associates;
  - Drawing of Baker Hill Residential Sign.
  - Light Catalogue Cuts (English Country), by Architectural Area Lighting;
  - Baker Hill Exterior Color Packages;
  - Baker Hill Townhomes, Floor Plans and Elevation Drawings, dated November 30, 1995, by Bloom & Fiorino (six sheets);
  - Baker Hill Shopping Center Building Elevation Drawings, dated May 27, 1996, by Stewart Nosky Architects, Ltd. (four sheets);
  - Baker Hill Shopping Center Photometric Plan, dated June 3, 1996, by Stewart Nosky Architects, Ltd.;
  - Existing Site Conditions Plan, dated August 1, 1995, by Cowey Gudmundson Leder, Ltd.;
  - Preliminary Plat of Subdivision, revised June 1, 1996, by Cowey Gudmundson Leder, Ltd.;
  - Preliminary Engineering Plan, revised June 1, 1996, by Cowey Gudmundson Leder, Ltd.;
  - Common Open Space Plan, revised May 31, 1996, by The Balsamo/Olson Group, Inc.;
  - Preliminary PUD Plan, revised May 31, 1996, by The Balsamo/Olson Group, Inc.;
  - Planting Plan and Elevation at Roosevelt Road, dated June 3, 1996, by Wehler Peterson & Associates, Ltd., with attached Median Barrier Planter Detail, dated June 3, 1996, by Wehler Peterson & Associates, Ltd.; and
  - Landscape Development Plans, dated June 3, 1996, by Wehler Peterson & Associates, Ltd. (11 sheets);

2. Colored Landscape Plan;
3. Four Townhome Building Materials and Colors Sample Boards;
4. Four Colored Building Elevations Drawings, depicting the four color packages;
5. Perspective Drawing of Townhome Building;
6. Cross-Sections Drawings showing relationships of grades to buildings between the proposed townhomes and the existing residences on Spring Avenue;
7. Three-Dimensional Model of the Commercial Retail Project;
8. Commercial Building Materials and Colors Sample Board;
9. Colored Commercial Site Plan;
10. Three Colored Commercial Buildings Elevations Drawings;
11. Colored Retaining Wall Elevations with landscaping; and
12. Colored Commercial Roosevelt Road Frontage Landscaping Elevation and Plan.

Staff introduced the project and explained that the townhome/commercial PUD was the largest proposed project to come before the Village in several years. Staff reviewed the history of the Village's planning for the site, which includes a Village Board Resolution in 1993 that established development objectives and identified the major uses which would be appropriate on the site. These included medium density residential on the north half of the 50-acre site, with commercial and some office on the south half. Staff noted that, with the exception of office, the proposed development generally complies with the land uses suggested in the Village Board Resolution. It was noted that the project has all of the issues and concerns of a major residential development and a major retail development. Staff presented the Staff Report and highlighted areas of concern in both the residential and commercial portions of the proposed PUD.

James Truesdell introduced the townhome portion of the project. He noted that the petitioner has been working on the site for over a year, and has met with staff on many occasions. The project has been informally reviewed by the Plan Commission on two separate occasions. The developer has met independently with adjoining property owners and attended a meeting with the Glen Ellyn Park District that was also intended for adjacent residents. Mr. Truesdell pointed out that Town & Country has acquired the entire site, which had been under 19 different property owners. He stated that Great Lakes Principals is sub-contracted to purchase the commercial portion of the PUD, and



has been responsible for that portion of the development plans. Mr. Truesdell presented the Preliminary PUD Plan, giving an overview of the street layouts, building locations, park area, open spaces, proposed landscaping, areas of tree preservation, and proposed grades.

Steve Sandelin, architect for Town & Country, presented the drawings for the proposed townhome buildings. He pointed out that, following the suggestion of staff and the expressed preference of the Plan Commission, the developer had revised plans for the exteriors of the buildings to include the use of brick for the full first-story level (8 feet) on all four sides of all buildings, including to the top of the garages on the front elevations. The rear elevations of certain buildings would include two stories of brick on the ends in order to frame sections of second and third story windows and balconies. The use of brick on all four facades will greatly add to the perception of quality for the townhome project. Mr. Sandelin stated that there will be 39 buildings on the property, one-half of which will include full, eight-feet tall walk-outs which will have a three-story profile from the rear of the buildings. Seventeen of the buildings would be two stories only, and the remainder will be 2½ stories. The buildings will consist of five, six and seven units. He explained the arrangement of units, which will include some second-story units located above ground units. No walk-out basements would be located in buildings backing to Rt. 53. Mr. Sandelin also described some of the options in rooms and amenities that will be open to prospective buyers. All buildings will include single-hung windows to help establish a Colonial/Traditional look. In response to a question from the Commission, Mr. Sandelin stated that chimney chases located on the ends of the townhome buildings would be brick for the first floor level and siding above, with the colors matching the color package used on each building. He also stated that the color of the downspouts will match the trim color on each building.

Mr. Truesdell responded to a comment in the Staff Report regarding the perceived height of the townhome buildings which will back to existing single-family houses on Spring Avenue. He stated that the buildings which back to Spring will be five and six units only. He noted that the subject property is a hill, and that the new townhomes must be constructed into this hill. There will be places where the difference in floor elevation between the single-family houses and the townhome buildings will be 20 feet. The townhome buildings will then extend another 30 feet to the roof peak, which can give the impression of the building being 50 feet higher than the ground floor of the houses. He stated that, in order to help soften this appearance, the townhome buildings have been set back a minimum of 56 feet from the common property line, when the Zoning Code would allow them to be as close as 40 feet. Mr. Truesdell also stated that the developer will attempt to preserve existing mature trees in those locations where the new buildings will back to the existing residences in order to help buffer the appearance of the townhomes. Finally, he noted that the same difference in structure height would exist if single-family homes were constructed on Baker Hill instead of townhomes. The problem is one of grade, not the type of residence. Mr. Sandelin noted that if the pitch of the roof on the townhome buildings were any lower in an attempt to lower the profile of the buildings, the townhomes would not look right from an architectural perspective.

Mr. Sandelin and Mr. Truesdell responded to several questions from the Commission. Driveways would likely be asphalt rather than concrete. Garage doors would be metal, entry doors would be steel, windows and patio doors would be vinyl. The colors of these elements would match the trim on each color package.

Larry Peterman presented landscaping proposed with the residential portion of the PUD. He stated that the developer has been working closely with the Glen Ellyn Park District over the past five months, and there is an agreement that the Park District will accept a nearly two-acre park to be located on the east side of the townhome development. The developer will construct the park, including playground equipment. He noted that the park will be so situated that it serves not only the new residents of the townhomes, but the residents of Spring and Grove Avenues, who currently must exit their neighborhoods and take Rt. 53 to get to Newton Park. Mr. Peterman said that the rest of the open space will be owned and maintained by the townhome homeowners' association. He presented the proposed recreational amenities, which will include a pedestrian pathway through the townhome site that will link to a pedestrian/bike path. The bike path will extend along the proposed collector road, Baker Hill Drive, and wind along the south end of the townhomes and eventually to the open space at the southeast corner of the site, finally exiting at Roosevelt Road. The bike path will also provide access to the commercial portion of the PUD. In response to a comment in the Staff Report, Mr. Peterman stated that the developer will add benches in the open space area at the southeast corner of the PUD, but does not believe it is appropriate to add any play equipment because of the relative isolation of the site. He stated that the pedestrian path through the townhome development will be illuminated by low-level lighting installed at key locations.

Mr. Peterman addressed tree preservation on the site. He noted that there is an area of quality trees, *oaks* and some *hickory* at an area along the north side of Baker Hill Drive. These trees will be preserved by constructing a series of retaining walls. Landscape Plans show the preservation of trees along the perimeter of the townhomes project as well, but Mr. Peterman admitted that a more thorough job of evaluating the quality of these trees will have to be undertaken as part of the Final PUD Plans. He stated that many of the plants on the perimeter are not quality trees and will likely be removed. The developer will install new shrubs, ornamental trees and evergreen trees in areas where there will be inadequate buffering of the townhome buildings by existing preserved trees or where no trees will be preserved.

Mr. Peterman presented a number of other elements related to the townhome project. He pointed out that foundation planting plans have been submitted for each of the building types. The project will use a decorative light pole for street lights, and the petitioner is working with Com-Ed to get that company to accept and maintain these lights. A smaller version of the decorative pole will be used to illuminate the pedestrian path through the townhomes. Lights will probably have a bronze finish. He presented the plans for the entry monument sign to be located at the northeast corner of Baker Hill Drive and Rt. 53. He stated that a decision had not yet been made as to whether or not the sign would be illuminated. Split rail fence sections will off-set the entry sign. In response to a

question from the Commission, he stated that no fence is proposed along Rt. 53, but that there may be section of the split-rail fence installed in key locations as accent features. He also stated that it is the developer's policy to evaluate the effectiveness of landscaping after the project has been constructed and install additional plant materials where necessary to assure adequate buffering and privacy for the residents. Mr. Peterman stated that the homeowners' association prohibits fences from being constructed around the patios, which will avoid cluttering the rear of the buildings as viewed from Rt. 53. He stated that air-conditioning units will be tucked into building recesses and screened by the foundation plantings. Transformers will be screened with landscaping if they are installed near an area of landscaping; otherwise, they will be left unscreened so as to not draw attention to the equipment. In response to a comment in the Staff Report, he stated that *Kentucky Coffee Tree* produces a hard nut, and so will be used only in areas where there will be no mowing. The number of *honeylocust* trees will be reduced, and the petitioner will try to use some *European Larch* in swales and basins.

Mr. Truesdell responded to a question from the Commission by noting that the buildings backing to Rt. 53 will generally be 40 to 44 feet from Rt. 53, except in those areas where the right-of-way encroaches into the site. He stated that there will not be a perception of a long line of building backs because of the curve of Rt. 53. It was agreed that landscape materials along the Rt. 53 frontage will be important both to soften the appearance of the buildings as viewed from the street and to provide adequate privacy for the residents of the townhomes.

Gene Porto presented the commercial retail portion of the PUD. He stated that Great Lakes Principals entered into a contract with Town & Country to do the commercial part of the development approximately one year ago. He stated that the most difficult aspect of the project is the hill. There is 70 feet of fall in grade from the west to the east, and it is complicated to construct retail buildings on such a slope. However, he believes that an attractive, high-quality commercial retail project has been designed for this site. Mr. Porto presented the site plan for the retail development, including placement of buildings, streets, parking lots, retaining walls, landscaping, lighting and signage.

Tim Stewart presented the proposed architecture for the commercial buildings. He noted that each building will be one foot lower in elevation than the building to the west so that the site gradually drops from west to east. The largest element will be the Dominick's food store. He noted that the shopping center will use a Prairie-style architecture, which is attractive and fitting to the general area. He described the various architectural elements and the proposed building materials and colors. He stated that the tenants of the building to the west of the Dominick's will be small-shop, "convenience-type" uses, and so a canopy to provide protection from the weather will be included. These shops will face Baker Hill Drive. He presented the elevations of the buildings to the east of the Dominick's, which hopefully will be tenanted by larger users. The shopping center will be anchored by a 45-foot tall decorative tower at the southeast corner. This tower will include back-lit bronze letters reading "Baker Hill" on its east and west sides. Because of the grades, the rear of the



buildings will be four feet lower than the first floor elevation. Therefore, there will be loading ramps and stairs on the rears of the buildings. The ramps and stairs will be screened with walls. Because of their visibility from Roosevelt Road and adjacent residences to the northeast, the rears of the buildings will include face brick on the top half, with textured concrete block, painted to match the color of the brick, on the lower half.

Mr. Stewart highlighted the southernmost building, the rear of which will be very visible from Roosevelt Road. He noted that the entire rear facade will be clad with brick. Windows will be installed on this elevation. The windows will be real, if such can be used by the tenant, or false, but in either case they will help to give it the appearance of the front of a building. Downspouts and doors on all of the rear elevations will be painted to match the adjoining walls. He also presented the proposed architecture for the first of the outlot buildings.

Mr. Stewart pointed out that a major feature would be the retaining walls. He presented plans showing how the walls would be buffered by the installation of landscaping. The walls will be constructed of an interlocking, textured concrete block that will be sculptural rather than flat. The color will match that of the face brick used on the buildings.

Mr. Stewart presented the major signage associated with the shopping center. Besides the "Baker Hill" signs on the tower, there will be a monument-type sign identifying Baker Hill at the right-in/right-out entrance and a 15-foot free-standing sign identifying Baker Hill, Dominick's and two other major tenants of the shopping center. The materials and colors of these signs will match the materials and colors of the buildings.

John Wessel presented the landscaping associated with the commercial portion of the PUD. He noted that large plant materials will be installed along the tall retaining wall at the east end of the project. An attempt will be made to preserve quality existing trees in this area as well. He pointed out that a comprehensive approach toward landscaping is being taken in order to help the townhomes and commercial development maintain an unified appearance. He described the landscaping proposed in planters along the storefronts and within landscaped islands in the parking lot. He highlighted the landscaping proposed along Roosevelt Road, where clusters of plants will be installed to create a greater visual impact. In response to the Commission, he noted that rather than having a lot of small landscaped islands, it was felt to be a better approach to have fewer, larger islands where plants have a better chance of thriving. He also pointed out that the plan has responded to a concern by staff by getting the Illinois Department of Transportation to agree to allow an 18-inch planter to be installed in the median of Roosevelt Road. The planter will include grasses, shrubs and perennials, and will extend east and west in front of the right-in/right-out entrance on Roosevelt to discourage pedestrians from attempting to cross the road from Pershing Avenue.

Mr. Porto responded to a question from the Commission by noting that there is no proposal to construct a sidewalk along Roosevelt Road. He stated that the developer is constructing a new westbound lane on Roosevelt Road, which will eliminate the existing beaten walking path along Roosevelt. He said the developer believes it is better not to encourage pedestrians to walk along the arterial, and so the sidewalks will be laid out to bring pedestrians into the shopping center, along the storefronts, and back out to the open space at the southeast end of the site.

Mr. Porto stated that site lighting will consist of round luminaires with flush lenses mounted on 35-foot tall poles. He noted that there is a balance that must be achieved between providing adequate illumination in the parking lots to assure safety for shoppers, and the desire not to have lighting be too bright. If poles are too short, a great number are needed to provide the desired safe level of light. If poles are too tall, they become a source of glare for motorists and adjoining land uses. Mr. Porto pointed out that the 35 foot parking lot lights will not be taller than the commercial buildings, and so will not be visible by the single-family residences to the north. He stated that the Photometric Plan will be revised to show the use of shields to lower the illumination levels along Roosevelt Road.

Mr. Stewart stated that trash enclosures will be constructed of concrete, sculpted block, with opaque gates. The color of the enclosures will match the colors of the shopping center.

Mr. Porto addressed the proposal for tenant signage. He noted that the signage depicted on the elevation drawings for the Dominick's is exactly what is being proposed, as are the signs identifying the shopping center. A Sign Variation package has been submitted for review by staff and consideration by the Village Board. Regarding smaller tenant signage, Mr. Porto noted that the tenant sign criteria would allow a sign to occupy 80% of the sign frieze area, with a minimum two foot separation from the lease line. He said that signage is very important to the tenants, and given the distances from Roosevelt Road and the speed of traffic along the arterial, there is a limited opportunity for retailers to get their message to potential customers. He pointed out that the shopping center is set back almost one full block from Roosevelt. Staff responded that the ARC may wish to consider more restrictive standards, including allowing only 60% coverage and a minimum set back of five feet from the lease line. The purpose would be to avoid long stretches of uninterrupted signs. A minimum two foot setback from the lease line could mean only four feet of separation between tenant signage. Given the distance from Roosevelt Road, this could result in the appearance of an uninterrupted string of signs. The ARC members agreed that the five foot separation was more desirable, and directed the petitioner to work with staff on a compromise between 80% and 60% of coverage.

No members of the public spoke in favor of or in opposition to the request.

C. Discussion -- The Commission expressed support for the project. It was agreed that the PUD will have a major impact on the appearance of the Village in general, and on the adjoining land uses in particular. It was agreed that the townhomes and commercial buildings would be attractive and a good addition to the Village. The petitioner and staff were complimented on the thoroughness of the plans and review.

Motion -- On a motion duly made by Commissioner Renfro and seconded by Commissioner Ball, the Architectural Review Commission recommends that the Village Board approve the exterior appearance of the proposed Baker Hill Planned Unit Development, based on the revised plans presented at the ARC meeting, and subject to the following conditions:

1. The townhomes shall be constructed in compliance with the revised elevations presented at the meeting of the ARC, showing the use of face brick for the entire first floor level on all four facades of all buildings;
2. Chimney chases located on the ends of the townhome buildings shall be brick for the first floor level, and siding thereafter, the colors of which shall match the color package used for each building;
3. The color of downspouts on the townhome buildings shall match the trim color used on each building;
4. The petitioner shall revise plans to show that benches will be installed along the pedestrian/bike path in the large open space area at the southeast portion of the PUD;
5. The Final Landscape Plan for the townhome portion of the PUD shall include a detailed survey of existing trees located along the perimeter of the project. Quality trees shall be preserved where possible. The Final Landscape Plan shall demonstrate that berms will be constructed and new plant materials, in the form of ornamental trees and evergreen and deciduous shrubs and trees, will be installed around the perimeter of the development in order to assure an adequate degree of buffering and screening of the appearance of the townhome buildings as viewed from Rt. 53, the existing single-family residences on Spring Avenue, and Baker Hill Drive;
6. The petitioner shall revise the plant list to: include the use of some *Kentucky Coffee Trees* in areas that will not be mowed; reduce the number of *honeylocust* in order to increase the variety of deciduous trees on the site; and show the use of *European Larch* in swales and basins;
7. The petitioner shall use a round parking lot luminaire with flush lens for the commercial portion of the development. The Photometric Plan shall be revised to show the use of shields which will reduce the illumination levels along the Roosevelt Road and Baker Hill frontages;
8. The petitioner shall submit plans for proposed trash enclosures for the commercial portion of the PUD, showing the walls will be constructed of sculpted concrete block matching the color of the shopping center. Details shall be provided for trash enclosure gates, which shall be opaque; and
9. The petitioner shall revise the tenant sign criteria to require a minimum setback of five feet from the lease line. The petitioner shall work with staff on a compromise between 80% sign coverage and 60% coverage, and such compromise shall be contained in the revised tenant sign criteria.



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ARC Report and Recommendation

Baker Hill Preliminary PUD Plans  
Date of Meeting: June 26, 1996

Commissioners Renfro, Ball, Chapman, Stein, Pahl and Chairman O'Brien voted "yes." The motion carried unanimously.

Respectfully submitted,

A handwritten signature in cursive script that reads "M. Janet O'Brien".

M. Janet O'Brien, Chairman  
Architectural Review Commission

Date of Meeting: June 26, 1996

PRM:prm  
G:\PLANNING\ARC\R&R\BAKRHILL.PRE

**REPORT AND RECOMMENDATION  
OF THE GLEN ELLYN PLAN COMMISSION  
ON THE PETITION OF TOWN & COUNTRY HOMES  
FOR APPROVAL OF PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
PRELIMINARY PLAT OF SUBDIVISION  
AND SUBDIVISION REGULATIONS VARIATIONS  
FOR BAKER HILL  
OCTOBER 10, 1996**

**TO: THE PRESIDENT AND VILLAGE BOARD OF TRUSTEES OF THE VILLAGE  
OF GLEN ELLYN, ILLINOIS**

Town & Country Homes, as property owner, has filed a request for approval of a Preliminary Planned Unit Development (PUD) Plan, Preliminary Plat of Subdivision and Subdivision Variances to accommodate the development of a mixed-use PUD consisting of 198 townhomes, 16 single-family homes and 16.5 acres of commercial retail. The project is proposed on Baker Hill, a wooded, 50-acre site located at the northeast corner of Roosevelt Road and Rt. 53 which is zoned C6, Commercial/ Multi-Use Planned Development District. The proposal would include the vacation of existing street rights-of-way and the sale of a parcel owned by the Village to the developer.

The Plan Commission set the initial date of hearing for Thursday, June 27, 1996. Notice of the public hearing was published in The Glen Ellyn News on June 12, 1996. Written notice was sent to property owners within 250 feet of subject property. A sign was placed on the subject property announcing that a public hearing would be held regarding the site. The public hearing was continued to July 1, July 11, July 25, August 8, August 22, September 12, September 26 and concluded on October 10, 1996.

The Plan Commission issued the following Report and Recommendation:

**I. Report:**

A. Project -- The 198 townhomes and 16 single-family homes would be constructed on 32.8 acres, located on the northern half of the subject property (gross density of 6.51 dwellings per acre). The townhomes are proposed to consist of five- and six-unit buildings constructed off of new public residential streets. A new collector street, to be called Baker Hill Drive, would be built extending north from Roosevelt Road, immediately east of the bridge over Rt. 53, to Rt. 53 at the intersection with DuPage Boulevard. A land exchange with the Philip Rock School is proposed to accommodate this collector road. The intersection of the collector road with Roosevelt Road would include traffic lights to allow three-way traffic. The collector road and Rt. 53 would be a four-way, signalized intersection. The commercial portion of the development would consist of two phases, a 14.7-acre parcel east of the proposed collector road on the north side of Roosevelt which would consist of a 71,000 square-foot Dominick's grocery store and another 70,000 square feet of retail buildings. Access to this portion of the commercial development would be off of the proposed collector road and at a secondary, right-in/right-out

approach on Roosevelt Road. The second phase of commercial would include a 1.34-acre site located at the southwest corner of the subject property, with access off of the west side of the new collector road, and a second outlot building in the Commercial I site. The Commercial II phase is proposed to be constructed within three years of the first phase completion.

B. Review and Approval Process -- The Zoning Code requires that all developments within the C6 District be reviewed as a Planned Unit Development (PUD). The proposed development is considered a commercial PUD. The Planned Unit Development Review process requires a series of meetings. The required Pre-Application Conference with the Plan Commission took place on September 14, 1995. The Plan Commission reviewed the report of the staff Development Committee on March 28, 1996. The petitioner subsequently revised the Preliminary PUD Plans and filed for approval of those plans. In addition to seeking approval of Preliminary PUD Plans, Preliminary Plat of Subdivision and Subdivision Variances, the petitioner is seeking approval of the exterior appearance of the project. The Architectural Review Commission reviewed the project at its meeting on June 26, 1996, and unanimously recommended approval, with a number of conditions.

C. Public Hearing -- Testimony was presented on behalf of the petition by James Truesdell and Kurt Wandrey of Town & Country Homes, Joseph Abel, consultant to the petitioner, Timothy Barrett and Eugene Porto of Great Lakes Partners, Tim Stewart, commercial architect, John Wessel and Larry Peterman, landscape architects, Paul Leder, project engineer, Steve Sandlund, Bloom and Fiorino Architects and Rob DuBoe and Dave Miller, traffic consultants. The following exhibits were presented:

- Exhibit 1: Petitioners Application Packet, including:
- Application for Approval of Preliminary PUD Plan;
  - Owner's Signatures and Exculpatory;
  - List of Project Experts;
  - Application for Permission to Subdivide;
  - Affidavit of Authorization;
  - Disclosure of Interest;
  - Legal Description of Subject Property;
  - Plat of Vacation, dated January 17, 1996, by Midwest Technical Consultants, Inc.;
  - Traffic Impact Analysis, revised April, 1996, by Metro Transportation Group, Inc.;
  - Fiscal Impact of Residential Development, dated April, 1996, by Strategy Planning Associates;
  - Drawing of Baker Hill Residential Sign.
  - Light Catalogue Cuts (English Country), by Architectural Area Lighting;
  - Baker Hill Exterior Color Packages (A, B, C and D for the townhomes; and the Exterior Material Board for the shopping center);



- Baker Hill Townhomes, Floor Plans and Elevation Drawings, dated November 30, 1995, by Bloom & Fiorino (six sheets);
  - Baker Hill Shopping Center Building Elevation Drawings, dated May 27, 1996, by Stewart Nosky Architects, Ltd. (four sheets);
  - Baker Hill Shopping Center Photometric Plan, dated June 3, 1996, by Stewart Nosky Architects, Ltd.;
  - Existing Site Conditions Plan, dated August 1, 1995, by Cowey Gudmundson Leder, Ltd.;
  - Preliminary Plat of Subdivision, revised June 1, 1996, by Cowey Gudmundson Leder, Ltd.;
  - Preliminary Engineering Plan, revised June 1, 1996, by Cowey Gudmundson Leder, Ltd.;
  - Common Open Space Plan, revised May 31, 1996, by The Balsamo/Olson Group, Inc.;
  - Preliminary PUD Plan, revised May 31, 1996, by The Balsamo/Olson Group, Inc.;
  - Planting Plan and Elevation at Roosevelt Road, dated June 3, 1996, by Wehler Peterson & Associates, Ltd., with attached Median Barrier Planter Detail, dated June 3, 1996, by Wehler Peterson & Associates, Ltd.; and
  - Landscape Development Plans, dated June 3, 1996, by Wehler Peterson & Associates, Ltd. (11 sheets);
- Exhibit 2 -- Colored aerial photograph of subject property and surrounding properties, with Preliminary PUD Plan and Village "Charette" concept overlay;
- Exhibit 3 -- Colored Site Plan showing the Philip J. Rock Center and School site with the land swap and improvements;
- Exhibit 4 -- Colored Landscape Plan;
- Exhibit 5 -- Colored Residential Sign Drawing and Plan;
- Exhibit 6 -- Colored perspective drawing of townhome building;
- Exhibit 7 -- Colored Elevation Drawings of 7-unit townhome building;
- Exhibit 8 -- Colored Elevation Drawings of 5-unit townhome building;
- Exhibit 9 -- Cross-sections (three drawings) of grades between townhome buildings and existing residences on Spring Avenue, the Philip J. Rock School and proposed townhomes, and the shopping center and the retention basin;

- Exhibit 10 -- Colored Commercial Site Plan;
- Exhibit 11 -- Colored Commercial Buildings Elevation Drawings (3 boards);
- Exhibit 12 -- Three-Dimensional Model of the commercial portion of the PUD;
- Exhibit 13 -- Colored Elevation Drawings of Retaining Walls with landscaping;
- Exhibit 14 -- Colored Roosevelt Road Landscaping Plan and Elevation;
- Exhibit 15 -- Site Plan with proposed utilities and drainage (two sheets);
- Exhibit 16 -- Intersection Design Study Geometrics for Rt. 53, between DuPage Boulevard and Bryant Avenue;
- Exhibit 17 -- Rt. 53 Geometrics Plan showing conversion of Bryant intersection into right-in/right-out only;
- Exhibit 18 -- Aerial Photograph of Baker Hill and surrounding properties;
- Exhibit 19 -- Rt. 53 Geometrics Plan showing relocation of Bryant intersection north of existing location;
- Exhibit 20 -- Final Plat of Subdivision for Maryknoll Townhomes Phase II;
- Exhibit 21 -- Memorandum by James Truesdell presenting statistics from Red Rocks Townhomes Subdivision in Schaumburg;
- Exhibit 22 -- Letter to Richard Dunn, dated August 1, 1996, by Gene Porto, Great Lakes Principals, regarding bulldozer work on the subject property;
- Exhibit 23 -- Colored perspective drawing of a typical townhouse streetscape as viewed along the proposed Woodview Drive;
- Exhibit 24 -- Colored East Property Line Landscape Plan, depicting proposed landscaping along the common property line with residences on Spring Avenue, to be installed in the event that little of the existing vegetation is worth preserving;
- Exhibit 25 -- Site Plan, showing areas where existing trees may be preserved;

- Exhibit 26 -- Colored Significant Tree Location Plan, dated September 12, 1996, by Wehler Peterson & Associates, Ltd.;
- Exhibit 27 -- Colored Tree Preservation Plan - Alternate #1, dated September 20, 1996, by Wehler Peterson & Associates, Ltd.;
- Exhibit 28 -- Colored Preliminary PUD Plat showing existing slopes of the site, dated September 20, 1996, by Balsamo/Olson Group, Inc.;
- Exhibit 29 -- Preliminary Landscaped Development Plan - Alternate #1 - Residential, dated September 20, 1996, by Balsamo/Olson Group, Inc.;
- Exhibit 30 -- Preliminary Engineering Concepts, revised September 23, 1996, by Balsamo/Olson Group, Inc.;
- Exhibit 31 -- Colored drawing of proposed park, dated October 1, 1996, by Balsamo/Olson Group, Inc.;
- Exhibit 32 -- Colored Preliminary PUD Plat, revised October 4, 1996, by Balsamo/Olson Group, Inc.;
- Exhibit 33 -- Drawing showing single-family lots with drainage easements, emergency access and cross-section of a typical home on a lot, dated October 10, 1996, by Cowhey Gudmundson Leder, Ltd.; and
- Exhibit 34 -- Colored front townhome building elevations of the "Tudor", "Victorian" and "Farmhouse" models, submitted at the October 10, 1996 Plan Commission meeting, by Bloom and Fiorino Architects.

Staff indicated that the petitioner has been developing plans for the site over the past year, and has met with staff on several occasions, as well as with the Plan Commission for informal reviews and with adjoining land owners. It was noted that the Preliminary PUD stage of the development review process is the most important, as that is the time when the hard issues of land uses, potential impacts, compatibility with surrounding uses, and other key issues are discussed and decided. Staff encouraged that the Preliminary PUD public hearing is the best time for members of the public to hear the project and raise questions, concerns and provide commentary. It was pointed out that if the project receives preliminary approval, it is expected that it will subsequently be constructed.

Staff reviewed the history of the Village's planning for the site, noting that the 1986 Comprehensive Site recommended a mixture of uses on the property, including single-family



residences, medium-density residences, commercial and offices. In 1992 and '93, the Village Board revisited the planning assumptions for the Baker Hill site. The Board, Plan Commission, Glen Ellyn Economic Corporation and a number of development experts conducted a "Charette" process to look at the site to determine what uses could be reasonably developed on the property. The result of that process was a Resolution adopted by the Village Board which adopted a number of Development Objectives for the property, as well as endorsing a generalized land use plan that called for medium-density residential on the north half of the site, a collector road to connect Roosevelt Road and Rt. 53, 17 acres of commercial in the south/southwest portion of the property, and low-rise office in the southeast portion of the site. This Resolution supersedes the Comprehensive Plan for the Baker Hill site.

Staff provided an overview of the Staff Report, which included a list of concerns, questions and issues suggested for consideration by the Plan Commission related to the residential and commercial portions of the proposed PUD. Staff noted that the Architectural Review Commission had considered many of the same issues at its meeting on June 26, 1996, and had unanimously recommended approval of the appearance of the project, with certain conditions.

James Truesdell of Town & Country introduced the project for the petitioner. He gave the history of his company as a residential developer, and reviewed the efforts undertaken for Town & Country to consolidate ownership of the property, which had been held by 19 different entities. As the public hearing process progressed, the number of townhomes was reduced from an initial figure of 279 to 254 and subsequently to 234. This was done in response to public input and an IDOT mandate regarding the location of the intersection of Baker Hill Drive with IL Route 38. After discussion with the Plan Commission, the number of townhomes was further reduced to 198, and 16 single-family homes were added to the plans along the east property line, adjacent to existing homes fronting on Spring Avenue. This was agreed to for purposes of providing more of a transition in land use between existing single-family residences and proposed townhome buildings. The single-family home portion of the development would not be rezoned to R2. However, the R2 standards would be adhered to except: 1) 65' wide lots instead of the 66' wide lots; 2) 25' front yard building setbacks in lieu of 30' building setbacks; and 3) 8,125 square-foot lots instead of 8,712 square feet. As proposed, a townhome owners association would be established. The single-family homes would not be a party to this association.

Mr. Truesdell pointed out that the public park, which had been proposed initially at the southeast corner of the site and then along the east property line, was relocated to a site on the property's interior, surrounded by townhomes. The park has been reviewed by the Glen Ellyn Park District. Because of its location, the Park District has agreed to accept cash in lieu of the land. The Park District believes the park will be an amenity for the development, but will not function as a neighborhood park. Therefore, the proposed townhome owners association would maintain the park.

In an effort to further reduce the impact of the proposed density, the petitioner is seeking a Variance from the required 66-foot wide rights-of-way for the new streets. By using a 50-foot right-of-way, an additional setback could be provided between the existing homes and the proposed single-family residences on the east side of the project. Mr. Truesdell also explained that the Variance from the maximum cul-de-sac length is needed in order to allow the townhome buildings to be arranged in such a way that existing stands of trees in the center of the development area can be preserved.

Mr. Truesdell reviewed the history of negotiations with the Philip J. Rock Center and School regarding the land swap. The agreement involves Town & Country constructing a number of improvements to the school site, including a new entrance drive, retaining walls with signage, new sheds, bus turn-around area, and landscape screening. He stated that the State Legislature passed legislation to allow the land swap in its Spring 1996 session.

Mr. Truesdell stated that IDOT has agreed to allow a full, three-way, signalized intersection at Baker Hill Drive and Roosevelt Road. In return, Town & Country has agreed to a number of improvements to Roosevelt Road, including the construction of a new westbound lane extending from I-355 west across the bridge over Rt. 53. Staff and the Village's traffic consultant, Mr. Ken Carmignani, have also recommended that the developer incur costs for other traffic improvements linked to the proposed development as follows: 1) reconfiguring the Bryant Avenue/IL Route 53 intersection to prohibit left turns in and out; 2) constructing Carleton Avenue between DuPage Boulevard and Fairview Avenue, west of IL Route 53; 3) building all public improvements internal to the development; 4) installing traffic signals and all related improvements, including allowing for the future synchronization of signals at Baker Hill Drive and IL Route 53 with the future traffic signal to be installed at Spring Avenue and IL Route 53; 5) constructing an emergency access between Woodview Drive and Spring Avenue in a portion of the existing Lombard Avenue right-of-way.

Mr. Truesdell stated that the petitioner had talked with both school districts regarding impacts to the school from the proposed dwelling units. The school districts utilize a formula to determine the number of school age children that can be expected from the type of housing and number of bedrooms proposed. Based on the school district estimates, 31 elementary-age children, nine junior high students and nine high school students are anticipated (note that this calculation is based on 234 townhomes). Town & Country will be making a cash contribution to both school districts to offset the impacts of the additional children. The districts have indicated that there is no need for additional facilities to accommodate these children.

Mr. Truesdell presented the landscaping proposed along with the residential portion of the development. He stated that a major component will be tree preservation, and described areas where the developer will attempt to preserve trees. Mr. Truesdell stated that a more thorough investigation of the number, type and quality of existing trees in these areas will be

undertaken as part of the Final Landscape Plan. New plant materials will be added to fill in bare areas and provide adequate buffering of the appearance of the project and sufficient privacy for the new residents. He stated that Town & Country also evaluates the effectiveness of landscape screening during the construction process, and adds plant materials as needed.

Mr. Truesdell reviewed the street lights, which will be a decorative pole with a bronze finish. The developer is working with Com-Ed to gain its acceptance and agreement to maintain these poles. He also presented and reviewed the proposed residential sign to be located at the northeast corner of the intersection of Baker Hill Drive and Rt. 53.

Much discussion followed related to the proposed architectural style and color of the townhomes, and how these dwelling units would fit the "character" of the Village. Town & Country agreed to provide colored renderings of three differently styled buildings, even though these drawings had not been seen by the ARC. Steve Sandlund, Bloom and Fiorino Architects, presented the drawings. He noted that the size of the units had essentially remained unchanged from what was initially proposed (1,140 to 1,450 square feet). The product includes a ranch unit and a loft unit, both of which are one floor, as well as two-story units. In response to concerns by staff and direction from the Plan Commission at concept review stage, the buildings have been revised to include a minimum of eight feet of face brick on all four facades.

Tim Barrett introduced the commercial portion of the project. He stated that Great Lakes Principals is sub-contracted with Town & Country to develop the retail part, and ultimately to purchase the property. The proposed commercial project is anchored by a 71,000 square-foot Dominick's "fresh food" model, with an emphasis on increased service and increased area within the store for produce and perishable items. Another 69,000 square feet of retail space is also being proposed, 35,000 square feet of which has already been leased. Mr. Barrett stated that his goal is to make the center an excellent "gateway" treatment for the Village.

Tim Stewart presented the proposed architecture for the commercial buildings. He highlighted the Prairie-style architecture being proposed for the shopping center, and the fact that the site has 100 feet of rise from east to west. He pointed out that each building will be one foot lower than the preceding from west to east. He reviewed the proposed building materials and colors.

Mr. Stewart described the attention being given the rears of the building, including the use of full brick on the rear of the easternmost building, which will be visible from westbound traffic on Roosevelt Road. The rears of the other buildings will include concrete block, stained the same color as the red brick, for the first 14 feet, and tan brick above. Mr. Stewart also presented the proposed lighting for the commercial center, noting that the poles will be 35 feet tall, which will match the height of the buildings. This will assure that the lights are not visible



from the residences to the north. The proposed lights will be metal halide, to create a white light, and use a flush lens to help avoid creating glare.

Mr. Stewart presented and reviewed the major proposed shopping center signage. This includes wall signage for Dominick's, tenant wall signs and the freestanding sign at the intersection of Roosevelt Road and Baker Hill Drive, which would be a maximum of 15 tall.

Mr. Stewart presented plans for the retaining walls. The easternmost wall will be 14 feet tall near Roosevelt Road, and increase to a maximum height of approximately 19 feet further to the north. The walls will be constructed of interlocking concrete blocks which will give the walls a sculpted look. The walls will be painted and stained to match the reddish brick on the buildings, which will give a visual base to the shopping center.

John Wessel presented plans for the landscaping associated with the shopping center. He noted that large plant materials will be installed along the tall retaining wall at the east end of the project. Pete Pointner, Planning Resources, suggested terracing this retaining wall so that two tiers exist. He recommended that each level contain shade trees and densely planted shrubs. The species of shrubs should be chosen to deter people from entering the terraced areas (i.e. a thorned variety). An advantage to providing the terraces is the softening of an otherwise massive retaining wall and the rear elevation of the shopping center. Additionally, Mr. Pointner believes that planting shade trees at various elevations will simulate the appearance of a hill for motorists entering the Village from the east on Roosevelt Road.

Mr. Wessel pointed out that a comprehensive approach toward landscaping is being taken in order to help the townhomes and commercial development maintain a unified appearance. He described the landscaping proposed in planters along the storefronts and within landscaped islands in the parking lot. He highlighted the landscaping proposed along Roosevelt Road, where clusters of plants will be installed to create a greater visual impact. He also pointed out that the plan has responded to a concern by staff by getting the Illinois Department of Transportation to agree to allow an 18-inch tall planter to be installed in the median of Roosevelt Road. The planter will include grasses, shrubs and perennials, and will extend east and west in front of the right-in/right-out entrance on Roosevelt to discourage pedestrians from attempting to cross the road from Pershing Avenue.

Paul Leder presented plans on engineering and stormwater management on the site. He said that the site is unique given that it is a hill with 100 feet of grade change. The property currently drains from the west to the east and to the East Branch of the DuPage River. Approximately 40 acres sheet flow to the residences on Spring and Grove. The proposed stormwater management plan intercepts the stormwater from the townhomes at Woodview Drive and channels it into the sewer system. A stormwater drainage easement is proposed to be provided along the rear of the single-family home lots. The width of this easement would range

from approximately 20 feet at the north end of the site, to 30 to 40 feet at the south end of the single-family home portion of the development. As proposed, the east 10 feet of the single-family lots would remain in its existing state. Bill McGurr expressed concern that the easements would occupy the majority of the depth of rear yards behind the proposed houses. He feels that there may be too many restrictions on the type of structures and plantings homeowners could place within the easement and this may affect the useability of these rear yards, which would be approximately 45 feet deep.

Mr. Leder also indicated that the detention basin in the southeast corner of the site is proposed to be a permanent pool of water, with a depth of three feet. Additionally, there will be a small detention basin in the northeast corner of the site to handle run-off from a small tributary area. He stated that the engineering has been designed for the project to actually reduce peak flows of stormwater from the hill, but emphasized that construction of the development may not solve existing homeowners' flooding problems.

The floor was opened to the public on July 1, 1996. Testimony from the public continued on July 11, 1996 and August 22, 1996.

Phil Hartweg, 487 Hawthorne, spoke in favor of the project as Vice-President of the Glen Ellyn Economic Development Corporation. He stated that the EDC has always been interesting in encouraging development of Baker Hill, and sponsored the 1992 "charette" planning process. He said that the developer has made numerous concessions in the way of changing development plans since they began the project. The proposal will provide needed new retail uses and healthy competition with existing retail uses. The EDC supports the project.

Janie Patch of the Glen Ellyn EDC presented a written statement regarding the proposed Baker Hill Commercial Development. The statement focused on 1) Glen Ellyn's current economic climate in light of the existing commercial vacancies; 2) the character of Glen Ellyn's commercial areas; and 3) the importance of attracting sales tax revenues which are currently being spent outside of the Village. She reiterated the EDC's support of the retail portion of the petitioners' proposal.

- |                         |                                                                                              |
|-------------------------|----------------------------------------------------------------------------------------------|
| Supporters' Exhibit #1: | Statement, dated July 11, 1996, by Janie Patch, Glen Ellyn Economic Development Corporation; |
| Supporter's Exhibit #2: | Letter to Mr. Dunn, dated July 19, 1996, by Mrs. Johnson, Grandview and Highview Resident;   |
| Supporter's Exhibit #3: | Letter to Richard Dunn, dated August 5, 1996, by Patrick J. Hogan, 675 Dorchester Court.     |

Supporter's Exhibit #4: Letter offering opportunities for small retail businesses to locate in the proposed shopping center (mass mailing sent to area stores), dated September 12, 1996, by Joseph C. Parrott, CB Commercial Real Estate Group, Inc.

Byron Miller, 279 Scott, stated that his family moved into Glen Ellyn in part because it has a diversity of peoples with a variety of income levels. He expressed concern that the diversity is disappearing, and noted that affordable, older houses are being torn down and replaced with very expensive new houses. He stated that he wants his children to be able to afford to buy a home and live in Glen Ellyn, and that the proposed townhomes may give that opportunity.

The following persons spoke in opposition to the proposal: Tony and Betsy Hulen, 138 Spring Avenue; Georgiann Kobiella, 863 Highview; James Campbell, Jr., 494 Carleton; Ann Ziegman, 354 Cumnor; Judy Kinn, 836 Revere; Patrick Fry, 234 Kenilworth; Brian Minogue, 881 Maryknoll Circle; Eric and Nancy Loos, 154 Spring; Pat Carmody, 149 Bryant; Karl Bernitz, 792 Glenbard; John Peterselli, 234 Scott; George Petro, 196 Bryant; Lee Mulder, 151 Montclair; Greg O'Connor, 201 Bryant; Ginger Wheeler, 765 Hillside; Mary Ellen Kummer, 764 Hill; Gina Meyers, 477 Montclair; Will Miller, 242 May; Rick Acker, 200 May; Richard Rush, 170 Grandview; Douglas Max, 67 Grove; Judy Weisenberger, 183 Lowell; George Reithal, 833 North Driveway; Tom Miller, 151 Grove; Kevin Grieve, 245 Cumnor; Robin Lewis, 306 Grandview; Susan Stewart, 56 Spring; Jeff Miller, 287 Woodstock; Richard Kacirek, 390 Grandview; Dara Malcolm, 104 Spring; Beth Morgan, 134 Grove; Irv Rudelman, 230 May; Dow Nichol, 290 Forest; Jerry McBride, 235 Woodstock; Mike McGuire, 156 Bryant; Chris Youman, 546 Whittier; Harold J. Rafferty, 334 Spring; Bill Peterson, 567 Taylor; George Batt, 222 May; Richard Novinger, 532 Longfellow; Gordon Goodland, 3854 Mideau, Downers Grove; Kevin Shea, 772 Fairview; Laurie Berenschot, 129 Grove; Kimberly and David Tregger, 134 Spring; Timothy Olaska, 850 Smith; Vito Scarimbolo, 128 Spring; Edward Papp, 200 Bryant; Mark Warton, 815 Revere; Patty Mugavero, 138 Grove; Sandy Byrne, 64 Spring; Rex Winkelhake, 262 Bryant; Dean Jones, 745 Revere; Greg Dalgren, 508 Bryant; Keith Royce, 227 Merton; John Royce, 335 Scott; Pat Toyamk, Forest Avenue; and Joyce Brown, 201 Hill.

Comments in opposition and questions raised included:

- o The proposed development is more dense than the recommendations of the "charette" plan;
- o The project will be in conflict with the character of Glen Ellyn. Glen Ellyn has a variety of housing, but the proposed townhomes will have no variety;



- o The project, particularly the townhomes which are relatively inexpensive, will have a negative impact on the value of surrounding residential properties, especially on the single-family homes;
- o The residential portion of the project will create a negative impact on the school districts, which are already overburdened and overpopulated;
- o There is no economic justification for allowing 140,000 square feet of retail space along Roosevelt Road when there is already 100,000 square feet of vacant retail space in the Village - Roosevelt Road and in the downtown;
- o The project will have a negative impact on downtown Glen Ellyn. New retail uses destroy existing, small retail stores. Downtown is already having problems staying viable;
- o The retail portion of the project will create negative impacts on the houses to the east, including light, noise and air pollution. The commercial buildings will be only a few hundred feet from the closest single-family homes;
- o The project will create serious safety hazards and negative impacts on surrounding roads and intersections, especially Bryant/Rt. 53, Spring/Rt. 53, Roosevelt Road hill, and traffic volume on Bryant. Another stop light on Roosevelt Road is a bad idea and undesirable;
- o The project will have a negative impact on Ben Franklin School, because many children walk to the school and traffic volume on Bryant is already high and moves too quickly for safety;
- o The project will create negative impacts on stormwater drainage from the site and potentially cause flooding downstream and for residences on Grove, which currently flood;
- o Trees cannot be preserved on Baker Hill where the petitioner is showing they will be preserved and it should remain a wooded hillside. It is an attractive entry to Glen Ellyn, more attractive than any type of development would be, and it provides habitat for animal life;
- o Too many variances are being requested as part of the project, indicating that there is too much development proposed on the property;
- o The proposed two-acre park is too small for the number of residents that will be generated by the townhomes, in addition to residents from Spring and Grove;

- o The residential portion of the project will add to overcrowding at Sunset Pool;
- o The potential impact of additional school children on the Special Needs Children program at Lincoln School should be considered;
- o Big box retail centers is a current trend in commercial development, but not a guaranteed strategy for success. Many big box users are closing or suffering, including Handy Andy, Builder's Square, K-Mart and SportsMart. Even if the proposed Dominick's is successful, it may cause the Jewel store to fail, leaving Glen Ellyn with another large, vacant store;
- o Concerns related to the ability of the townhome owners association to properly maintain the detention basins, buildings, and other improvements;
- o No one will walk to the shopping center. If any are inclined to do so, it should not be encouraged by building a sidewalk along Roosevelt Road;
- o The commercial could be moved further west, away from the existing residences on Spring, by reducing the total proposed area by 10,000 or 12,000 square feet and reducing the number of parking spaces. This would also allow for preservation of more trees;
- o Cut-through traffic will occur on Duane, Hill and Fairview as people attempt to access Bryant;
- o The hill has historical significance, with evidence of homesteads and a tombstone. The value of the property is higher to the Village if preserved and used for recreation;
- o Townhomes are proposed too close to Rt. 53;
- o The project cannot meet the required findings of fact for granting a Special Use, as set forth in the Zoning Code;
- o DuPage Boulevard should be constructed west from its current point to Park Boulevard. This would mitigate potential negative impacts on other residential streets which would result from development of the Baker Hill property;
- o If some of the units are rented, current residents will have no idea from year to year of who their neighbors will be; and

Staff read into the record letters of objection from members of the public:

- Objectors' Exhibit #1: Letter to Mr. Gary Webster, dated June 17, 1996, by Dr. & Mrs. Kenneth Siegel, 397 Carleton;
- Objectors' Exhibit #2: Letter to Glen Ellyn Building Commission, dated June 27, 1996, by Trevor Dunn, 344 Cumnor;
- Objectors' Exhibit #3: Letter to Village of Glen Ellyn Planning Commission, dated June 27, 1996, by Donald L. Woerner, 795 Revere;
- Objectors' Exhibit #4: Letter to Richard Dunn, dated June 27, 1996, by Patty Mugavero, 138 Grove;
- Objectors' Exhibit #5: Letter to Mr. Richard Dunn, dated July 1, 1996, by Emily B. Fleischman, 516 Lowell;
- Objector's Exhibit #6: Letter to Mr. Richard Dunn, dated July 11, 1996, by Beth Workman, 870 Maryknoll Circle;
- Objector's Exhibit #7: Petition, dated July 10, 1996, listing complaints, challenges and potential damages and requesting continuation of the public hearing to August 12, 1996, with seven signatures;
- Objector's Exhibit #8: Letter to Richard Dunn, dated July 11, 1996, by Melody Wesoloski, 1692 Blanc Court, Gurnee, IL;
- Objector's Exhibit #9: Letter to the Glen Ellyn Planning Commission, dated July 25, 1996, by Lee B. Mulder, 151 N. Montclair Avenue;
- Objector's Exhibit #10: Letter to Village of Glen Ellyn, dated August 5, 1996, by Noelle and Errol Hostetler, 152 Bryant Avenue;
- Objector's Exhibit #11: Letter to Village Board, dated August 6, 1996, by Kevin S. Williams, 764 Lincoln Avenue;
- Objector's Exhibit #12: Letter to Richard Dunn, dated August 8, 1996, by Patty Mugavero, 138 Grove Avenue;
- Objector's Exhibit #13: The Ballad of Baker Hill, by Richard Esmail;
- Objector's Exhibit #14: Letter to Michael VanDerhoef, dated August 13, 1996, by Betsy Hulen;



- Objector's Exhibit #15: Letter to Gary Webster, dated August 19, 1996, by Janice Waters, 740 Grand Avenue, with attachment;
- Objector's Exhibit #16: Letter to Planning Commissioners and Village Board, dated August 21, 1996, by Dorothy C. Read, 781 Revere Road;
- Objector's Exhibit #17: Letter to Richard Dunn, dated August 22, 1996, by Dennis W. Connors, 435 N. Park Boulevard;
- Objector's Exhibit #18: Letter to Chairman, Glen Ellyn Plan Commission, dated August 22, 1996, by Louis Kaberon;
- Objector's Exhibit #19: Letter to Mr. Webster, received August 30, 1996, by Vickie Romano, 1 S 530 Cotuit Court;
- Objector's Exhibit #20: Letter to the Glen Ellyn Plan Commission, dated August 29, 1996, by Ray Campbell, 460 Raintree Court, #3K;
- Objector's Exhibit #21: Letter opposing the proposed Baker Hill project, received August 29, 1996, by Rick Tiberghien, 1 S 601 Crest Court;
- Objector's Exhibit #22: Memorandum and letter to the Glen Ellyn Plan Commission, dated August 31, 1996, by Thomas S. Miller, 151 Grove Avenue.
- Objector's Exhibit #23: Letter opposing constructing Lombard Avenue between Baker Hill and Spring Avenue, dated September 29, 1996, by Patricia S. Mellinger, 96 Spring Avenue.
- Objector's Exhibit #24: Letter opposing the proposed Baker Hill project, dated October 3, 1996, by James and Susan Stuart, 56 Spring Avenue.
- Objector's Exhibit #25: Letter in opposition to the proposed Baker Hill project, dated October 7, 1996, by Lee B. Mulder, Citizens for the Intelligent Development of Baker Hill.
- Objector's Exhibit #26: Letter opposing development of Baker Hill until a more complete archeological survey has been completed, dated September 24, 1996, by Karen Tlusty, 1285 Lawler, Lombard.

Objector's Exhibit #27: Letter opposing the amount of retail space and number of townhomes for the proposed Baker Hill project, dated October 8, 1996, by Thomas S. Miller, 151 Grove Avenue.

Persons who spoke neither in favor of nor in opposition to the project included Victor Logan, 320 May, who raised a question regarding traffic on Rt. 53, noting that there is a lot of traffic on Rt. 53 between Butterfield and St. Charles. The project will generate even more traffic on this roadway, where three people have been killed in auto accidents. Impacts on traffic need to be more thoroughly addressed. He also stated that businesses in downtown Glen Ellyn have been closing, and the Plan Commission should consider the effects of this proposal on the central business district.

Ray Behrens, 373 Forest, stated that the public has shown it wants a hand in the decision-making process and that the decision should be in the hands of the public. The Plan Commission should not fear a "no" vote. The decision should be based on the feelings of the majority, whether that decision is pro or con to the project. He expressed support for the idea of a referendum on the project, and inquired how the public might obtain the decision-making authority.

Janice Waters, 740 Grand, indicated that she was neither for nor against the project, but addressed a concern about existing trees. She stated that the tree survey conducted by the petitioner indicates that there are many large, quality trees on the site, over 24 inches in caliper. Some are more than 60 inches in caliper. These are "legacy trees," and the developer should revise plans to preserve these trees.

The Forest Preserve District of DuPage County submitted a letter presenting concerns related to the impacts of the project on water quality and sedimentation on the wetlands to the east.

Public Exhibit #1: Letter to Mr. Paul Miller, dated June 20, 1996, by Roger Kotecki, Land Acquisition Committee Chairman, Forest Preserve District of DuPage County;

Melissa Hoffman, who had previously signed a petition against the proposed Baker Hill development, submitted a September 26, 1996 letter stating that she desires to have her name removed from the petition.

The following exhibits were also entered into the record:

Staff Exhibit #1: Memorandum, revised July 23, 1996, by James J. Benes and Associates, Inc., re: Baker Hill Development, Review of Traffic Engineering Aspects;

Staff Exhibit #2 -- Memorandum to Plan Commission, dated August 19, 1996, by N.J. Pointner, Planning Resources Inc.

D. Plan Commission Deliberation -- Plan Commissioners expressed general support for the commercial portion of the project, although there were some members who thought that the petitioner is proposing too much floor area for the site. The most prevalent opinion was that the buildings would be attractive and the shopping center would be an asset to the Village. Commissioners felt that construction of the shopping center should not commence until at least 75% of the retail space is leased. The Commission believed that the full effect of proposed landscaping cannot be judged at this time due to the level of detail submitted to date. All agreed that landscaping is an extremely important aspect of the development since this location is the gateway to the Village from the east. Final landscape plans showing softening of the retaining walls, screening of the center from adjacent residences and buffering the large parking lot would be necessary. Most Commissioners agreed that some terracing (planted with trees and shrubs) of the east retaining wall should be done. The Plan Commission also concurred that the petitioner should work closely with the Village Forester to save as many existing high quality trees as feasible.

The Commission was almost evenly split on the proposed residential portion of the development. Some members of the Plan Commission believe that, with certain modifications, the plans for the residential portion of project could be acceptable. In addition, the majority of the Commission was complimentary of the petitioner's response to concerns related to the architecture and the willingness to use a portion of the Lombard Avenue right-of-way for emergency access and a pedestrian/bicycle connection between the existing and proposed subdivisions. However, a majority of Commissioners still had concerns, including: 1) the overall density of the townhomes is still too great; 2) there are too many single-family home lots and they are narrower and smaller than what would otherwise be allowed by R2 zoning; and 3) not enough buffering, screening and separation would exist between the proposed dwelling units and the single-family homes on Spring Avenue.

## II. Recommendation:

### MOTION #1:

On a motion duly made by Commissioner Scanlan and seconded by Commissioner Gehrt, the Plan Commission recommends to the Village Board approval of the revised site plan of the Preliminary Plat of Subdivision and Preliminary Planned Unit Development Plan for Baker Hill project of commercial, townhomes and single-family homes based on the following findings of fact:



1. The commercial development, townhomes and single-family homes will be harmonious with and in accordance with the general objectives of the Comprehensive Plan and the Zoning Code because:
  - a. It will meet the Primary Development Objectives of Resolution #93-17, adopted by the Glen Ellyn Village Board to supplement the Comprehensive Plan by identifying objectives for the future development of Baker Hill, as follows:
    - i. Reflect the distinctive quality image of Glen Ellyn by the site plan, signage, architecture and landscaping;
    - ii. Maximize the long-term Village economic benefits, which are primarily retail sales taxes and real estate taxes, and minimize long-term maintenance and service costs. The commercial portion of the proposed development will generate a positive revenue flow to the Village; and
    - iii. Allow uses which do not undermine the economic viability of the downtown or other business concentrations in the Village. The downtown retail consists of small, specialty shops and is pedestrian oriented. This proposed commercial development will be larger-scale retail and service uses and will be automobile oriented. Competition between these new commercial uses and current Roosevelt Road retailers should encourage existing retailers to upgrade facilities and improve products and services;
  - b. It will comply with the regulations of the C6 Commercial/Multi-Use Planned Development District of the Zoning Code, by establishing a combination of commercial retail and residential uses in the form of an integrated planned unit development with coordination of land-use areas, building sites, access points, internal circulations, parking areas, flood control facilities, drainage and open space systems;
2. The commercial development, townhomes and single-family homes will be harmonious and appropriate with the existing character of the general vicinity, and such use will not change the character of the same area because the proposed commercial portion will front Roosevelt Road, which is a commercial corridor. The townhome plans are a logical transition from the commercial to the south and the single-family homes to the north. Single-family residences on Woodview Drive will abut the single-family residences on Spring Avenue;

3. The commercial development, single-family homes and townhomes will not be hazardous or disturbing to existing or future neighborhood uses because the commercial uses will be separated by retaining walls, fences and landscaping which will largely block views, noise and odors, and the rest of the use is residential;
4. The commercial development, single-family homes and townhomes will be adequately served by essential public facilities and services because all required essential public facilities will be constructed by the developer;
5. The commercial development and townhomes 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 developer has agreed to pay impact fees to the appropriate government bodies. The development will provide additional property tax revenues to School Districts #87 and #89, the Glen Ellyn Park District, the Glen Ellyn Public Library and the Village. Additionally, the development will provide significant sales tax revenue for the Village;
6. The commercial development, single-family homes and townhomes will not involve uses, activities, processes, materials, equipment or conditions that will be detrimental to any persons, property or the general welfare because the residential use of single-family homes and of townhomes is consistent with the existing uses of the adjoining single-family homes, and the townhomes are an appropriate transition from the commercial area to the single-family homes. The commercial uses will be screened by retaining walls, fences and landscaping;
7. The commercial development, single-family homes and townhomes will have vehicular approaches designed so as not to negatively impact traffic on surrounding roads because the developer will construct all improvements to existing roads and intersections needed to accommodate the project and provide for the safe and effective movement of traffic through the site and on adjoining streets;
8. The commercial development, single-family homes and townhomes will not increase the potential for flood damage or require additional public expense for flood relief because the development plans provide for the management of the stormwater on the property; and
9. The commercial development, single-family homes and townhomes will not result in the destruction, loss or damage of natural, scenic or historic features of major importance to the community.

This recommendation includes approval of deviations from the requirements of the following provisions of the underlying zoning district:

1. Section 10-4-14(A)5: To allow a PUD with is predominantly residential rather than predominantly commercial/mixed-use;
2. Section 10-4-14(C): To allow a minimum rear yard setback of 9 feet at the locations shown on the Exhibits, in lieu of 40 feet; and
3. Section 10-5-8(H): To allow drive aisles within the commercial portion of the development to be 24 feet wide in lieu of the minimum required width of 25 feet.

The Plan Commission further recommends that, as part of the Preliminary Plat of Subdivision, the Village Board approval the following requested Variances from the Glen Ellyn Subdivision Regulations:

1. Section 403.4: To allow residential streets with right-of-way widths of 50 feet in lieu of the minimum required 66 feet; and
2. Section 403.9.a: To allow a cul-de-sac with a length of 430 feet in lieu of the maximum permitted length of 350 feet;

based on the following findings of fact:

1. The petitioner has demonstrated a unique circumstance, in that the subject property is a hill, the topography of which compels a certain arrangement of streets and buildings;
2. The petitioner has demonstrated that adherence to the above-referenced standards will result in a particular hardship in that:
  - a. The petitioner's desired number of townhome buildings cannot be accommodated with the desired minimum separation from the existing single-family residences if a 66-foot wide street right-of-way is required; and
  - b. The petitioner's desired number of townhome units cannot be accommodated if the cul-de-sac width is limited to the maximum length allowed;
3. The petitioner has demonstrated that the Variances, if granted, would not alter the essential character of the locality because:



- a. The waiver of the minimum right-of-way width from 66 to 50 feet would still provide a standard pavement width and public sidewalks; and
- b. The waiver of the maximum allowed cul-de-sac length would not result in any increase in traffic congestion or decrease in public safety, and the proposed cul-de-sac would be interior to the subject property.

This recommendation includes the following conditions:

**TRAFFIC:**

1. The Final PUD Plans shall show that, as part of the development of the subject property:
  - a. The intersection of Bryant Avenue and Route 53 will be reconfigured to prohibit left turns in and out;
  - b. A new road, Carleton Avenue, will be constructed between DuPage Boulevard and Fairview Avenue, west of Route 53. This alternative would be acceptable only to the extent that the Village Board is willing to accept the negative impact of the former left-turn Bryant Avenue traffic at other roadways in the neighboring residential area. Carleton may be constructed at the current location of the Carleton Avenue right-of-way or at a location deemed appropriate or necessary by the Village Board, provided that the new road intersect Fairview Avenue at the existing north end of the right-of-way;
  - c. An emergency access consisting of grasscrete or pavement shall be constructed within the Lombard Avenue right-of-way, connecting the proposed Woodview Drive with Spring Avenue.
2. The cost of all traffic improvements shall be paid as follows:
  - a. Baker Hill Drive, Woodview Drive, Tanglewood Court, access roads to Philip Rock Center, commercial development and the townhomes, together with other public improvements shall be paid for by the developer;
  - b. The improvements associated with Roosevelt Road, including access drives, grading, bridge over Route 53, additional westbound lane, traffic signals and all related improvements shall be paid for by the developer;

- c. The modification of the Route 53/Bryant Avenue intersection to become right-in, right-out only, is required for the Baker Hill Drive intersection improvement, and therefore shall be paid for by the developer;
  - d. Improvements to the Baker Hill Drive and Route 53 intersection shall be paid for by the developer. Improvements shall include signalization that allows for the future synchronization of the signals at Baker Hill Drive/Route 53 with the future traffic signal at Spring Avenue/Route 53;
  - e. Lombard Avenue, between Woodview Drive and Spring Avenue, as an emergency access consisting of grasscrete or pavement constructed of the minimum width necessary to accommodate emergency vehicles, shall be paid for by the developer; and
  - f. If the improvement between Fairview and DuPage is recommended, a recapture shall be allowed for the developer who pays for the roadway. That division shall be as follows: The developer will pay 80%, and the Village will pay 20%. The Village's 20% will be based upon a public benefit for the construction of the road. The developer's 80% will be partly recaptured. If the Baker Hill development takes place first, Baker Hill developers will pay for the construction of the Carleton Avenue connection, and will be eligible to recapture three-fourths of that 80%, or 60% of the overall cost from the developer of the property immediately west of Route 53, between DuPage and Fairview. If this vacant property is developed before Baker Hill, then the developer of the property shall improve Carleton Avenue with the ability to recapture a quarter of his 80% from the Baker Hill developers;
- 3. The developers shall maintain a public access to the Philip Rock Center for vehicular traffic, including buses, during the construction period;
  - 4. The public street intersection improvements will be constructed before building or occupancy permits are issued for the commercial or residential buildings, except that grading and foundation permits may be issued, residential models and the Dominick's building may be constructed, but not occupied..
  - 5. Prior to final approval, the petitioner shall provide evidence that Illinois Department of Transportation (IDOT) has approved the installation of the proposed landscape material in the Roosevelt Road right-of-way, both within the median and along the north side of the road;

6. The median barrier shall be depicted on the Final PUD Plans, and shall be subject to approval by the Director of Planning and Development. The area shall be of sufficient dimension to discourage pedestrians from walking around the median landscaping;
7. Subject to IDOT approval, a note shall be added to the Final PUD Plan to indicate that pedestrian crosswalk lights will be installed at the intersection of Roosevelt Road and Baker Hill Drive. Pedestrian crosswalk shall be striped as necessary at this intersection;
8. The emergency access drive between Woodview Drive and Route 53 shall be constructed of grasscrete or pavement of the minimum width necessary to accommodate emergency vehicles; and
9. A pedestrian walkway shall be constructed within the designated emergency access drive from Woodview Drive to Route 53, and south on the east side of Route 53 to the intersection of Baker Hill Drive and Route 53, in order to allow pedestrians easier access to the Post Office and Newton Park. This path shall be extended to Carleton Avenue. A pedestrian crosswalk signal shall be installed at the intersection of DuPage Boulevard and Route 53. Pedestrian crosswalks shall be striped as necessary.

### **LANDSCAPING**

1. The members of the Plan Commission feel that one of the most important aspects of this development is the use and maintenance of landscaping to establish the attractiveness of the development, to mask the large-scale retaining walls and other elevation change devices required by this site, to provide site and light barriers for the expansive parking area, and to screen the massive nature of this development from adjacent residential uses. This development will serve as the gateway to the Village from the east along Roosevelt Road. A facility which is attractively landscaped, on a full seasonal basis, will do much to enhance the image of the entire Village and serve as an introductory statement to other improvements along the Roosevelt Road corridor. At this preliminary site plan stage, the Plan Commission cannot fully judge the nature of the proposed landscaping based upon information submitted to date. This includes both the placement and type of new landscaping and steps to be taken to retain existing vegetation, including mass greenery and mature hardwood trees. For that reason, both this recommendation and any ordinance granting approval of the preliminary site plan must be understood to be based upon data presented by the developer only at early stages. Final site plan approval will require a full evaluation of a proposed final landscaping plan wherein the Village must be free to comment upon and require significant modifications prior to granting final site plan approval. The condition of the granting of preliminary site plan approval for the landscaping plan must come with an acknowledgment by the developer that this extremely important aspect of the development has been chosen by the developer, to be



only outlined at the preliminary site plan stage. The submission of a final landscaping site plan containing only marginal additional data and proposing less than the full scale landscaping of the site will not be accepted. At the time of the approval of the final site plan, provisions shall be included specifically providing for the manner in which mature trees will be preserved and containing financial penalties in the event that such trees are killed or significantly injured as part of the development of the subject property;

2. The Landscape Plans shall indicate that Town and Country will have maintenance responsibility for the seeding and sodding of the Commercial B site following mass grading, and that it be maintained in an attractive manner and mowed until it is developed. Landscape plans shall indicate that Great Lakes Principals has the same responsibility for the site for the second outlot building;
3. The Final Landscape Plan shall illustrate the berms to be constructed as well as new plant materials, in the form of evergreen and deciduous shrubs and trees, to be installed around the perimeter of the development. These additional landscaping features shall not conflict with the preservation of existing, mature trees and other vegetation. Screening must provide adequate buffering from Route 53 and Baker Hill Drive, for the townhomes, as well as buffering for the existing single-family residences on Spring Avenue, Woodview Drive and DuPage Boulevard;
4. The petitioner, in consultation with the Village Forester, shall revise the plant list to include additional varieties of trees and shrubs, and adhere to other recommendations related to tree preservation in the Village Forester's October 9, 1996 memorandum;
5. The petitioner shall participate in the street tree program of the Village, providing \$300 per tree for trees located immediately behind the public streets and working in consultation with the Village forester to ensure an appropriate variety and level of quality in street trees.
6. The water retention area shall be shaped in a way to appear natural with wetland plants included along the shore line. An attempt shall be made to configure the water retention area to save the mature oak and hickory trees near this area; and
7. Details shall be provided for the split-faced rail fences (stain or paint? color?) proposed at the top of each retaining wall. Information on the type of material and color for the retaining walls shall also be provided.

**COMMERCIAL**

1. Prior to Village Board approval of the preliminary site plan, Great Lakes Principals shall provide the Village Board with a site plan which includes the following modifications: terracing of the retaining walls with significant plantings, including a two-terraced wall of sufficient width to accommodate trees, with sloped land at the base of the wall which should include landscaping; a 30-foot service drive to provide room for the retaining walls; the movement of the Roosevelt Road retaining wall to the north and the including of more substantial landscaping, sidewalks and pedestrian lights; a dense wall and supplemental landscaping behind the commercial area to buffer the noise behind the shopping center; a series of landscaped islands each 27 feet wide extending north from the 10-foot wide buffer yard along Roosevelt Road by converting groups of three parking spaces into landscaped areas with five parking spaces between each for the length of the frontage;
2. Upon direction from the Village Board, a public sidewalk shall be constructed along Roosevelt Road for the length of the commercial frontage;
3. A drawing and cross-section detail of the planters proposed in front of the commercial buildings shall be provided for review and approval by the Director of Planning and Development;
4. The developer shall provide assurances that the public sidewalks along the east side of Baker Hill Drive for the length of the commercial frontage, and those sidewalks proposed along portions of Roosevelt Road, will be plowed of snow by the shopping center;
5. Catalogue cuts for light poles and pole and wall luminaries shall be submitted, identifying the selected height(s), material, styles, light type, wattage and finish colors. The petitioner shall use a round parking lot luminaire with flush lens for the commercial portion of the development. The Photometric Plan shall be revised to show the use of shields which will reduce the illumination levels along the Roosevelt Road and Baker Hill Drive frontages to the maximum permitted level of 3 foot candles;
6. The Final PUD Plan shall identify all proposed trash enclosures. Dimensioned elevation drawings of a typical trash enclosure, including identification of materials and colors of walls and gates, shall be submitted for review and approval by the Director of the Planning and Development Department. The walls shall be constructed of sculpted concrete block matching the color of the shopping center walls;
7. Notes shall be added to the exterior building elevations for the 14,000 square foot outlet building to indicate that all wall-mounted or ground-mounted utility meters and

transformers, loading areas and refuse areas will be fully screened from public view. Plans shall show that planters will be added around the base of this building to provide some softening of its appearance;

8. Commercial deliveries to the shopping center shall be prohibited between the hours of 10:00 p.m. and 8:00 a.m.;
9. Final PUD review for the Phase II commercial building and Commercial B shall be subject to review by the Architectural Review Commission and the Plan Commission;
10. The major building materials, colors and architectural styles of the outlot buildings shall be complementary to those used on the shopping center in order to create a unified appearance for the commercial site;
11. The petitioner shall revise the tenant sign criteria to require a minimum setback of five feet from the lease line. The petitioner shall work with staff on a compromise between 80% sign coverage and 60% coverage, and such compromise shall be contained in the revised tenant sign criteria. This tenant sign criteria shall be subject to review and recommendation by staff and the Architectural Review Commission;
12. The commercial project will not be started until 75% of the square footage of the commercial area is under lease. No building permit will be issued unless the largest building shown on the site plan of approximately 70,000 square feet is, in fact, subject to a lease of not less than 20 years with a full service high quality food store such as Dominick's. The leasing of the anchor tenant and the commencement of construction of buildings on the commercial site shall take place before building permits are issued for the townhouse and single-family home development;
13. Freestanding signs in the outlots shall be monument style, not to exceed 9 feet in height measured from the adjoining finished grade;
14. The single, freestanding pylon sign along Roosevelt Road, the entrance sign at the northeast corner of Baker Hill Drive and Route 53, and the retaining wall sign shall be revised to specify: (a) area; (b) colors of all materials; (c) method of applying copy; (d) method of illumination (if any); and (e) setbacks from right-of-way;
15. A note shall be added to the Landscape Plan to indicate that ornamental trees installed in parking lot islands shall be in tree form rather than in clump form; and
16. Tenant signs on the west exposure of the commercial buildings shall not be backlit, and there shall be no tenant signs on the east elevation of the commercial buildings.



**RESIDENTIAL**

1. The developer shall provide elevation drawings of all four sides of each style of townhome building to the Village Board at the time of the consideration of the preliminary plan;
2. The homeowners' association documents shall include provisions regarding the extent of allowing rental properties in the development, subject to the review and approval of the Village Attorney, at the direction of the Village Board;
3. Chimney chases located on the ends of the townhome buildings shall be masonry for their entire heights and widths;
4. The color of downspouts on the townhome buildings shall match the trim color on each building;
5. The petitioner shall revise plans to show that benches will be installed along the pedestrian/bike path in the large open space area at the southeast portion of the PUD;
6. As part of the Final PUD Plans, the developer shall demonstrate that, either the street lights will be owned and maintained by the homeowners' association or that they will be owned and maintained by Com-Ed;
7. Easements for any portion of the public walk or bike path that meanders off of a public right-of-way shall be shown in the Final Plat of Subdivision. The developer shall demonstrate that the path will be adequately illuminated to provide safety for pedestrians during hours of darkness;
8. Townhomes shall be limited to two bedrooms, and this restriction shall be included in the covenants. The design of the townhomes shall not permit the inclusion of additional rooms which can be easily converted to bedrooms. The approval of the project is based upon the fact that the townhomes will only accommodate a two-bedroom design;
9. Because there is insufficient room for street trees, trees located immediately behind the public streets must serve as street trees. Therefore the Village shall require that the homeowners' association assume responsibility for the removal and replacement of these trees after the guarantee period has expired. Replacement trees shall be of high quality and substantial size. Species of trees used as replacement must be approved by the Village Forester;

10. Sump pumps from the townhomes shall be connected to the storm sewers tributary to the wet bottom detention basin;
11. The developer must provide a method whereby impact fees to elementary and high schools will be paid at least at those levels established in the Illinois School Consulting Service formulas utilized by the schools in questions. The developer must, however, deposit an irrevocable letter of credit in an amount equal to not less than 150% of estimated educational impact fees with provisions that permit the Village to draw down such sums in the event that the development within five years after the last unit is occupied produces more children than has been estimated in the formulas utilized. That irrevocable letter of credit must have a provision indicating that it will be callable in the event that no new letter of credit was submitted within 60 days before the expiration of the prior letter of credit and no letter of credit shall expire except after 60 days advanced written notice to the Village by certified or registered mail from the financial institution. To the extent that any funds are not appropriately drawn down in the manner provided above, the unused portion of the letter of credit shall be permitted to expire. In the event that the number of students shall exceed the amounts which can be paid from the letter of credit, the payment of such additional amounts shall be the responsibility of the developer and shall be paid within 60 days after written notice from the Village that such sums are due;
12. There shall be a covenant running with the land designated for the single-family homes providing that this land can only be developed as single-family homes that comply with the zoning standards of the R2 district, with the exceptions that minimum 25-foot building setbacks, minimum lot area of 8,125 square feet and minimum lot widths of 65 feet may be allowed;
13. Rear yards and side yards of the single-family lots will include easements for stormwater drainage as deemed necessary and appropriate by the Village Engineer; and
14. The single-family lots may not be included within the homeowner's association if the easements may be preserved and maintained adequately through another covenant or agreement approved by the Village Attorney.

#### **OTHER ISSUES**

1. Construction and maintenance of the development shall be in substantial conformance with the following plans, references herein as though they were attached hereto:
  - o Excerpts from the Glen Ellyn Zoning Code;

- o Location and Adjoining Properties Map;
- o Petitioner's Application Packet, including:
  - Application for Approval of Preliminary PUD Plan;
  - Owner's Signatures and Exculpatory;
  - List of Project Experts;
  - Application for Permission to Subdivide;
  - Affidavit of Authorization;
  - Disclosure of Interest;
  - Legal Description of Subject Property;
  - Plat of Vacation, dated January 17, 1996, by Midwest Technical Consultants, Inc.;
  - Traffic Impact Analysis, revised April, 1996, by Metro Transportation Group, Inc.;
  - Fiscal Impact of Residential Development, dated April, 1996, by Strategy Planning Associates;
  - Drawing of Baker Hill Residential Sign.
  - Light Catalogue Cuts (English Country), by Architectural Area Lighting;
  - Baker Hill Exterior Color Packages (A, B, C and D for the townhomes; and the Exterior Material Board for the shopping center);
  - Baker Hill Townhomes, Floor Plans and Elevation Drawings, dated November 30, 1995, by Bloom & Fiorino (six sheets);
  - Baker Hill Shopping Center Building Elevation Drawings, dated May 27, 1996, by Stewart Nosky Architects, Ltd. (four sheets);
  - Baker Hill Shopping Center Photometric Plan, dated June 3, 1996, by Stewart Nosky Architects, Ltd.;
  - Existing Site Conditions Plan, dated August 1, 1995, by Cowey Gudmundson Leder, Ltd.;
  - Preliminary Plat of Subdivision, revised June 1, 1996, by Cowey Gudmundson Leder, Ltd.;
  - Preliminary Engineering Plan, revised June 1, 1996, by Cowey Gudmundson Leder, Ltd.;
  - Common Open Space Plan, revised May 31, 1996, by The Balsamo/Olson Group, Inc.;
  - Preliminary PUD Plan, revised May 31, 1996, by The Balsamo/Olson Group, Inc.;
  - Planting Plan and Elevation at Roosevelt Road, dated June 3, 1996, by Wehler Peterson & Associates, Ltd., with attached Median Barrier Planter Detail, dated June 3, 1996, by Wehler Peterson & Associates, Ltd.; and
  - Landscape Development Plans, dated June 3, 1996, by Wehler Peterson & Associates, Ltd. (11 sheets);
- o Colored aerial photograph of subject property and surrounding properties, with Preliminary PUD Plan and Village "Charette" concept overlay;



- o Colored Site Plan showing the Philip J. Rock Center and School site with the land swap and improvements;
- o Colored Landscape Plan;
- o Colored Residential Sign Drawing and Plan;
- o Colored perspective drawing of townhome building;
- o Colored Elevation Drawings of 7-unit townhome building;
- o Colored Elevation Drawings of 5-unit townhome building;
- o Cross-sections (three drawings) of grades between townhome buildings and existing residences on Spring Avenue, the Philip J. Rock School and proposed townhomes, and the shopping center and the retention basin;
- o Colored Commercial Site Plan;
- o Colored Commercial Buildings Elevation Drawings (3 boards);
- o Three-Dimensional Model of the commercial portion of the PUD;
- o Colored Elevation Drawings of Retaining Walls with landscaping;
- o Colored Roosevelt Road Landscaping Plan and Elevation;
- o Site Plan with proposed utilities and drainage (two sheets);
- o Intersection Design Study Geometrics for Rt. 53, between DuPage Boulevard and Bryant Avenue;
- o Rt. 53 Geometrics Plan showing conversion of Bryant intersection into right-in/right-out only;
- o Aerial Photograph of Baker Hill and surrounding properties;
- o Rt. 53 Geometrics Plan showing relocation of Bryant intersection north of existing location;
- o Final Plat of Subdivision for Maryknoll Townhomes Phase II;

- o Memorandum by James Truesdell presenting statistics from Red Rocks Townhomes Subdivision in Schaumburg;
- o Letter to Richard Dunn, dated August 1, 1996, by Gene Porto, Great Lakes Principals, regarding bulldozer work on the subject property;
- o Colored perspective drawing of a typical townhouse streetscape as viewed along the proposed Woodview Drive;
- o Colored East Property Line Landscape Plan, depicting proposed landscaping along the common property line with residences on Spring Avenue, to be installed in the event that little of the existing vegetation is worth preserving;
- o Site Plan, showing areas where existing trees may be preserved;
- o Colored Significant Tree Location Plan, dated September 12, 1996, by Wehler Peterson & Associates, Ltd.;
- o Colored Tree Preservation Plan - Alternate #1, dated September 20, 1996, by Wehler Peterson & Associates, Ltd.;
- o Colored Preliminary PUD Plat showing existing slopes of the site, dated September 20, 1996, by Balsamo/Olson Group, Inc.;
- o Preliminary Landscaped Development Plan - Alternate #1 - Residential, dated September 20, 1996, by Balsamo/Olson Group, Inc.;
- o Preliminary Engineering Concepts, revised September 23, 1996, by Balsamo/ Olson Group, Inc.;
- o Colored drawing of proposed park, dated October 1, 1996, by Balsamo/Olson Group, Inc.;
- o Colored Preliminary PUD Plat, revised October 4, 1996, by Balsamo/Olson Group, Inc.;
- o Drawing showing single-family lots with drainage easements, emergency access and cross-section of a typical home on a lot, dated October 10, 1996, by Cowhey Gudmundson Leder, Ltd.; and

- o Colored front townhome building elevations of the "Tudor", "Victorian" and "Farmhouse" models, submitted at the October 10, 1996 Plan Commission meeting, by Bloom and Fiorino Architects.
- 2. Plans for the retaining walls at the Philip J. Rock School shall be submitted for review and approval by the Director of Planning and Development;
- 3. Covenants regarding the maintenance of all landscaping and common areas shall be contained within covenants running with the land affecting both the residential and commercial portions of the subject property. The covenants of the residential portion of Baker Hill shall contain a statement which requires the maintenance of emergency access areas, including the removal of snow and ice. The Village Attorney shall review and approve such covenants which shall provide for the responsibility of continuing maintenance and replacement responsibilities which may be enforced by the Village. Such provisions may not be amended without the written approval of the Village;
- 4. Developer shall take appropriate measures during construction to control runoff in accordance with the DuPage County Stormwater Ordinance and as otherwise required by the Village of Glen Ellyn;
- 5. At the time of Village Board review of the Preliminary Plan, the developer shall provide to the Village Board perspective, panoramic views of the development on Baker Hill and surrounding area from various locations: (1) Roosevelt Road at the bottom of the hill; (2) a view from the bottom of the residential site looking up; and (3) a view from the top of the residential site looking down;
- 6. Final engineering designs must address the continued structural integrity and methodology of infiltration protection of the major sanitary trunk sewer in Grove Avenue. No retaining walls shall be constructed over this sewer;
- 7. Construction traffic for the Baker Hill development shall not use local residential streets;
- 8. The stormwater drainage of the property shall be handled on site. The Village engineer may reasonably require additional drainage facilities to assure there will not be flooding for the homes on Spring Avenue. This drainage must be resolved to the Village engineer's satisfaction at the time of final approval;
- 9. Effort shall be made to determine whether there are any springs on the hill and whether any excessive water from the springs will have to be dealt with in final engineering;

10. The Village Board needs to consider the appropriate compensation for the Vacation of Village streets and the transfer of other Village-owned property; and
11. The Village Attorney shall review and approve the Declarations of Covenants prior to being recorded. This will ensure incorporation of necessary requirements in the Ordinance.

Upon roll call to approve the motion, Commissioners Scanlan, Knuepfer, Kogut, Parbs and Siligmuller and Chairman VanDerhoef voted "no", and Commissioners Gehrt, Brown, Loveless, Melady and Ursin voted "yes". The motion failed.

**MOTION #2:**

On a motion duly made by Commissioner Scanlan and seconded by Commissioner Knuepfer, the Plan Commission recommends denial of the Preliminary Planned Unit Development (PUD) Plan, Preliminary Plat of Subdivision and Subdivision Variances to accommodate the development of a mixed-use PUD consisting of 198 townhomes, 16 single-family homes and 16.5 acres of commercial retail on Baker Hill to the Village Board. The Plan Commission appreciates the efforts made by the developer to attempt to alleviate concerns raised by the Plan Commission. However, the Plan Commission cannot approve granting the plan because it continues to contain serious deficiencies. The Plan Commission encourages the Village Board to ask the developer to continue working on the problematic areas of the plan so that it can be resubmitted to the Plan Commission. However, at this time, the Plan Commission recommends to the Village Board denial of the Baker Hill project for the following reasons:

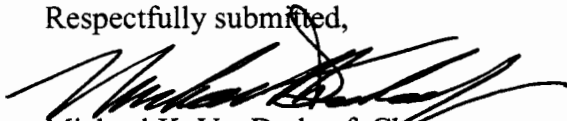
1. The proposed development, particularly the residential portion of the proposed plan, does not meet the primary development objective of Resolution No. 93-17, which requires that any development on this parcel "reflect the distinctive and high quality image, identity and character of Glen Ellyn. . . ;"
2. The proposed layout of the residential area does not incorporate sufficient building setbacks and landscaping to reflect Glen Ellyn's neighborhoods of tree-lined streets, generous open space and building separations;
3. The landscape plan is incomplete and has a limited variety of plant materials plant sizes and creative use of plantings;
4. There is inadequate landscaping and berming of the yards of townhomes which abut Route 53;



5. The reduced parkways in the residential area preclude the planting of street trees which are a major aesthetic element typical of Glen Ellyn;
6. Due to the large number of units and their relative closeness, the streetscape is monotonous and uninteresting;
7. The proposed development has too many townhome buildings for the site;
8. The lack of two-car garages for every unit creates a car cluttered appearance. Driveways, which are mostly in the front of the homes, give the appearance of ribbon after ribbon of concrete and contribute to a boring streetscape;
9. The water retention area is not shaped in a way to appear natural with wetland plants included along the shoreline. No attempt has been made to configure the water retention area to save the oak and hickory trees near this area;
10. There is not adequate usable open space within the project nor a sufficient amount of active recreational area;
11. The developer did not provide Exhibits showing perspective panoramic views of the development on Baker Hill and surrounding area from various locations as requested at the Plan Commission meeting; and
12. The proposed townhome buildings have too many units per building.

Upon roll call to approve the motion of denial, Commissioners Scanlan, Knuepfer, Kogut, Parbs and Siligmueller and Chairman VanDerhoef voted "yes", and Commissioners Gehrt, Brown, Loveless, Melady and Ursin voted "no". The motion carried.

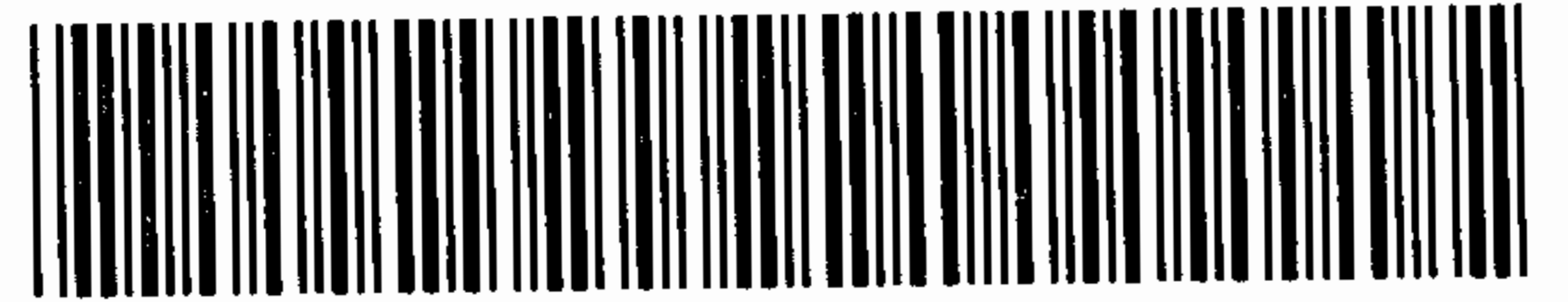
Respectfully submitted,



Michael K. VanDerhoef, Chairman  
Glen Ellyn Plan Commission

Dates of Hearing: June 27, 1996  
July 1, 11, 25, 1996  
August 8, 22, 1996  
September 12, 26, 1996  
October 10, 1996





**FRED BUCHOLZ**

**DUPAGE COUNTY RECORDER**

JUL. 09, 2018

1:10 PM

OTHER

\$67.00 05-13-330-026

**041 PAGES R2018-062296**



Village of Glen Ellyn

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**Ordinance No. 6605**

**An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for the Baker Hill Shopping Center, Located at 840-944 Roosevelt Road, Glen Ellyn, Illinois 60137**

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**Adopted by the  
President and the Board of Trustees  
Of the Village of Glen Ellyn  
DuPage County, Illinois  
This 4<sup>th</sup> Day of June, 2018**

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Published in pamphlet form by the authority of the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, this 4<sup>th</sup> day of June, 2018.

**PREPARED BY AND MAIL TO:**  
VILLAGE OF GLEN ELLYN  
ATTN: VILLAGE CLERK  
535 DUANE STREET  
GLEN ELLYN, IL 60137



## **Ordinance No. 6605**

### **An Ordinance Amending Ordinance No. 4467, the Preliminary Planned Unit Development of the Baker Hill Shopping Center, to Allow an Addition to the Anchor Commercial Tenant Space, Amend the Previously Approved Exterior Appearance, and to Approve Variations from the Glen Ellyn Sign Code for Pete's Market, Located at 840-944 Roosevelt Road, Glen Ellyn, Illinois 60137**

**Whereas**, on March 3, 1997, the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, passed Ordinance No. 4467, attached hereto as Exhibit "A", which granted approval of, among other things, a Dominick's grocery store with sign variations and exterior appearance approval, to be located in the Baker Hill Shopping Center on the property commonly known as 840-944 Roosevelt Road; and

**Whereas**, JD Real Estate, Inc., owner of Pete's Market grocery store, and Phillips Edison and Company, owner of the Baker Hill shopping center, have petitioned the Village President and Board of Trustees for approval of the following:

1. Approval of an amendment to Ordinance 4467, the Preliminary PUD for the Baker Hill shopping center to allow the following:
  - a. A 4,581 square foot building expansion; and
  - b. An amendment to the previously approved Exterior Appearance to the shopping center; and
2. The following variations from the Sign Code:
  - a. A variation from Section 4-5-10(B) of the Sign Code to allow 2 wall signs in lieu of the maximum 1 wall sign permitted; and
  - b. A variation from Section 4-5-10(B) of the Sign Code to allow 1 wall sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted; and
  - c. A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted; and



- d. A variation from Section 4-5-(C)3 to allow a freestanding multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted and;
- e. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.

All to accommodate the remodeling and expansion of an existing vacant commercial tenant space as well as to install new signage in the shopping center for a new Pete's Market grocery store; and

**Whereas**, the subject property is located on the north side of Roosevelt Road, east of Baker Hill Drive, approximately one-quarter mile west of Interstate 355, in the C6 Commercial/Multi-use Planned Development District, and

**Whereas**, the property is legally described as follows:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF THE FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931.

P.I.N. 05-13-330-026

**Whereas**, following due and proper publication of notice in The Daily Herald not less than fifteen (15) days nor more than thirty (30) days prior thereto, the Plan Commission of the Village of Glen Ellyn conducted a public hearing on May 24, 2018 at which hearing the Plan Commission considered the petitioner's request for approval of an amendment to Ordinance No. 4467 to allow the proposed expansion of the existing vacant commercial tenant space and approval of variations from the Sign Code for Pete's Market and the Baker Hill Shopping Center; and

**Whereas**, at the May 24, 2018, public hearing of the Plan Commission, the petitioners presented evidence, testimony, and exhibits in support of the requests and one (1) member of the public was opposed to the sign variation requests for the propose freestanding sign; and

**Whereas**, after having considered the evidence presented, including the exhibits and materials submitted, the Plan Commission made its recommendations and by a vote of five (5) "yes"



and zero (0) “no”, the Plan Commission recommended approval of the requests with conditions as set forth in the May 24, 2018 minutes of the Plan Commission, a draft of which is attached hereto as Exhibit “B”; and

**Whereas**, staff has performed the review of the application for Exterior Appearance and has determined the proposed exterior appearance is in substantial conformance with the Village’s Appearance Review Guidelines and recommends approval of the proposed exterior appearance; and

**Whereas**, the President and Board of Trustees have determined that granting the requested amendments to Ordinance No. 4467, the Preliminary Planned Unit Development of Baker Hill, to allow additions to the existing, vacant, anchor tenant space is consistent with the goals of the Glen Ellyn Zoning Code, that granting Variations from the Sign Code are consistent with the goals of the Glen Ellyn Sign Code, and that granting an amendment to the previously approved Exterior Appearance for the Baker Hill shopping center is consistent with the objectives of the Glen Ellyn Appearance Review Guidelines.

**Now, Therefore, be it Ordained by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois**, in the exercise of its home rule powers, as follows:

**Section One:** Based upon the findings of fact and recommendations of the Plan Commission and, as adopted herein, the Village President and Board of Trustees hereby grant approval of the petitioners’ request to amend Ordinance No. 4467, the Preliminary Planned Unit Development of Baker Hill, to allow a additions to the vacant anchor tenant space, amend the previously approved Exterior Appearance for the Baker Hill shopping center, and grant variations from the Glen Ellyn Sign Code for the Pete’s Market in the Baker Hill shopping center, located at 840-944 Roosevelt Road in the Baker Hill shopping center, Glen Ellyn, Illinois 60137.



**Section Two:** The granting of the aforementioned approvals is subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans submitted and the testimony presented at the May 24, 2018 public hearing before the Plan Commission and with the petitioners' application packet including the following plans and documents referenced below, as though they were attached to this Ordinance:

- a. Application of a Preliminary PUD stamped received April 6, 2018.
  - b. Application for a Sign Variation dated April 18, 2018 and May 11, 2018
  - c. Existing Conditions and Renderings Cover Page, prepared by GEA Architects, Ltd., Sheet 1 of 7, dated May 3, 2018
  - d. Existing Conditions Plan, prepared by GEA Architects, Ltd., Sheet PUD-2 of 7, dated May 3, 2018
  - e. Proposed Site Plan, prepared by GEA Architects, Ltd., Sheet PUD-3 of 7, dated May 3, 2018, attached hereto as Exhibit "C"
  - f. Landscape Plan, prepared by GEA Architects, Ltd., Sheet PUD-4 of 7, dated May 3, 2018, attached hereto as Exhibit "D"
  - g. Building Elevation Plan, prepared by GEA Architects, Ltd., Sheet PUD-5 of 7, dated May 3, 2018, attached hereto as Exhibit "E"
  - h. Floor Plan, Sheet PUD-6 of 7, prepared by GEA Architects, Ltd., dated May 3, 2018
  - i. Wall Sign Elevations, prepared by The Holland Design Group, Sheet S-2, dated April 2, 2018, attached hereto as Exhibit "F"
  - j. Rendered Elevations, prepared by Group Z Architecture, Sheet PUD-7 of 7, dated April 19, 2018
  - k. Proposed Sign Site Plan titled "ALTA/ACSM Land Title Survey", prepared by U.S. Surveyor, Sheet 1 of 1, dated August 21, 2012, attached hereto as Exhibit "G"
  - l. Sign Elevation plan, prepared by The Holland Design Group, Sheet S-1, dated April 10, 2018 – Exhibit "H"
  - m. Landscape Design for Proposed Monument Sign, prepared by Summer Green Landscaping & Snow Services, Inc. – Exhibit "I"
  - n. Signage Worksheet
2. The existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign.
3. The two existing 67.5 square foot "Baker Hill" wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign.
4. No outdoor sales or storage of merchandise shall occur at Pete's Market until such time



a Special Use Permit is approved.

**Section Four:** The Building and Zoning Official is hereby authorized to issue all necessary building and occupancy permits pursuant to the amendments to Ordinance No. 4467, the Preliminary Planned Unit Development of Baker Hill, to allow an expansion to the existing vacant commercial tenant space and to amend the previously approved Exterior Appearance for the Baker Hill shopping center, and pursuant to the approved variations from the Glen Ellyn Sign Code for the Baker Hill shopping center, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of approval of the aforementioned requests shall expire and become null and void within 24 months of the date of this Ordinance unless an occupancy permit is applied for within said time period, provided, however, that the Village Board, by motion, may extend the period during which an occupancy permit must be applied for. Further, the Village Board may, for good cause shown, waive or modify any conditions set forth in this ordinance without requiring that the matter return for public hearing.

**Section Five:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form.

**Section Six:** Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18 (A) and (B) of the Village of Glen Ellyn Zoning Code.

**Section Seven:** The Village Clerk is hereby authorized to record this Ordinance with the DuPage County Recorder.



Passed by the President and Board of Trustees of the Village of Glen Ellyn, Illinois this 4<sup>th</sup> day of June, 2018.

Ayes: ☐ Diane McGinley      Pete Ladesic      ☒ Mark Senak  
☒ Craig Pryde      ☒ Bill Enright      ☒ Gary Fasules  
☒ John Kenwood

Nays: ☐ Diane McGinley      ☐ Pete Ladesic      ☐ Mark Senak  
☐ Craig Pryde      ☐ Bill Enright      Gary Fasules  
☐ John Kenwood

Absent: ☐ Diane McGinley      ☒ Pete Ladesic      ☐ Mark Senak  
☐ Craig Pryde      ☐ Bill Enright      ☐ Gary Fasules  
☐ John Kenwood

Approved by the Village President of the Village of Glen Ellyn, Illinois this 4<sup>th</sup> day of June, 2018.

Diane M. Senak  
Village President

Attest:

Angela Indianopala  
Deputy Village Clerk

AFFIX VILLAGE SEAL

(Published in pamphlet form and posted on the 5<sup>th</sup> day of June, 2018.)



EXHIBIT "A"

VILLAGE OF GLEN ELLYN

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ORDINANCE NO. 4467

AN ORDINANCE APPROVING  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
A PRELIMINARY PLAT OF SUBDIVISION AND  
THE EXTERIOR APPEARANCE OF THE  
BAKER HILL PLANNED UNIT DEVELOPMENT

---

ADOPTED BY THE  
PRESIDENT AND THE BOARD OF TRUSTEES  
OF THE  
VILLAGE OF GLEN ELLYN  
DUPAGE COUNTY, ILLINOIS  
THIS 3RD DAY OF MARCH, 1997.

Published in pamphlet form by the authority of  
the President and Board of Trustees of the  
Village of Glen Ellyn, DuPage County, Illinois,  
this 14TH day of APRIL, 1997.



ORDINANCE NO. 4467

AN ORDINANCE APPROVING  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLANS,  
A PRELIMINARY PLAT OF SUBDIVISION AND  
THE EXTERIOR APPEARANCE OF THE  
BAKER HILL PLANNED UNIT DEVELOPMENT

WHEREAS, Town & Country Homes, owner of property commonly known as Baker Hill, which is located at the northeast corner of Roosevelt Road and Illinois Route 53 and zoned C6 Commercial/Multi-Use Planned Development District, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of:

- A. Preliminary Planned Unit Development (PUD) Plans, in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, to allow a mixed-use, commercial PUD consisting of an approximately 150,000-square foot shopping center and 190-unit townhome development, said request including deviations from certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District;
- B. Preliminary Plat of Subdivision, in accordance with Section 301 of the Glen Ellyn Subdivision Regulations Ordinance, Ordinance No. 2479 as amended, said request including deviations from certain standards in said Ordinance; and
- C. The exterior appearance of the proposed development project, in accordance with Section V of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619, all on property legally described in Exhibit "A," which is attached hereto; and

WHEREAS, the Glen Ellyn Architectural Review Commission conducted a public meeting on June 26, 1996, in accordance with the requirements of the Appearance Guide and Criteria, at which the petitioner presented testimony and exhibits in support of the request for approval of the exterior appearance of the proposed Baker Hill Planned Unit Development project; and



WHEREAS, the Architectural Review Commission considered the testimony and exhibits presented and made its findings of fact and a positive recommendation, as set forth in the Report and Recommendation of the Glen Ellyn Architectural Review Commission, dated June 26, 1996, a copy of which is attached hereto as Exhibit "B"; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Glen Ellyn Plan Commission conducted a public hearing that opened on June 27, 1996, and was continued on July 1, 11 and 25; August 8 and 22; and September 12 and 25 and concluded on October 10, at which hearing the petitioner presented evidence, testimony, and approximately 25 exhibits in support of the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision and at which hearing numerous persons appeared in opposition to the development project and a few in favor thereof; and

WHEREAS, the Plan Commission considered the evidence, testimony, and exhibits presented at the public hearing and made its findings of fact and recommended by a vote of six to five that the request for approval of Preliminary PUD Plans and a Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project be denied, as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission, dated October 10, 1996, a copy of which is attached hereto as Exhibit "C"; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have reviewed the transcripts and minutes of and the testimony and exhibits presented at the aforesated public meeting and public hearing and have considered the findings of fact and recommendations of the Architectural Review Commission and the Plan Commission; and



WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn conducted a regular Village Board meeting on December 16, 1996 in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, for the purpose of reviewing plans for the proposed Baker Hill Planned Unit Development project and have considered the testimony and exhibits presented at said regular meetings and special workshops; and

WHEREAS, the Preliminary PUD Plans and Preliminary Plat of Subdivision that were reviewed by the Village Board at the aforementioned special Village Board workshops included a number of significant modifications to the plans reviewed earlier by the Architectural Review Commission and Plan Commission; and

WHEREAS, based on consideration of the Reports and Recommendations of the Architectural Review Commission and Plan Commission, attached hereto as Exhibits "B" and "C" respectively, and of the testimony and exhibits presented at the regular Village Board meeting on December 16, 1996, in addition to special Village Board workshops on October 30 and December 5, 1996, and February 10 and February 24, 1997, the President and Board of Trustees make the following findings of fact:

- A. Approval of the Preliminary PUD Plans and the Preliminary Plat of Subdivision is consistent with the requirements of the Glen Ellyn Zoning Code and the Glen Ellyn Subdivision Regulations Ordinance and is consistent with the goals of the Comprehensive Plan of the Village of Glen Ellyn and Resolution No. 93-17, a Resolution Adopting Development Objectives for Baker Hill.
  - 1. The Baker Hill Planned Unit Development will comply with the requirements of the C6 Commercial/Multi-Use Planned Development District within the Zoning Code by establishing a combination of commercial and residential uses in the form of an



integrated Planned Unit Development with coordination of land-use areas, building sites, access points, internal circulations, parking areas, flood control facilities, drainage, and open space;

2. The mixed-use commercial/residential development will be harmonious with the existing character of the general vicinity because the proposed commercial portion will front on Roosevelt Road, which is a major commercial corridor, and the townhome portion of the development will provide a logical transition from the commercial uses to the west, the existing townhome development to the south, and the existing single-family homes to the northeast;
3. The commercial portion of the development can be expected to: provide opportunities for commercial uses not currently available within the Village's commercial districts, complement existing businesses in those commercial districts, and attract additional customers, residing in the Village of Glen Ellyn and in nearby communities, for existing businesses within the Village; and
4. The positive long-term economic benefits to the Village, derived in large part from additional retail sales tax and real estate tax revenues, should far outweigh service obligations by the Village;

B. Significant modifications to the Preliminary PUD Plans and the Preliminary Plat of Subdivision for the Baker Hill Planned Unit Development project were made subsequent to review of said plans by the Architectural Review Commission and the Plan Commission. The following listing contains some of those modifications:

1. The number of townhome units has been reduced to 190, and 16 single-family houses were eliminated;



2. A two-car garage will be constructed for each of the 190 townhome units, and driveways will be combined in pairs to create common drives, resulting in additional green space;
3. Three distinct architectural designs and several exterior color alternatives will be incorporated into the townhome portion of the development project;
4. Townhome buildings will consist of either four or six units. There will be 34 four-unit buildings and 9 six-unit buildings. Those buildings situated along the east property line, which will border an area in which single-family homes are now located, will consist of four units (except one six-unit building), as will buildings situated on the cul-de-sac in the central portion of the residential development;
5. Setbacks have been increased between the residential and commercial portions of the development, between townhome buildings within the development, and between buildings within the development and existing single-family homes located northeast of the development;
6. Dwelling units were eliminated and shifted throughout the residential area to allow more open space and make possible the preservation of additional mature trees;
7. Public rights-of-way within the residential portion of the development will remain at 50 feet in width, and the roadways will be reduced from 27 feet to a width of 21 feet, thus providing additional green space for the planting of parkway trees;
8. The petitioner will participate in the Village's Parkway Tree Program and will contribute an amount not to exceed \$325 toward the cost of each tree to be planted by the Village on parkways within the development;



9. Retaining walls, landscaped terraces, and additional landscaping will be installed to provide more substantial buffering between the commercial development and the existing single-family homes to the northeast; and
  10. Sidewalks will generally be installed on both sides of public roadways within the development, along the north side of Roosevelt Road, and along the west side of Route 53 and Bryant Avenue between DuPage Boulevard and Fairview Avenue.
- C. The petitioner will install and preserve new and existing landscaping materials in accordance with landscape and tree preservation plans approved by the Village. These plans will reflect the following:
1. Efforts will be made to preserve as many as possible of those mature trees, considered "legacy" trees, found primarily in stands located generally in the southeast section of the subject property and in the central/western section of the property near the Philip J. Rock Center and School;
  2. The petitioner will work with the Village Forester to identify those trees that are most deserving of preservation and most probably responsive to preservation efforts, as well as methods by which those trees might best be preserved;
  3. The water retention area to be located in the southeast section of the subject property will be shaped in a naturalistic design, with appropriate wetland vegetation and trees planted around the perimeter; and
  4. Additional landscaping will be installed throughout the residential and commercial portions of the development as well as along the periphery of the development;



- D. The proposed exterior appearance of the Baker Hill Planned Unit Development is consistent with the recommendations of the Glen Ellyn Appearance Guide and Criteria, Ordinance No. 3619;
- E. The petitioner has submitted a Stormwater Management Plan which meets standards within all Village ordinances as well as standards within the DuPage County Countywide Stormwater and Flood Plain Ordinance and which has been approved by the Village Engineer; and
- F. All required on-site and off-site roadway improvements associated with this development will be constructed by the petitioner, including but not limited to: construction of new on-site roadways and access drives, installation of traffic signals at Roosevelt Road and Illinois Route 53 access points to the site, construction of additional westbound lanes on Roosevelt Road, widening of the existing bridge over Illinois Route 53, and modification of the Illinois Route 53/Bryant Avenue intersection;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLEN ELLYN, DUPAGE COUNTY, ILLINOIS, in the exercise of its home rule powers, as follows:

SECTION ONE: The Reports and Recommendations of the Glen Ellyn Architectural Review Commission and the Glen Ellyn Plan Commission, attached hereto as Exhibits "B" and "C," respectively, are hereby received, and the findings of fact and conclusions set forth in the introductory paragraphs above are hereby adopted as the findings of fact and conclusions of the corporate authorities of the Village of Glen Ellyn.

SECTION TWO: Based upon the findings of fact and conclusions set forth in the introductory paragraphs above, the President and Board of Trustees hereby approve the Preliminary PUD Plans,



the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development for the property legally described in Exhibit "A" attached hereto to allow the construction of a mixed-use commercial PUD consisting of an approximately 150,000-square foot shopping center and a 190-unit townhome development. Furthermore, the President and Board of Trustees also grant the following requested deviations:

A. Deviations from the strict application of certain Zoning Code standards for the C6 Commercial/Multi-Use Planned Development District:

1. Section 10-4-14(A)5 - to allow a PUD which is predominantly residential rather than predominantly commercial/mixed-use;
2. Section 10-4-14(C) - to allow a minimum rear yard setback of 9 feet at certain specified locations in lieu of the required 40 feet; and
3. Section 10-5-8(H) - to allow drive aisles within the commercial portion of the development to be 24 feet wide in lieu of the minimum required width of 25 feet;

B. Deviations from the strict application of certain standards in the Glen Ellyn Subdivision Regulations Ordinance:

1. Section 403.4 - to allow street right-of-way widths of 50 feet in lieu of the 66 feet required for minor streets;
2. Section 403.4 - to allow street right-of way widths of 50 feet in lieu of the 66 feet required for cul-de-sacs;
3. Section 403.9a to allow a cul-de-sac that is 480 feet long in lieu of the maximum permitted length of 300 feet; and



4. Section 403.5 - to allow a pavement width of 19 feet on Lombard Avenue west of Spring Avenue and to allow other road widths as represented on the plans, except that residential streets shall have a width of 21 feet, in lieu of a width of 27 feet.

SECTION THREE: Approval of the Preliminary PUD Plans, the Preliminary Plat of Subdivision, and the proposed exterior appearance of the Baker Hill Planned Unit Development is subject to the following conditions:

- A. Phasing, construction, and maintenance of the Baker Hill Planned Unit Development shall be in substantial conformance with the plans listed below, referenced herein as though they were attached hereto. Attachments 11 and 12 were approved by the Village Board at the special Village Board meeting of March 3, 1997. Wherever any of the attachments differ from attachments 11 and 12, all shall conform to 11 and 12 when submitted with the Final Planned Unit Development application. These plans shall be filed with and made a part of the permanent records of the Glen Ellyn Architectural Review Commission and Plan Commission.

1. Title: Preliminary PUD Plan  
Last Revised: February 20, 1997  
Prepared By: Balsamo/Olson Group, Inc.
2. Title: Preliminary Plat of Subdivision and Phasing Schedule/Plan (Sheets 2)  
Last Revised: February 20, 1997  
Prepared By: Cowhey, Gudmundson Leder, Ltd.
3. Title: Preliminary Engineering Improvement Plans (Sheets 1) - Residential street light to be approved by Commonwealth Edison.  
Last Revised: February 20, 1997  
Prepared By: Cowhey, Gudmundson Leder, Ltd.
4. Title: Route 38 (Roosevelt Road) Preliminary Design A6  
Last Revised: February 7, 1997  
Prepared By: Civiltech Engineering
5. Title: Plat of Vacation (Sheets 1 - 2)  
Last Revised: February 24, 1997  
Prepared By: Midwest Technical Consultants, Inc.



6. Title: Landscape Development Plans (Sheets 1 - 13) including Tree Preservation Plan  
Last Revised: February 19, 1997  
Prepared By: Wehler Peterson & Associates, Ltd.
  7. Title: Baker Hill Shopping Center (Building Elevations and Cross Sections)  
(Sheets 1 - 5, last revised December 16, 1996) (Sheets 6 - 7, revised February 6, 1997)  
Prepared By: Stewart Nosky Architects, Ltd.
  8. Title: Baker Hill Shopping Center Photometric Plan  
Last Revised: June 3, 1996  
Prepared By: Stewart Nosky Architects, Ltd.
  9. Title: Baker Hill Townhomes (Floor Plans and Elevation Drawings)  
(Sheets 1 - 3)  
Last Revised: February 25 and 26, 1997  
Prepared By: Town & Country
  10. Title: Baker Hill Exterior Color and Material Packages (Townhomes)  
Last Revised: November 30, 1995  
Prepared By: Town & Country Homes
  11. Site Plan - Concept  
Last Revised: February 28, 1997  
Prepared by Stewart Nosky Architects, Ltd.
  12. Cross Sections (A-A, B-B & C-C), dated February 26, 1997
- B. The petitioner shall return to the Architectural Review Commission for review of Final PUD Plans;
- C. A Final PUD Plan for the commercial building identified as "Commercial B" on the Preliminary Planned Unit Development Plat shall be submitted for review within two years of the date of this Ordinance;
- D. Removal of snow and ice on all sidewalks on the subject property and in public rights-of-way adjacent to the commercial development shall be the responsibility of the property owner. Stockpiles of snow shall be placed or removed so as to ensure safe ingress, egress, and circulation on the site by vehicles and pedestrians at all times;



- E. Landscaping improvements and existing vegetation along Roosevelt Road in front of the commercial development, including the parkway, shall be maintained by the property owner in accordance with the approved tree preservation and landscape plans;
- F. After Final PUD Plan approval, a temporary construction access plan must be submitted for Village review and approval prior to the issuance of a building permit for a footing or foundation in the commercial and residential areas of the development. The plan must, at a minimum, include access points to and from public roads, staging areas, haul roads, and parking areas for construction workers;
- G. Roadway improvements on Roosevelt Road and Baker Hill Drive, including the installation of a permanent or temporary traffic signal at the intersection (pending Illinois Department of Transportation approval), shall be completed in accordance with approved plans prior to the issuance of a certificate of occupancy for any commercial use. Before Final PUD approval, the petitioner shall present an IDOT-signed Final Plat of Subdivision and, if required, an IDOT highway construction permit in general conformance with the plans referenced in Section Three-A of this ordinance or other documentation or assurances satisfactory to the Village;
- H. Baker Hill Drive shall be accessible and substantially complete, as determined by the Village Engineer, and access and related improvements to Illinois Route 53 shall be completed in accordance with a permit issued by the Illinois Department of Transportation prior to the issuance of a certificate of occupancy for any residential dwelling unit;
- I. Lombard Avenue shall be constructed, according to a design approved by the Village Engineer, to serve as an emergency access roadway that will incorporate the following: a width of 19 feet measured from back-of-curb-to-back-of-curb, drains that will direct storm water into the existing storm sewer system located in the Lombard Avenue right-of-way, and



a combination of posts, chains, locks, and signage at both entrances to said roadway to prevent unauthorized passage;

- J. Prior to approval of the Final Planned Unit Development Ordinance, the Developer shall provide a letter of credit/performance bond in the amount of \$100,000, to be extended for a period of five years following the approval of said ordinance, to assist with the construction and other related costs of Carleton Avenue between DuPage Boulevard and Fairview Avenue. The letter of credit/performance bond must be in a form approved by the Village Attorney. The letter of credit/performance bond may be drawn down by the Village to pay for 25 percent of the costs associated with the construction of Carleton Avenue if said construction by the Village should begin within the five-year period;
- K. Plans for the construction and maintenance of the storm water management system, the retaining wall system, and all landscaping shall be reviewed by the Village and modified until approved prior to acceptance of a Final PUD. The design of the storm water management and retaining wall system shall be approved by the Village Engineer, and the landscaping design and maintenance plan shall be approved by the Village Arborist. The nature of the security to guarantee the continued maintenance of the storm water management system, the retaining wall system and the landscaping plan shall be approved by the Village Attorney;
- L. The Developer shall provide to the Village with the Final PUD application an executed final copy of the agreement with the Philip J. Rock Center and School which is in substantial conformance with the approved Preliminary PUD Plans;
- M. The Developer shall provide to the Village before Final PUD approval a letter of credit/performance bond equal to 125 percent of the amount of the donations made to the School Districts, which will be utilized to guarantee additional donations to the School



Districts if it is found by School District pupil count that the new townhome development generates more children than indicated by population projections. Said letter of credit/performance bond will be in the form approved by the Village Attorney and shall be kept in place for a period of one (1) year after the townhome development shall be fully occupied. The obligation of the Developer to make donations to the School Districts shall be initially computed under the formula generally utilized by the School Districts, but if additional funds are due and payable, such amounts shall be paid to the School Districts within sixty (60) days after an audit is performed of students actually generated by the development, which audit shall take place not more than one year after all of the units are occupied;

- N. The fire safety standards for townhomes will be as directed by the Village Board, including two-hour masonry walls;
- O. The Village Attorney will review and approve the townhome owners' association covenants prior to Final PUD approval;
- P. The townhome sump pumps shall be connected to the underground storm drainage system;
- Q. The developer will provide a performance bond and/or letter of credit which will be used to guarantee the installation of the public improvements, the language of which will be subject to approval by the Village Attorney;
- R. The Developer shall build in a generally equal number the three types of townhome designs shown in the plans referenced in Section Three-A of this ordinance. All end chimneys will be brick veneer; and
- S. The petitioner may be required to submit additional documents and plans that reflect the plans and conditions referenced above as a part of the Final PUD submitted.



**SECTION FOUR:** This approval of the Preliminary PUD Plans, Preliminary Plat of Subdivision, and proposed exterior appearance of the Baker Hill Planned Unit Development provides the developer with the following authorizations:

- A. To proceed with the design and construction of stairs (specifically the ratio of riser to tread height) and doorways (associated with stairs) throughout the development in compliance with Sections 1014.6 and 1014.6.8 of the 1993 BOCA Code;
- B. To obtain a building permit for the model building(s) prior to the completed installation of underground improvements, as well as curbs and final road pavement surface. However, access and layout of appropriate drives and walkways to the model building(s) shall be required and shall only be permitted with advance written approval by Village staff, including the approval of the Police Chief and the Chief of the Glen Ellyn Volunteer Fire Company; and
- C. To create access to a residential model building from the existing curb cuts on Illinois Route 53.

**SECTION FIVE:** A Final Planned Unit Development Plan and Final Plat of Subdivision shall be submitted for Village review and approval within six months after approval of the Preliminary PUD Plan in accordance with all other provisions of the Glen Ellyn Village Code. Because of the large size and complexity of the development, many of the approved plans submitted in order to achieve approval of the Preliminary PUD will need to be significantly expanded and clarified at the stage at which Final PUD approval is sought. It would be impractical, at this stage of preliminary approval, to cause the Developer to expend the funds necessary to fully satisfy the Village regarding the final appropriate design details of the Project. For that reason, the Village retains to itself a broader exercise of its legislative discretion in reviewing and approving such plans as would ordinarily be the case where the documents submitted with a Preliminary PUD would have fully dealt with all



developmental issues. Without limiting the generality thereof, the Village anticipates the necessity to review with great care and determine the effectiveness and applicability of the following items:

- A. The drainage plan for the project, especially in relationship to an assurance that the project will improve rather than harm the drainage of the site to the east, especially in relationship to territory occupied with residences;
- B. The final design of the retaining wall system and landscaping plan so as to create an attractive visual image for persons entering Glen Ellyn, which will, both in the short term and the long term, retain its attractive appearance, be structurally sound, and will be maintainable with the nature of and security of that maintenance program being established;
- C. The final site lines and landscaping placement between the commercial buildings and the nearest homes on Spring Avenue will not adversely affect the value or peaceful enjoyment of those homes, or those homes will be occupied by persons who accept the commercial development; and
- D. The final landscaping plan will carefully identify and make provision for retaining those trees of significant size which can reasonably be preserved in a way consistent with the development, along with a formula, accepted by the Developer, whereby death or serious damage to such preservable trees will result in a significant financial detriment to the Developer. In choosing those trees which will be subject to preservation, the Village shall reasonably consider the current life expectancy and condition of existing trees and the relationship between the preservation of trees and the ability of the Developer to create an aesthetically pleasing design with adequate areas for parking and service drives.



The effectiveness of this ordinance and the requirement that the Village proceed to approve Final PUD plans are contingent upon the petitioner gaining ownership or control over all of the land in the areas shown within the Baker Hill Planned Unit Development.

**SECTION SIX:** Prior to approval of the Final Planned Unit Development Plan and Final Plat of Subdivision, the owner shall provide the Village with: (No. 1) a performance bond or letter of credit (satisfactory to the Village Attorney) in the amount of 125 percent of an approved cost estimate for the rough grading and erosion control and, if determined necessary by the Village Engineer, the seeding/sodding and installation of selected underground utilities for the entire Planned Unit Development, including stormwater detention facilities. The owner/developer shall be required to submit additional performance bonds or letters of credit for each phase of development shown on the Preliminary Plat of Subdivision for all other public improvements not identified in (No. 1) above. The remaining four performance bonds or letters of credit relate to: (No. 2) Commercial Phase I; (No. 3) Commercial Phase II; (No. 4) Residential Phase I; and (No. 5) Residential Phase II upon approval of a Final Plat of Subdivision for the Phase(s). However, the total amount of assurance held by the Village shall equal or exceed 125 percent of the cost estimates for construction for each complete phase of development as approved by the Village Engineer.

**SECTION SEVEN:** This Ordinance shall be in full force and effect from and after the passage, approval, and publication in pamphlet form as provided by law.

**SECTION EIGHT:** Failure of the owners or other party in interest or a subsequent owner or other party in interest to comply with the terms of this Ordinance, after execution of such Ordinance, shall subject the owners or party in interest to the penalties set forth in Section 10-10-18(A) and (B) of the Village of Glen Ellyn Zoning Code.



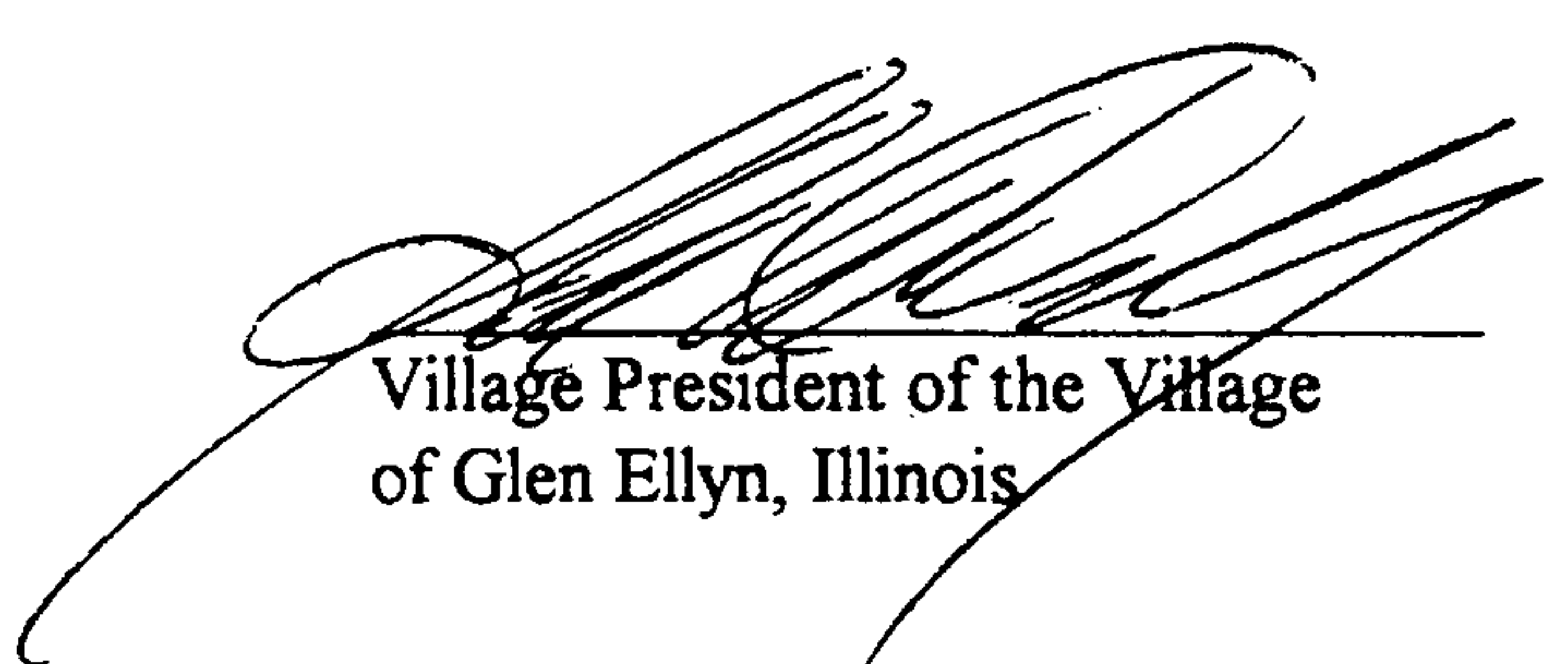
PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this 3RD day of MARCH, 1997, on first reading, second reading not being requested.

AYES: POEPPEL, MATTHEWS, PASULES, HASE, RENERO, RENNARD

NAYS: -0-

ABSENT: -0-

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 10TH day of MARCH, 1997.



Village President of the Village  
of Glen Ellyn, Illinois

ATTEST:



Village Clerk of the Village  
of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 14TH day of APRIL, 1997.)



# EXHIBIT “B”

## DRAFT MINUTES PLAN COMMISSION MAY 24, 2018

### Call to Order

The meeting was called to order by Chairperson Mary Loch at 7:00 p.m. Plan Commission Members Tracy Hemming-Littwin, Tim Loftus, John Mulherin and Jamie Vondruska were present. Plan Commission Members Angela Fanella, Phillip Hartweg, David Rodemann and Mohammed Saaed were excused. Also present were Village Planner John Sterrett, Plan Commission Liaison Trustee Craig Pryde and Recording Secretary Karin Kietzman.

A quorum was present.

### Public Comment

No general comments on non-agenda items were made by the public at this Plan Commission meeting.

### Approval of March 8, 2018 Plan Commission Minutes

Commissioner Hemming-Littman Moved, seconded by Commissioner Loftus to approve the March 8, 2018 Plan Commission Minutes. Commissioner Mulherin abstained because he had not attended the meeting.

### Public Hearing - 840-944 Roosevelt Road - Pete's Market/Baker Hill Shopping Center - PUD Amendment and Sign Variations

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING A REQUEST FOR APPROVAL OF AN AMENDMENT TO THE BAKER HILL PLANNED UNIT DEVELOPMENT TO AMEND ORDINANCE 4467 TO ACCOMMODATE THE EXPANSION OF AN EXISTING COMMERCIAL TENANT SPACE AND A REQUEST FOR VARIATIONS FROM THE SIGN CODE FOR A FUTURE PETE'S MARKET. THE SUBJECT PROPERTY IS LOCATED IN THE BAKER HILL SHOPPING ON THE NORTH SIDE OF ROOSEVELT ROAD EAST OF BAKER HILL DRIVE IN THE C6 COMMERCIAL/MULTI-USE PLANNED DEVELOPMENT DISTRICT.

Commissioner Mulherin Moved, seconded by Commissioner Hemming-Littwin to open the Public Hearing.

### Staff Presentation

Village Planner John Sterrett was present to speak regarding the proposed PUD Amendment and Sign Variations. Village Planner Sterrett was sworn in and stated that the petitioners were



## EXHIBIT “B”

present. The petitioners are Phillips Edison and Company, owner of the Baker Hill shopping center, and JD Real Estate, Inc., developer for Pete’s Market grocery store, shopping center.

Village Planner Sterrett stated:

The petitioner is requesting the following variations from the Sign Code:

- a. A variation from Section 4-5-10(B) of the Sign Code to allow 2 wall signs in lieu of the maximum 1 wall sign permitted; and
- b. A variation from Section 4-5-10(B) of the Sign Code to allow 1 wall sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
- c. A variation from Section 4-5-10(C)3 to allow a free-standing multi-tenant sign to have a surface area of 300 square feet in lieu of the maximum 100 square feet permitted.
- d. A variation from Section 4-5-(C)3 to allow a freestanding multi-tenant sign to have a height of 25 feet in lieu of the maximum 15 feet permitted.
- E. A variation from Section 4-5-15(B) to allow a message board to have an area of 96 square feet in lieu of the maximum 18 square feet permitted.

JD Real Estate is proposing to remodel an existing 75,100 square foot vacant commercial space in the shopping center, previously occupied by Dominick’s until 2013, for a Pete’s Market grocery store. In addition to the interior remodel, JD Real Estate is proposing to construct 3 additions, totaling 4,581 square feet, on the building to accommodate the new grocer including a 1,792 square foot addition to the mechanical room located on the back of the building, a 2,219 square foot addition under the existing canopy on the front of the building and a 570 square foot enclosed patio area east of the entrance to the building.

Pete’s Market is proposing 2 wall signs on the front of the building including a 300 square foot “Pete’s Market” sign and an 89 square foot “Lotus Café” sign with a lotus logo.

Village Planner Sterrett showed an overview picture of the property, and stated that the subject property is located in the C6 Commercial/Multi-Use Planned Development District, the former Dominick’s location.

Village Planner Sterrett suggested that the Plan Commission should consider the petitioners’ request for approval of an amendment to the Baker Hill shopping center PUD and variations from the Sign Code and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the requests, the Plan Commission should consider the criteria of Section 10-7-7 of the Zoning Code and Section 4-5-17(G) of the Sign Code. The Plan Commission may wish to consider the following conditions as part of their recommendation:



## EXHIBIT “B”

1. That the existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign. Village Planner Sterrett stated that the petitioners have proposed to remove the sign; and
2. That the two existing 67.5 square foot “Baker Hill” wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign; and
3. No outdoor sales or storage of merchandise shall be allowed.

### Questions from Plan Commission

Commissioner Mulherin asked to see where the new freestanding sign would be located. Village Planner Sterrett showed pictures and the aerial photo to demonstrate the location. Commissioner Mulherin asked if the owner of the property owned the sign? Village Planner Sterrett stated that the owner of the property does own the sign. Commissioner Mulherin stated you indicated that the Pete’s sign, absent the maximum square footage, the sign would conform based upon the calculation of up front space. Village Planner Sterrett confirmed that it would comply with that maximum 100 square feet.

Commissioner Loftus asked if there were any existing codes/regulations on the video board that is being proposed underneath Pete’s? Village Planner Sterrett indicated yes, and they are asking for a variation from the maximum square footage which is currently 18 square feet. There are other regulations more attached to the operation of the electronic message board, dealing with how long they can be on, or if there were an emergency, the Village has the right to use the board, but that is more on the operation side.

Chairperson Loch asked if the name of the shopping center “Baker Hill” was going away. Village Planner Sterrett responded no, not that they were aware of. He explained that the owner of Baker Hill was present this evening so they could probably elaborate if needed.

Commissioner Loftus asked how they could guarantee the signs get removed. He stated that in almost ten years there have been two owners and they did not remove the sign, what type of requirements do they have, how do we protect ourselves from this in the future?

Commissioner Hemming-Littwin asked which sign and explained that the same thing had happened at the Chocolate shop. She stated that they could make it a condition of approval. She stated that there was a wall sign at the Chocolate shop and that sign is now down. Village Planner Sterrett also stated that a citation could be issued if necessary.

Village Planner Sterrett stated that staff is recommending to memorialize this to make sure the sign is taken down.



## EXHIBIT “B”

### Petitioners' Presentation

Peter Dremonas, who resides at 4333 South Pulaski Road, Chicago, IL 60632 was sworn in. Mr. Dremonas stated that he works in project management and is the cousin of the owner. He stated the Pete's Market is family owned retail supermarket which was started in the late 1970's and serves a vast variety of ethnicities. They sell fresh produce, deli foods, and hot prepared foods. They started in the Hispanic markets but now cater to all ethnicities.

Chairperson Loch asked why they are asking to amend the PUD? Mr. Dremonas stated that the back of the store is mostly storage and they need more space in the front for more access.

Commissioner Hemming-Littwin asked if the sign will be further west than the existing sign? Village Planner Sterrett stated that it would be further west.

Commissioner Loftus asks if this will disrupt delivery? Mr. Dremonas stated that it would not, he stated that they need more receiving space because it is very tight in back and they need the room to move the pallets around.

Commissioner Hemming-Littwin stated that they have another store located in Oak Brook Terrace and asked if the sign proposed was the same size as that sign? Mr. Dremonas stated that the sign was a little bit smaller because of the name change of Pete's Market over time. This sign has the tenant slots.

Commissioner Hemming-Littwin asked who controls the advertising space. Mr. Dremonas stated that Pete's Market Corporate would control the space and that it will be used to advertise specials.

Commissioner Loftus asked if the existing sign holders have to change their sign size? Mr. Dremonas stated that their signs would stay the same size.

Commissioner Loftus asked about the possibility of a stop light at the entrance off of Roosevelt Road and if that is requested, will that come back in front of the commission? Village Planner Sterrett stated that this would be an IDOT project. He noted that a stop light was not proposed, just a left turning lane.

Chairperson Loch asked if there were any other questions for the Petitioner and there were not.

Commissioner Mulherin made a positive comment regarding Pete's and looking forward to Pete's Market coming to town. Mr. Dremonas thanked him and stated that they were looking forward to being in Glen Ellyn. Commissioner Mulherin asked when the store is expected to open? Mr. Dremonas stated that it will open in the first quarter of 2019.



## EXHIBIT “B”

Chairperson Loch asked if there was anyone from the public that would like to speak regarding this project and asked that comments be kept to about three minutes.

### Comments from the Public:

Jeff Tiemen, who resides at 52 Grove Avenue, Glen Ellyn was sworn in and stated he lived near the proposed sign. Mr. Tiemen stated that he and his wife have concerns regarding the sign and flashing lights due to a genetic illness that his daughter has which includes a sleeping disorder. He stated that the flashing lights are worrisome. He stated they are worried about what the sign would look like and how large the sign may be. He stated that the location of the sign will be on a hill which will also make a difference.

Commissioner Hemming-Littwin asked for the sign to be shown. Mr. Tiemen stated that he has a picture of the sign, but it is hard to say what it will actually look like installed.

Commissioner Mulherin asked what is on the right side of the sign - the vertical piece? Someone from the audience responded that the vertical piece is a metal panel. Commissioner Mulherin stated that the light is oriented east/west.

Commissioner Loch asked what the hours were to operate the sign? Village Planner Sterrett stated the hours of operation for an electronic sign, which are 6:00 a.m. until 10:00 p.m. and he stated that the Village prohibits flashing signs. He added, a message has to be static for a minimum of 15 seconds.

Commissioner Hemming-Littwin asked if anyone knows how large the Health Trak sign across the street is? Village Planner Sterrett did not know how large this sign is.

Commissioner Vondruska asks Mr. Tiemen if the existing situation with the lights are a problem? Mr. Tiemen stated that the existing situation is not a problem but that they are just concerned about what the mechanical part will look like and the added height of the sign.

Chairperson Loch stated that the mechanical part of the sign was more to the north, not to the east.

Commissioner Littwin stated that it was further west right? Village Planner Sterrett stated that it was further west.

Commissioner Mulherin stated lighting engineers can control the amount of drift/spread of light. Someone from the audience responded that this was called scrolling.

Commissioner Hemming-Littwin stated that she did not disagree that it might be higher but asked if his daughter could not see the existing sign? Mr. Tiemen responded he was more worried about the ambient light that will be coming off of the sign.



## EXHIBIT "B"

Commissioner Hemming-Littwin asked if they had the information on how tall the pole light (foot candles) could be. Village Planner Sterrett stated that an electronic message board cannot exceed .05 foot candles. He stated that having a tall pole light, the foot candles will travel further because it is higher up. Mr. Tiemen stated not if they are designed properly. Commissioner Hemming-Littwin stated that they do design them in a way not to have the foot candles on and that this design has to be designed the same way. Village Planner Sterrett stated that she was correct, and that was for every illuminated sign.

Commissioner Loftus stated that the Starbucks and Lucky Motors have a white background and the flash from it is distracting and that it hurts the eyes at times.

Mr. Tiemen stated that they are scrolling and have pictures, but that it is an LCD monitor.

Commissioner Vondruska asked if the light will dim at night? Village Planner Sterrett stated that all electronic message boards have to be equipped with a photosensitive light and that they would dim at night.

Commissioner Loftus stated that the plan says 28' building. How will the change in the topography effect the location of the top of the message board?

Eugene Gincovich, 4333 South Pulaski, Chicago, Illinois was sworn in and used the pointer of the mouse on the overhead drawing and stated that the message center is at about 15 feet and the top of the message center is 19 to 20 feet. He stated that the steeple should help with shadowing and any flashing.

Mr. Tiemen stated that he understood what Mr. Gincovich was saying, but stated that other parts of the building are not as high and that there was a significant change in elevation up a hill to where the sign is located, which makes it a 30 foot sign not 25 feet. He stated that the higher the sign the greater chance the light will travel further.

Commissioner Hemming-Littwin stated that the one gabled roof is actually 45' tall.

Mr. Tiemen stated he understood that.

Chairperson Loch asked for a motion to close the Public Hearing and Commissioner Hemming-Littwin moved, seconded by Commissioner Mulherin.

Commissioner Loftus stated that all other signs are facing out away from any residential areas. He stated even though the sign is higher than what is allowed, when I look at the location of where the sign is going to be, I could go along with the proposed location. He stated the location of the addition is not any closer to any house near it.



## EXHIBIT “B”

Commissioner Mulherin stated that he did not have any issues with the sign's size, but he suggested the Village could look at the dimming of the signs and frequency of the animations and he is sure it could be worked out to minimize impact on the neighbors. He stated the property has been sitting vacant for a while and that he is fine with approving this project.

Commissioner Hemming-Littwin stated that she felt that the freestanding sign was appropriate especially because the site is a multi-tenant site and that the main tenant was further away. She went on to state that she wanted to go on record saying that she thinks that the way the Village regulates the signage on buildings today should be changed. There is no reason that someone should have to get a variance for signage on a building of this size. She stated that the sign code should be changed and that a 100 square foot sign is too small. She went on to state that she hoped that John (Village Planner) could give more specific information regarding what the foot candles are, and what they would be with dimming. She stated that she was fine with adding the conditions to remove the existing signage within a specific timeframe, the special use and limiting sales of merchandise outside.

Commissioner Mulherin stated that Baker Hill is a challenging with regard to traffic especially with limited access for east bound traffic. He stated that he hoped that the Village will continue to pursue the turning lane project through the Department of Transportation to secure a left hand turn. He agreed that the Village should update the current code limitations on sign size. He stated that he did not have a strong feeling on whether the Baker Hill sign should stay or be removed.

Chairperson Loch said that she had nothing else to add but thanked the petitioners and stated that she hoped for success for Pete's Market.

### Motion

Commissioner Hemming-Littwin moved, seconded by Mulherin to recommend the following:

Having considered the applications of Phillips Edison and Company and JD Real Estate, Inc. for approval of an amendment to the Planned Unit Development of the Baker Hill development to allow the proposed expansion of an existing vacant commercial tenant space and variations from the Sign Code located at 840 - 944 Roosevelt Road in the C6 Commercial/Multi-Use Planned Development District, the Plan Commission hereby adopts the findings of fact contained in the petitioners' application packet and presented by the petitioners at the public hearing, as well as the findings included in the deliberations of the Plan Commission, and recommends approval of the requests, subject to the following conditions:

1. The existing 10 foot tall freestanding sign located immediately west of the Roosevelt Road entrance to the shopping center be removed within 10 days of completion of the proposed 25 foot tall freestanding sign.



## EXHIBIT “B”

2. The two existing 67.5 square foot “Baker Hill” wall signs at the southeast portion of the building be removed within 14 days of completion of the proposed 25 foot tall freestanding sign.
3. No outdoor sales or storage of merchandise shall occur at Pete’s Market until such time a Special Use Permit is approved.

The motion carried unanimously with a voice vote.

Chairperson Loch explained that this project would go before the Village Board for approval and that the attendees were welcome to attend the Village Board meeting. Commissioner Hemming-Littwin asked when this would go before the Village Board? Village Planner Sterrett stated that it would go before the Board on June 4, 2018.

Commissioner Hemming-Littwin moved, seconded by Commissioner Mulherin to close the Public Hearing.

### Public Hearing - Zoning Code and Subdivision Regulations Code Text Amendments

PUBLIC HEARING WITH DISCUSSION, CONSIDERATION AND RECOMMENDATION REGARDING PROPOSED TEXT AMENDMENTS TO THE GLEN ELLYN ZONING CODE AND THE GLEN ELLYN SUBDIVISION REGULATIONS CODE. AMENDMENTS TO THE ZONING CODE INCLUDE CHANGES TO CHAPTERS 2, 4, AND 5 THAT WILL AFFECT THE REGULATIONS FOR RESIDENTIAL AND COMMERCIAL DEVELOPMENT IN THE VILLAGE.

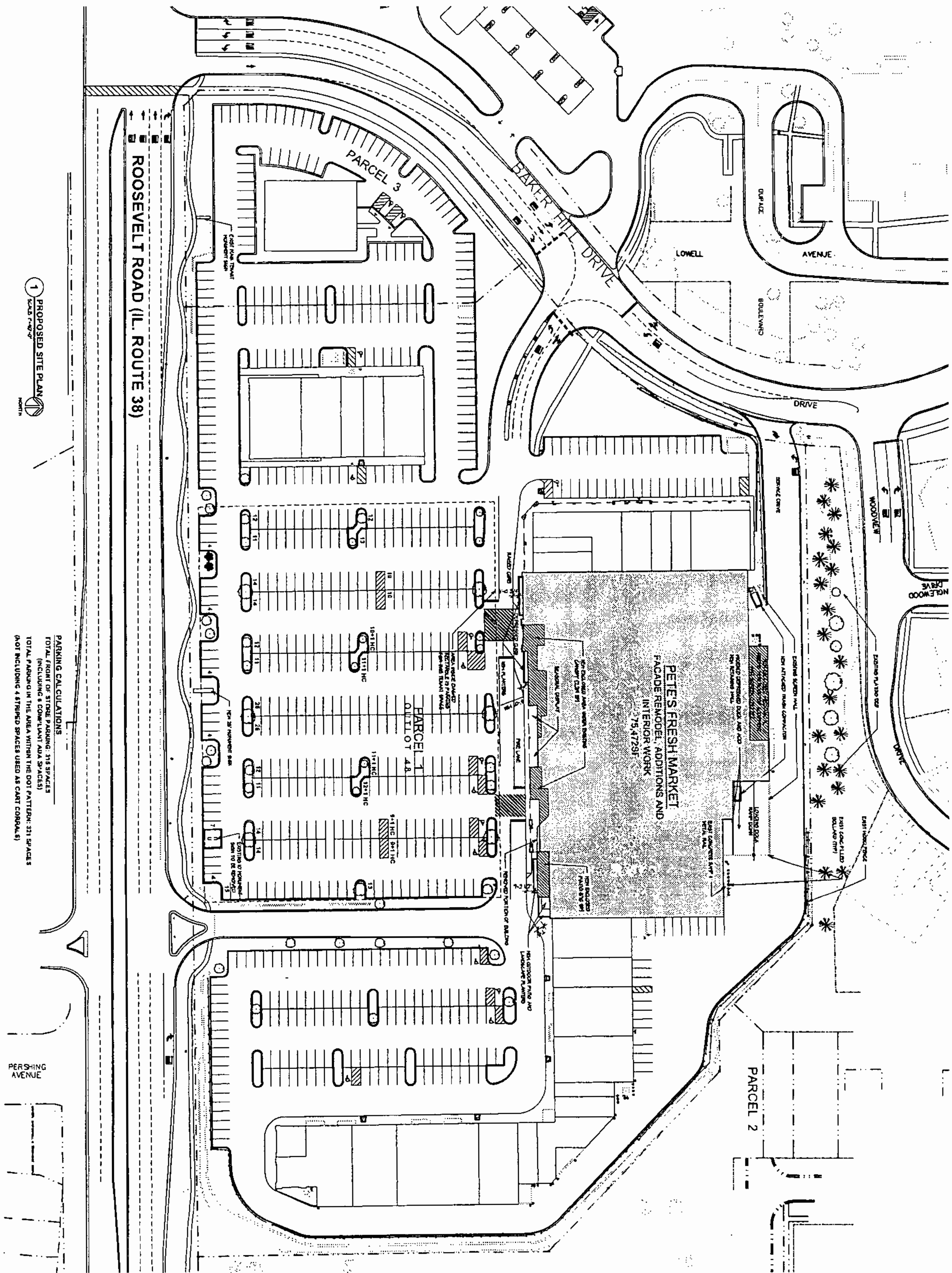
Village Planner Sterrett was sworn in and stated that there are six proposed zoning and subdivision text amendments to review. He stated the amendments have to do with clarifying some of the regulations in the code to coincide with how staff interprets the code operationally. He stated that in the last round of zoning text amendments the Commission reviewed many of uses that were permitted in the C5A district. He stated staff is recommending that banking and financial institutions be removed from the list of permitted uses in C5A. He stated that the C5B district allows service uses as permitted uses and staff is suggesting this would remain unchanged. He stated that C5A should be more geared toward retail and restaurant uses on the ground floor.

Commissioner Hemming-Littwin asked why this is the only type of use being reviewed - for instance why are nail salons not being limited? Village Planner Sterrett stated that nail salons and pet stores, were removed from the list of permitted uses in the C5A district with the last round of text amendments.

Chairperson Lock asked how many banks exist in the C5A district now? Village Planner Sterrett stated that there were two banks in C5A, Citibank and Inland Bank. Commissioner Hemming-Littwin asked which district the US Bank was in and how many banks they have?



# EXHIBIT "C"

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CONFIDENTIAL - 224 - 004 AND 007-17, LTD

004 AND 007-17, LTD SHALL BEHOLD ALL RIGHTS IN AND TO THE INFORMATION CONTAINED HEREIN, INCLUDING THE RIGHT TO REPRODUCE, TRANSMIT, SELL, RENT, LEASE, OR OTHERWISE DISSEMINATE THE INFORMATION CONTAINED HEREIN, AND TO MAKE SUCH INFORMATION AVAILABLE TO ANY OTHER PARTY, WITHOUT LIMITATION OF THE RIGHTS OF THE INFORMATION CONTAINED HEREIN. THE INFORMATION CONTAINED HEREIN IS THE PROPERTY OF 004 AND 007-17, LTD AND IS NOT TO BE DISCLOSED TO ANY OTHER PARTY WITHOUT THE WRITTEN PERMISSION OF 004 AND 007-17, LTD.

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**THE INTERVIEW PART V**

**ART 100**

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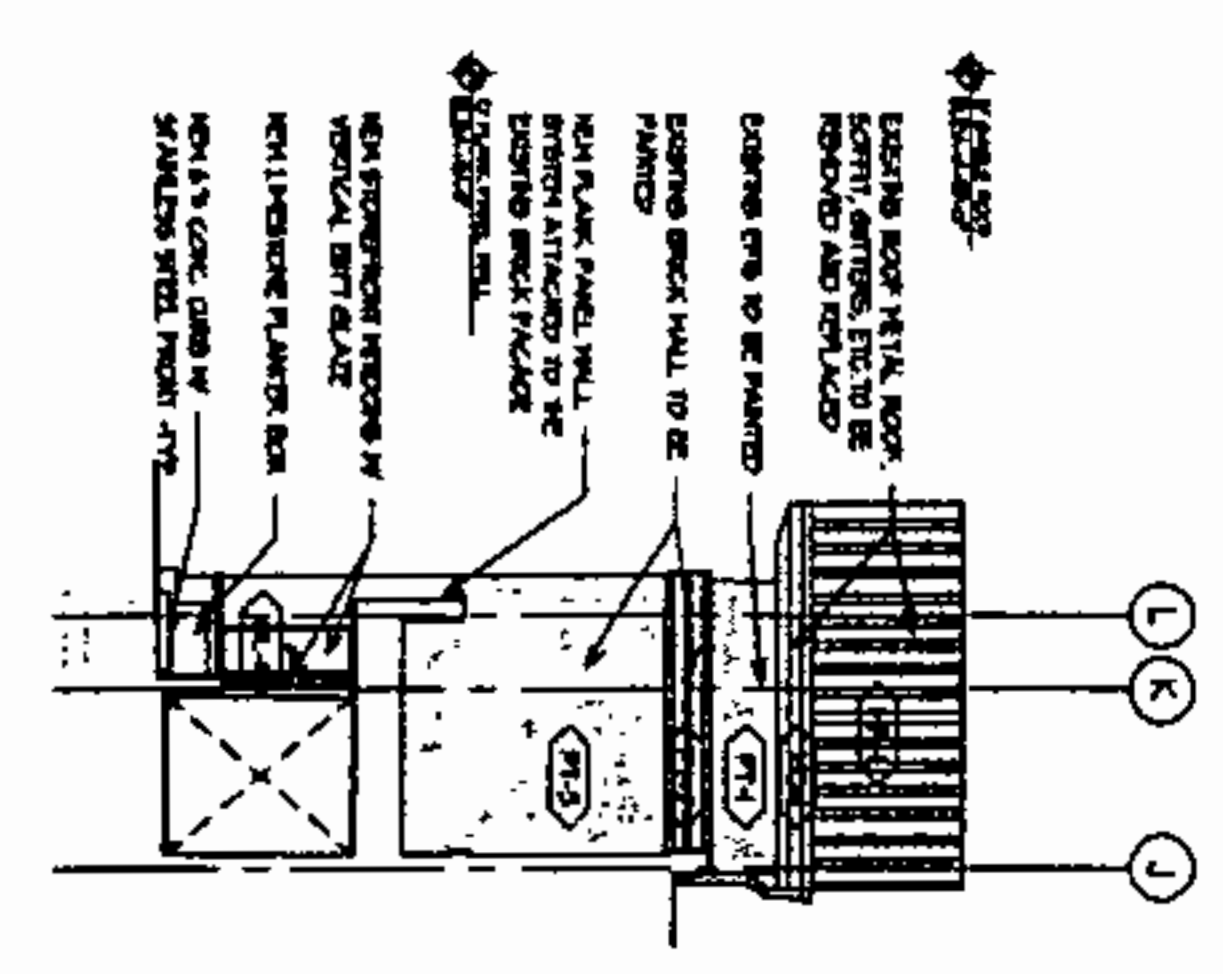
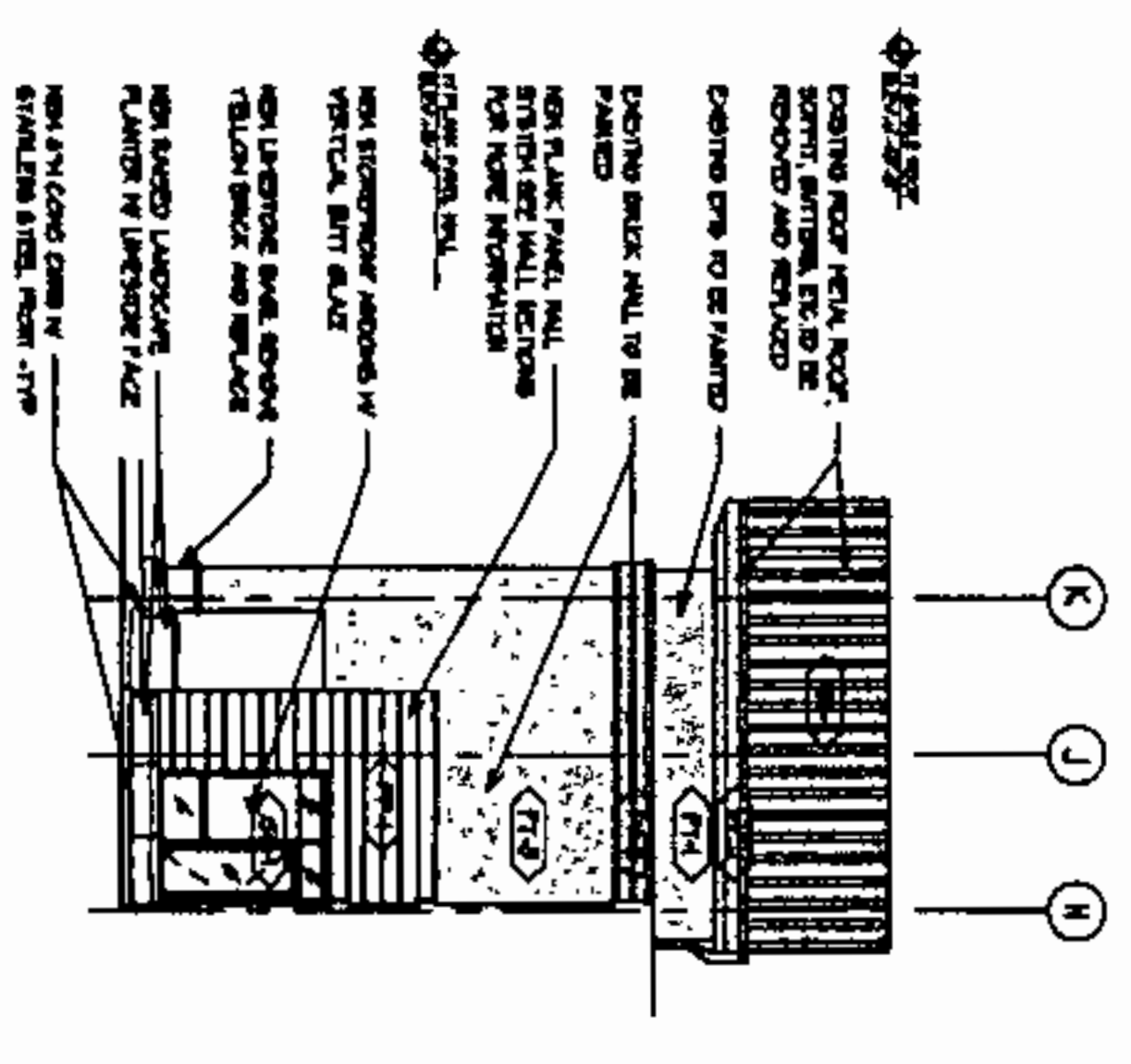
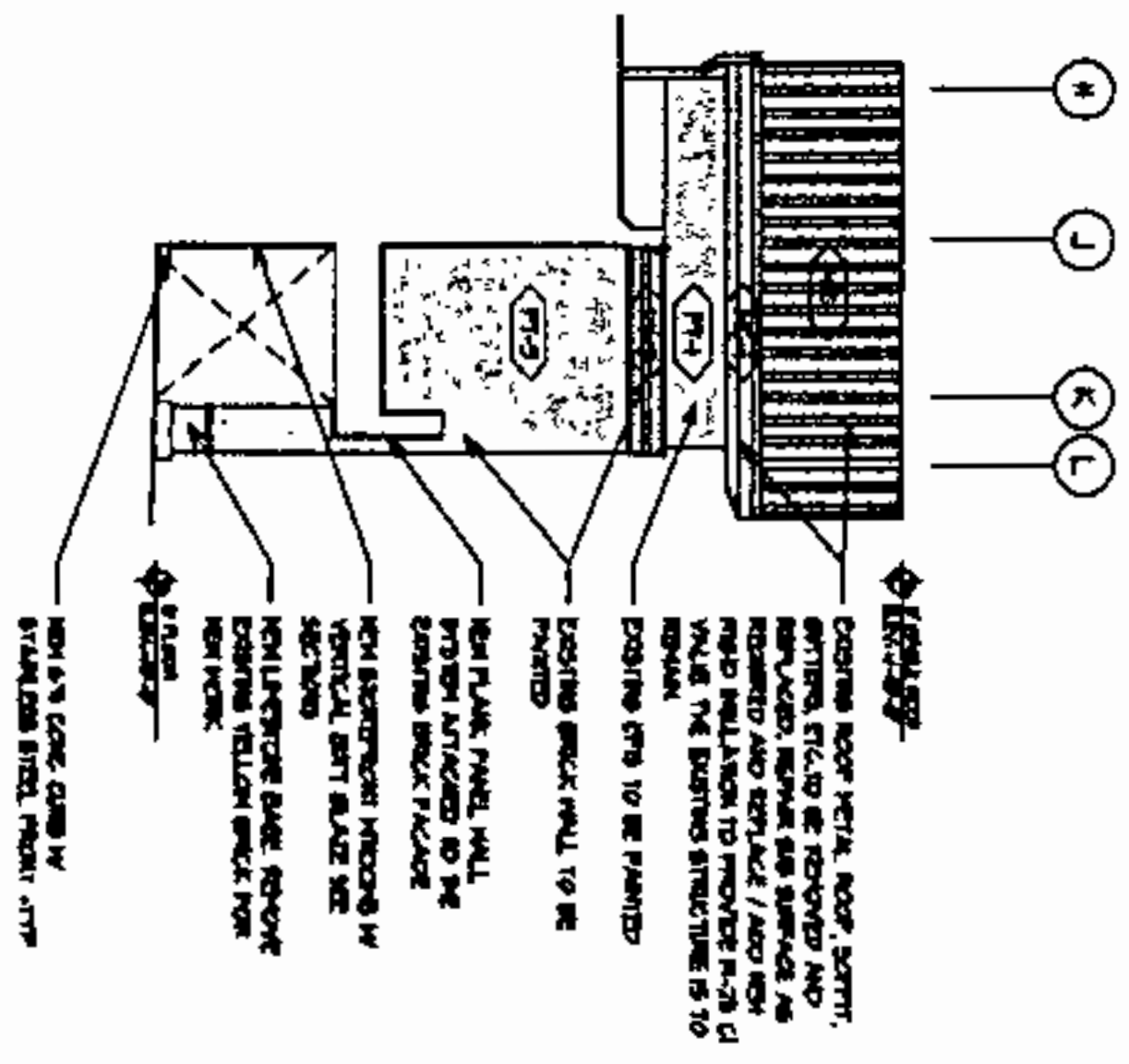
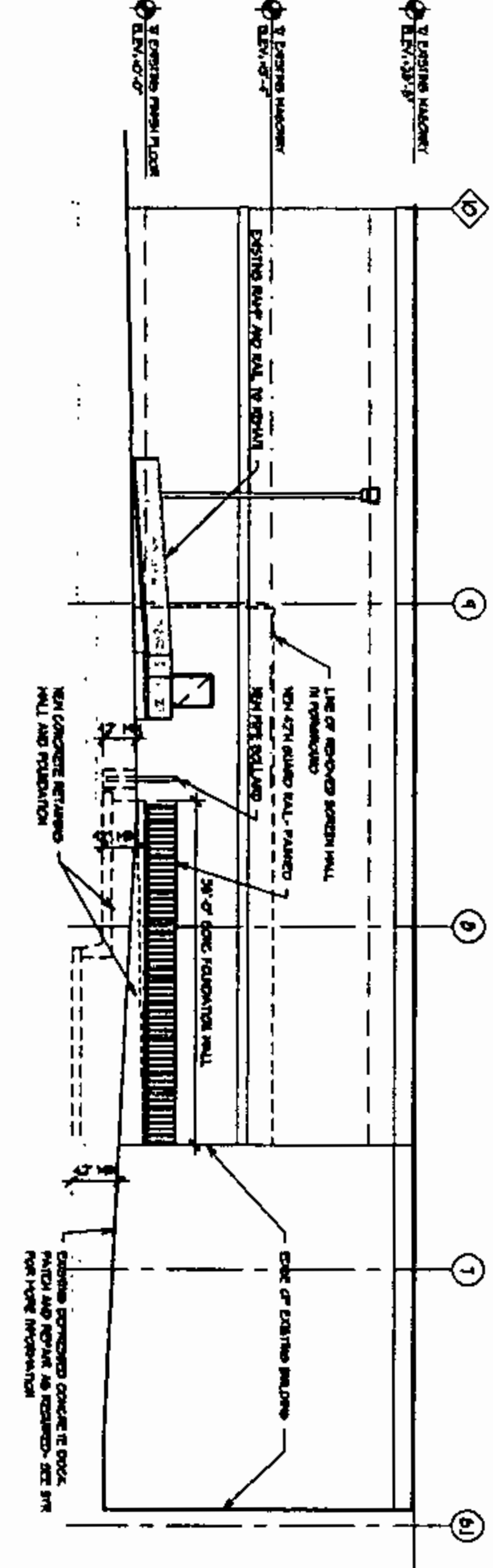
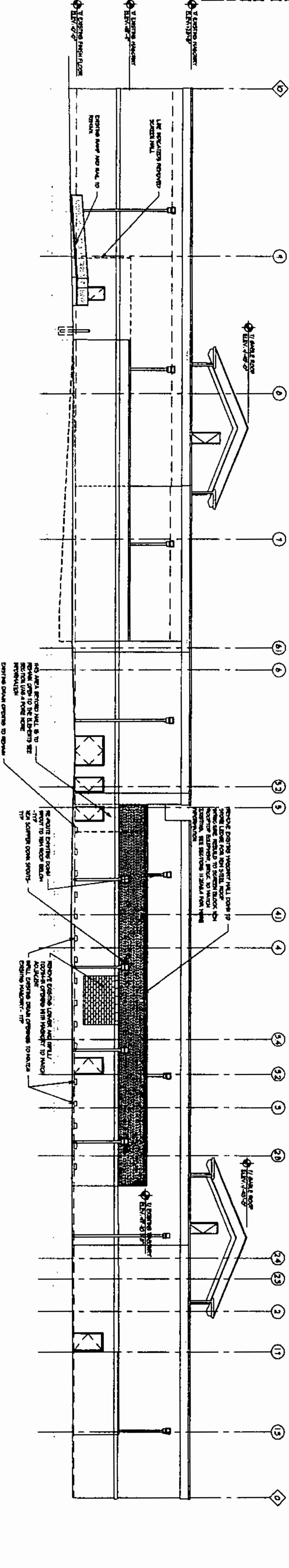
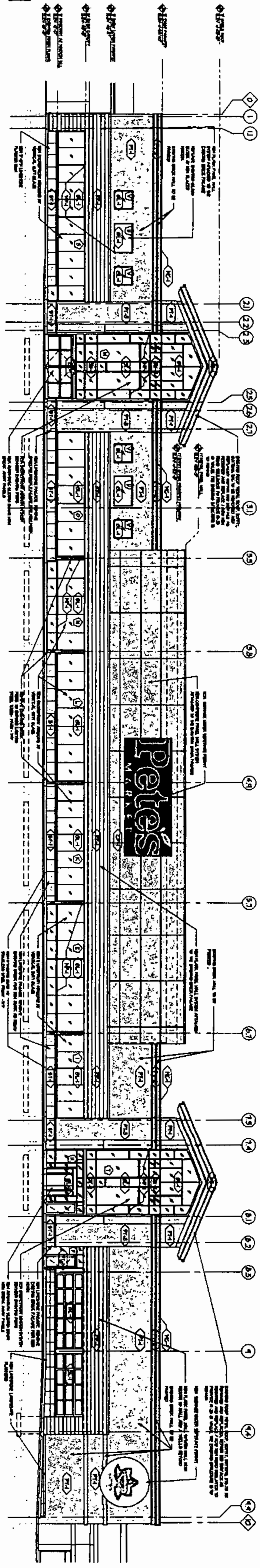
BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

LEADS EXPENSE. NOVEMBER 30, 2009

SELLING  
**PUD-4**  
LANDSCAPE PLAN



EXHIBIT "E"



| Pete's Market Glen Ellyn - Material / Color Palette |                 |                |                        |
|-----------------------------------------------------|-----------------|----------------|------------------------|
| Tag                                                 | Name            | Color / Finish | Manufacturer / Contact |
| ST-1                                                | Stainless Steel | Brushed        |                        |
| ST-2                                                | Stainless Steel | Polished       |                        |
| ST-3                                                | Stainless Steel | Matte          |                        |
| ST-4                                                | Stainless Steel | Matte          |                        |
| ST-5                                                | Stainless Steel | Matte          |                        |
| ST-6                                                | Stainless Steel | Matte          |                        |
| ST-7                                                | Stainless Steel | Matte          |                        |
| ST-8                                                | Stainless Steel | Matte          |                        |
| ST-9                                                | Stainless Steel | Matte          |                        |
| ST-10                                               | Stainless Steel | Matte          |                        |
| ST-11                                               | Stainless Steel | Matte          |                        |
| ST-12                                               | Stainless Steel | Matte          |                        |
| ST-13                                               | Stainless Steel | Matte          |                        |
| ST-14                                               | Stainless Steel | Matte          |                        |
| ST-15                                               | Stainless Steel | Matte          |                        |
| ST-16                                               | Stainless Steel | Matte          |                        |
| ST-17                                               | Stainless Steel | Matte          |                        |
| ST-18                                               | Stainless Steel | Matte          |                        |
| ST-19                                               | Stainless Steel | Matte          |                        |
| ST-20                                               | Stainless Steel | Matte          |                        |
| ST-21                                               | Stainless Steel | Matte          |                        |
| ST-22                                               | Stainless Steel | Matte          |                        |
| ST-23                                               | Stainless Steel | Matte          |                        |
| ST-24                                               | Stainless Steel | Matte          |                        |
| ST-25                                               | Stainless Steel | Matte          |                        |
| ST-26                                               | Stainless Steel | Matte          |                        |
| ST-27                                               | Stainless Steel | Matte          |                        |
| ST-28                                               | Stainless Steel | Matte          |                        |
| ST-29                                               | Stainless Steel | Matte          |                        |
| ST-30                                               | Stainless Steel | Matte          |                        |
| ST-31                                               | Stainless Steel | Matte          |                        |
| ST-32                                               | Stainless Steel | Matte          |                        |
| ST-33                                               | Stainless Steel | Matte          |                        |
| ST-34                                               | Stainless Steel | Matte          |                        |
| ST-35                                               | Stainless Steel | Matte          |                        |
| ST-36                                               | Stainless Steel | Matte          |                        |
| ST-37                                               | Stainless Steel | Matte          |                        |
| ST-38                                               | Stainless Steel | Matte          |                        |
| ST-39                                               | Stainless Steel | Matte          |                        |
| ST-40                                               | Stainless Steel | Matte          |                        |
| ST-41                                               | Stainless Steel | Matte          |                        |
| ST-42                                               | Stainless Steel | Matte          |                        |
| ST-43                                               | Stainless Steel | Matte          |                        |
| ST-44                                               | Stainless Steel | Matte          |                        |
| ST-45                                               | Stainless Steel | Matte          |                        |
| ST-46                                               | Stainless Steel | Matte          |                        |
| ST-47                                               | Stainless Steel | Matte          |                        |
| ST-48                                               | Stainless Steel | Matte          |                        |
| ST-49                                               | Stainless Steel | Matte          |                        |
| ST-50                                               | Stainless Steel | Matte          |                        |
| ST-51                                               | Stainless Steel | Matte          |                        |
| ST-52                                               | Stainless Steel | Matte          |                        |
| ST-53                                               | Stainless Steel | Matte          |                        |
| ST-54                                               | Stainless Steel | Matte          |                        |
| ST-55                                               | Stainless Steel | Matte          |                        |
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| ST-57                                               | Stainless Steel | Matte          |                        |
| ST-58                                               | Stainless Steel | Matte          |                        |
| ST-59                                               | Stainless Steel | Matte          |                        |
| ST-60                                               | Stainless Steel | Matte          |                        |
| ST-61                                               | Stainless Steel | Matte          |                        |
| ST-62                                               | Stainless Steel | Matte          |                        |
| ST-63                                               | Stainless Steel | Matte          |                        |
| ST-64                                               | Stainless Steel | Matte          |                        |
| ST-65                                               | Stainless Steel | Matte          |                        |
| ST-66                                               | Stainless Steel | Matte          |                        |
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| ST-69                                               | Stainless Steel | Matte          |                        |
| ST-70                                               | Stainless Steel | Matte          |                        |
| ST-71                                               | Stainless Steel | Matte          |                        |
| ST-72                                               | Stainless Steel | Matte          |                        |
| ST-73                                               | Stainless Steel | Matte          |                        |
| ST-74                                               | Stainless Steel | Matte          |                        |
| ST-75                                               | Stainless Steel | Matte          |                        |
| ST-76                                               | Stainless Steel | Matte          |                        |
| ST-77                                               | Stainless Steel | Matte          |                        |
| ST-78                                               | Stainless Steel | Matte          |                        |
| ST-79                                               | Stainless Steel | Matte          |                        |
| ST-80                                               | Stainless Steel | Matte          |                        |
| ST-81                                               | Stainless Steel | Matte          |                        |
| ST-82                                               | Stainless Steel | Matte          |                        |
| ST-83                                               | Stainless Steel | Matte          |                        |
| ST-84                                               | Stainless Steel | Matte          |                        |
| ST-85                                               | Stainless Steel | Matte          |                        |
| ST-86                                               | Stainless Steel | Matte          |                        |
| ST-87                                               | Stainless Steel | Matte          |                        |
| ST-88                                               | Stainless Steel | Matte          |                        |
| ST-89                                               | Stainless Steel | Matte          |                        |
| ST-90                                               | Stainless Steel | Matte          |                        |
| ST-91                                               | Stainless Steel | Matte          |                        |
| ST-92                                               | Stainless Steel | Matte          |                        |
| ST-93                                               | Stainless Steel | Matte          |                        |
| ST-94                                               | Stainless Steel | Matte          |                        |
| ST-95                                               | Stainless Steel | Matte          |                        |
| ST-96                                               | Stainless Steel | Matte          |                        |
| ST-97                                               | Stainless Steel | Matte          |                        |
| ST-98                                               | Stainless Steel | Matte          |                        |
| ST-99                                               | Stainless Steel | Matte          |                        |
| ST-100                                              | Stainless Steel | Matte          |                        |

**geo**  
architects llc

1111 N. LAKE STREET  
SUITE 100  
GLEN ELLYN, IL 60137  
TEL: 630.420.1234  
FAX: 630.420.1235  
WWW.GEOARCHITECTS.COM

**ALTERATIONS TO:**  
**PETE'S MARKET**

BAKER HILL CENTER  
880 ROOSEVELT ROAD  
GLEN ELLYN, IL 60137

**PUD-5**  
BUILDING ELEVATION

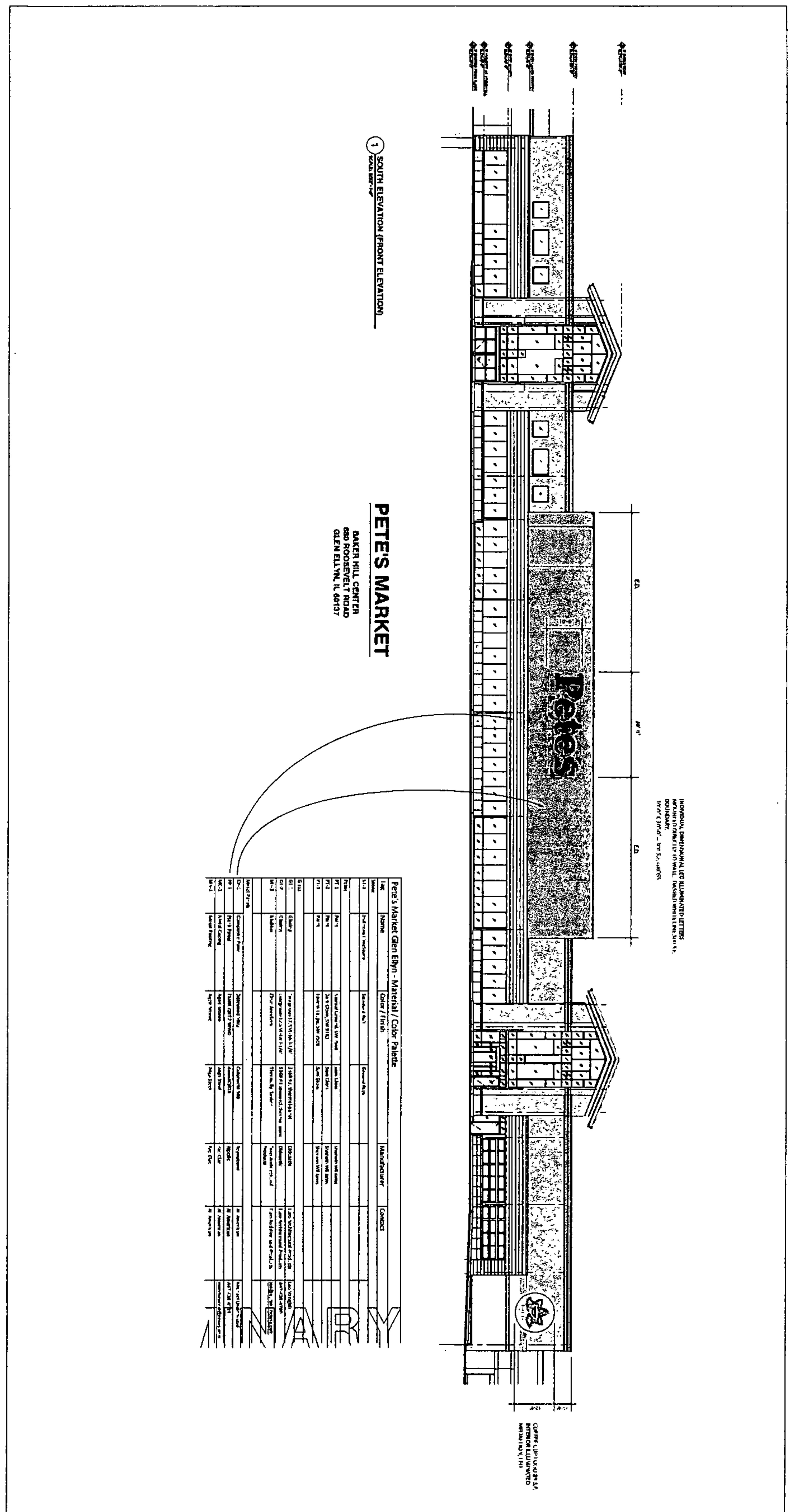
FRED BUCHOLZ

R2018-062296

DUPAGE COUNTY RECORDER



## EXHIBIT "F"



|                                                                                                    |                                                                                                                                                                                                                           |                                                                            |                                                                                                                         |                                                                                                                                                                                                                                                                                                                                                                                                                                                        |                                                                                                         |
|----------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------|
| <br><b>S-2</b> | <b>SIGN TYPE: WALL SIGNS / SOUTH ELEVATION / ILLUMINATED</b><br><b>LOCATION: 880 ROOSEVELT ROAD GLEN ELLEN, IL</b><br><b>JOB NO. 04022018</b>                                                                             |                                                                            | <br><b>Underwater Laboratories</b> | <b>CUSTOMER'S APPROVAL OF DRAWING</b><br>DATE: _____<br>SIGNATURE: _____<br><small>ALL DRAWINGS, PRINTINGS, SPECIFICATIONS, ETC., ARE THE PROPERTY OF UNDERWATER LABORATORIES, INC. AND ARE NOT TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT PERMISSION IN WRITING FROM UNDERWATER LABORATORIES, INC.</small> | <input type="checkbox"/> COLORS<br><input type="checkbox"/> SIZES<br><input type="checkbox"/> PLACEMENT |
|                                                                                                    | <b>THESE DRAWINGS ARE THE PROPERTY OF THE HOLLAND DESIGN GROUP, INC. AND ANY USE OR DUPLICATION OF THE DESIGNS OR ARTWORK ARE SUBJECT TO THE REGULATION AND CONTROL OF THE ORIGINATOR, THE HOLLAND DESIGN GROUP, INC.</b> | <b>PETE'S MARKET</b><br><b>4343 S. PULASKI ROAD</b><br><b>CHICAGO, IL.</b> | <b>DATE : 04-02-2018</b><br><b>DRAWN BY: ATH</b><br><b>SCALE: AS NOTED</b>                                              | <br><b>The Holland Design Group</b><br>1090 BROWN STREET<br>WAUKONDA, IL 60084-1106<br>PHONE 847 526-8848<br>FAX 847 526-8945<br>email: artsigns@aol.com                                                                                                                                                                                                          |                                                                                                         |







25'-0" +

4'-0"

## BLACK REVEALS

H110N

16-0-

4'-0"

4'-0"

**SQUARE FOOTAGE IS DETERMINED BY THE GROSS OUTSIDE DIMENSIONS OF THE COPY FACE PANEL. REVEALS ARE NEGATIVE AREA AND NOT INCLUDED**

LEAN RAISED EMBOSSED PANEL  
WHITE TRANSLUCENT BACKGROUND  
W/ RED & GREEN COPY  
MATE BLACK CABINET & REVEALS

**WHEN FREE LIMESTONE CAP  
NATURAL FINISH OR POURED  
CONCRETE**

**MASONRY TO MATCH BUILDINGS  
COLOR, BRICK SIZE, MORTAR &  
PATTERN**

**96 S.F**

**96 5.F**

## 84 S.f

# Pete's

## MARKET

WATSON REIMAC  
W/tem. Color  
1 44 X 27U  
811 den H x 1601  
811 11 X 151 L  
Double Face Insynpak  
16 lines / 54 Characters at 2" type, 2711 lbs  
Standard 1 Year Warranty applies.  
1,2000 JUL1 24.00 amps per face / 04.00 amps total  
Single Phase Service

**SCALE 1/2" = 1'-0" EAST / WEST ELEVATION / EMC TO STREET SIDE**

SCALE 1/2" = 1'-0" NORTH ELEVATION

ACCESS PANEL TO HOUSE  
ELECTRICAL SERVICE EQUIPMENT  
SATIN ALUMINUM END CAPS  
4 SECTIONS W/ BLACK REVEALS

**SATIN ALUMINUM END CAPS  
3 SECTIONS W/ BLACK REVEALS**

REVISIONS 04-30-2018 ATH / HEIGHT / S.F.

DATE : 04-10-2018  
DRAWN BY: ATH  
SCALE : AS NOTED

☐ COLORS  
☐ SIZES  
☐ PLACEMENT



1090 BROWN STREET  
WAUCONDA, ILLINOIS 60084-1106  
PHONE 847 526-8848  
FAX 847 526-8945  
email: artsign5@aol.com

# S-1



**SHEET NUMBER**



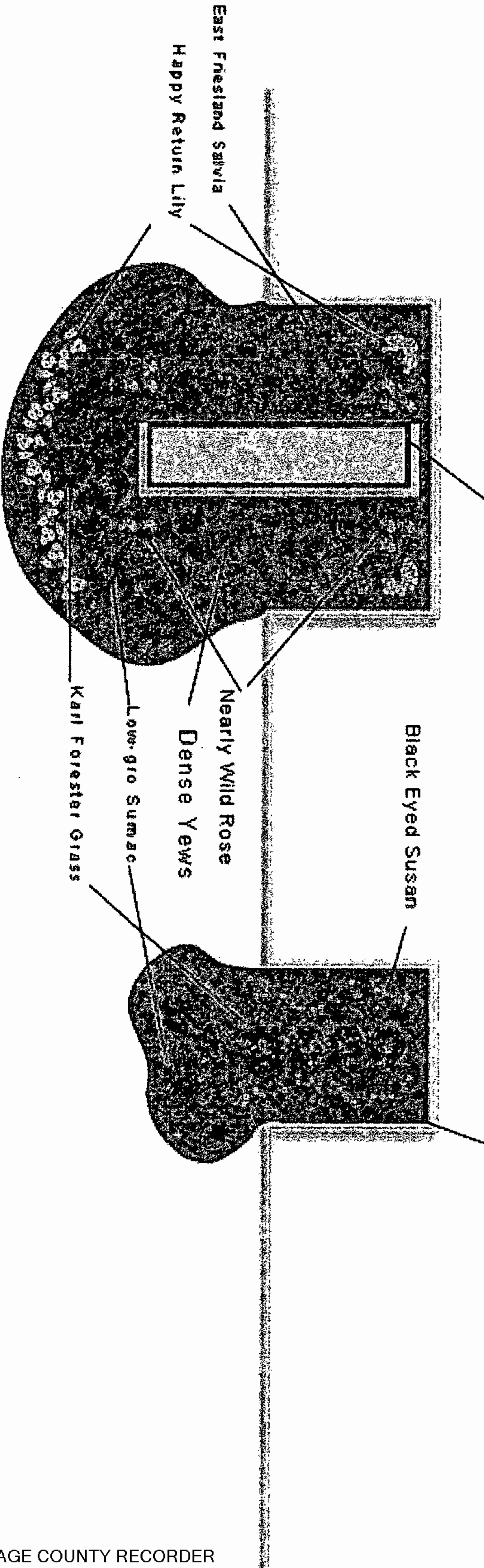
EXHIBIT "I"

Baker Hill Plaza  
800 Roosevelt Road  
Glen Ellyn, IL 60137

Landscape design for Proposed  
new monument sign and removal  
of existing sign.

Proposed monument sign

Existing Monument sign to be removed



Simmer Creek Landscaping & Snow Services, Inc  
10134 Crows Creek Road  
Plainfield, IL 60585  
630.776.6170

Plant List:  
Dense Yews - 24-30" (10)  
Nearly Wild Rose - 3 Gallon (12)  
East Friesland Salvia - 1 Gallon (10)  
Happy Return Lily - 1 Gallon (17)  
Low Gro Sumac - 3 Gallon (3)  
Black Eyed Susat - 1 Gallon (10)  
Karl Forester Grass - 1 Gallon (0)



CERTIFICATION

I, Angela Andrianopoulos, duly elected Deputy Village Clerk of the Village of Glen Ellyn, Illinois, do hereby certify that the attached is a true and correct copy of Ordinance No. 6605, passed by the Board of Trustees of the Village of Glen Ellyn, Illinois, at the Special Meeting of said Board held on the 4<sup>th</sup> day of June, 2018, and that the same was signed and approved by the President of said Village on the 4<sup>th</sup> day of June, 2018.

I do further certify that the original, of which the attached is a true and correct copy, is entrusted to me as Deputy Village Clerk of said Village for safekeeping and that I am the lawful custodian and keeper of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed the corporate seal of the Village of Glen Ellyn, Illinois, this 5<sup>th</sup> day of June, 2018.

  
Deputy Village Clerk

CORPORATE SEAL













## VILLAGE OF GLEN ELLYN

---

### **Planned Unit Development Application Packet**

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

**APPLICATION FOR APPROVAL OF  
PRELIMINARY PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

The undersigned petitions the President and Village Board of Trustees of the Village of Glen Ellyn, Illinois, to consider this Application for approval of a Preliminary Planned Unit Development Plan (PUD), as described below.

Date Filed: 10/12/21 Application No. \_\_\_\_\_

Type of PUD: Commercial  
(Residential, Commercial, Other)

Name of Applicant: Nicholas Liarikos

Address of Applicant: 4333 S Pulaski Rd. Chicago, IL 60632

Business Phone: 773-843-1400 (Mobile): 708-819-2320

Email: nliarikos@petesfresh.com (Fax): n/a

Property Interest of Applicant: Representative  
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): Baker Hill Station LLC

Address: 11501 Northlake Drive, Cincinnati, OH 45249

Legal Description of Property:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDENSHOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 3... *(continued on the final page...)*

Zoning Classification: C6 Property Size/Area: 12.11 acres

Present Use: Commercial/multi-use PUD

Requested Use/Construction:

**Ability to merchandise outdoor product.**

Estimated Date to Start Construction: \_\_\_\_\_

*(You may attach separate sheets as needed to answer any of the following questions)*

**Narrative Statement** evaluating the economic effects of 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, 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:

**Merchandising outdoor product will not effect any of the adjoining tenants/properties in any way and will not impact traffic. The product will be securely stocked within the curb-line on the sidewalk areas, allowing customers to safely shop the product before entering the store. The height of the displays vary from 3'9" tall to 4'8" tall depending on the quantity of product displayed due to daily sales fluctuations.**

**Describe How the PUD:**

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:

**It is typical for Pete's (all grocery stores) to have outdoor seasonal merchandise for their customer to conveniently shop, this increases sales (and tax revenue).**



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 outdoor product will not diminish the intended character of the general vicinity, and may even add to it as the product merchandised is seasonal and displayed neatly. The product displayed will be seasonal product. For example, Fire Wood in the winter, pumpkins in the fall, and Charcoal bags in the summer.**

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

**The outdoor merchandise does not and would not disturb current or future neighbors in any way.**

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 outdoor merchandise will be maintained by store personnel. The product will be stocked throughout the day properly ensuring nothing falls beyond the curb, into the parking lot. The display will never cover any part of the windows or any access to the store.**

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 outdoor merchandise will not create additional costs for any party other than Pete's Market's overhead on stocking the area and maintaining proper display.**

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 outdoor merchandise will not disrupt customers or parking lot traffic. Customers will have plenty of room to shop the area without standing in the way of traffic.**

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:

**The outdoor merchandise will not affect traffic through the front of the store, or any other 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 outdoor merchandise has no effect on an increase or decrease in flood damage to any part of the property.**

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

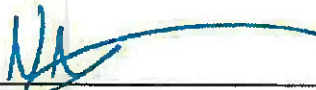
**The outdoor merchandise will have no effect or incur loss or damage on historic or natural features in the community. We believe merchandising seasonal products outside positively impacts the physical appearance of the store. The display of the product does not require additional alterations to any part of the property.**

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.

|                 |                      |                                                                                           |
|-----------------|----------------------|-------------------------------------------------------------------------------------------|
| <u>10-22-21</u> | <u>Nick Liarikos</u> | <u></u> |
| Date            | Print Name           | Signature of Applicant                                                                    |
| <hr/>           | <hr/>                | <hr/>                                                                                     |
| Date            | Print Name           | Signature of Applicant                                                                    |
| <hr/>           | <hr/>                | <hr/>                                                                                     |
| Date            | Print Name           | Signature of Applicant                                                                    |

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



**APPLICATION FOR APPROVAL OF  
FINAL PLANNED UNIT DEVELOPMENT PLAN**

CLEAR PAGE

Date filed: 10/13/21 Application No. \_\_\_\_\_

Common Name of PUD: Pete's Market Outdoor Merchandising

Type of PUD: Commercial  
(Residential, Commercial, Other)

Name of Applicant: Nick Liarikos

Address of Applicant: 4333 S Pulaski Rd, Chicago, IL 60632

Business Phone: 773-843-1400 (Mobile): 708-819-2320

Email: nliarikos@petesfresh.com (Fax): \_\_\_\_\_

Property Interest of Applicant: Representative  
(Owner, Owner Representative, Contract Purchaser, etc.)

Name of Owner(s): Baker Hill Station LLC

Address: 11501 Northlake Drive, Cincinnati, OH 45249

Legal Description of Property:

**OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST  
ADDITION TO ROOSEVELT GARDENS HOMESITES AND S**

Zoning Classification: C6 Property Size/Area: 12.11 acres

Requested Use/Construction:

**Commercial/multi-use PUD**

Date of Preliminary PUD Plan Approval: \_\_\_\_\_

Estimated Date to Start Construction: \_\_\_\_\_

1/10/2022  
Date

[Signature]  
Signature of Applicant

**LETTER OF AUTHORIZATION**

CLEAR PAGE

I, \_\_\_\_\_, Registered  
Land Surveyor with the State of Illinois, hereby authorize a representative from the Village of  
Glen Ellyn to record the plat(s) or plan(s) prepared by me for:

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

No Plat will be recorded

## OWNERSHIP OF BAKER HILL STATION LLC

Date: \_\_\_\_\_

Property Address: 880 Roosevelt, Glen Ellyn, Illinois

### Legal Description:

OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDENS HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 30 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931.

### LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS

Phillips Edison Grocery Center Operating Partnership I, L.P. 100% of Baker Hill Station LLC  
11501 Northlake Drive  
Cincinnati, OH 45249

Phillips Edison Grocery Center OP GP I, LLC  
11501 Northlake Drive  
Cincinnati, OH 45249

General Partner of Phillips Edison  
Grocery Center Operating  
Partnership I, L.P.

### Officers:

Robert F. Myers  
Joe Schlosser

Executive Vice President  
Senior Vice President

Phillips Edison & Company, Inc.\*  
11501 Northlake Drive  
Cincinnati, OH 45249

100% of Phillips Edison Grocery  
Center OP GP I, LLC

\* this entity is a publicly traded company



CLEAR PAGE

OWNERSHIP BY A CORPORATION

Date: **10/12/21**

Address **880 Roosevelt Road** Legal Description:

|  |
|--|
|  |
|--|

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

|             |                |         |
|-------------|----------------|---------|
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |
| Name: _____ | Address: _____ | % _____ |

**KANE DUPAGE SOIL AND WATER CONSERVATION DISTRICT  
LAND USE OPINION**

A Land Use Opinion from the Kane DuPage Soil and Water Conservation District may be required to be submitted with an application for approval of a Planned Unit Development. If a Land Use Opinion is required for your project, the required fee and application should be submitted directly to the Kane DuPage Soil and Water Conservation District.

A link to this typing enabled form can be found at:

<http://www.kanedupageswcd.org/pdfs/LUO/LandUseOpinionApp13.pdf>

## **IDNR ENDANGERED SPECIES CONSULTATION**

An Endangered Species Consultation may be required for your project. If an Endangered Species Consultation is required as part of your application, the Online Ecological Compliance Assessment Tool (EcoCAT) must be completed and a copy of the final report from the Illinois Department of Natural Resources (IDNR) should be included in your Planned Unit Development application packet. The online EcoCAT information and application can be found at <https://dnr.illinois.gov/ecopublic/>.

Below is information directly from the EcoCAT Frequently asked Questions, regarding which actions require consultation and which are exempt from consultation.

### **What actions require consultation?**

Any action that will change existing environmental conditions, i.e. anything that disturbs the land, water, or air. Examples include:

- construction
- discharge of pollutants or application of chemicals into the air, water, or land
- dredging any naturally occurring materials
- re-zoning from a non-urban classification to an urban classification (e.g. from agricultural to residential) or a change from one urban classification to another on land not used in its entirety for the original classification
- subdivision and other development plats
- infrastructure alterations (utilities, roads, sewers)
- land management
- alteration, removal, excavation or plowing of non-farmed, non-cultivated areas
- altering existing topography
- annexations
- parks, stream, or lake modifications

### **What actions are exempt from consultation?**

Unless it is evident that they could directly or indirectly affect an endangered or threatened species or a Natural Area, the following actions are exempt from consultation:

- mowing within maintained highway rights-of-way
- routine resurfacing and application of oil and gravel to existing roads
- maintenance or repair of existing structures
- actions under a Department-approved management plan undertaken to maintain or improve natural ecosystem conditions or to re-establish pre-settlement vegetation conditions (such as prescribed burns, spot application of herbicides or brush clearing)
- maintenance of existing lawns, yards, and ornamental plantings
- routine cultivation of agricultural lands
- change of zoning requests for land currently zoned, developed, and used in its entirety for commercial, industrial, or residential purposes



## REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

Village of Glen Ellyn Acct: # \_\_\_\_\_  
Initial Deposit Amount: \_\_\_\_\_

- I. DESCRIPTION OF PROJECT: Approval to merchandise outdoor product
- II. OWNER:
- A. Owner of Property: Philips Edison & company
- B. Owner's Address: 11501 Northlake Dr.
- C. Owner's Home Phone Number: 630 549 5720 Fax: \_\_\_\_\_
- D. Owner's Work Phone Number: 191-382 47102
- E. Owner's E-mail: kjemilo@philipsedison.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 Liarikos
- B. Petitioner's Address: 4333 S Pulaski Rd. Chicago, IL 60632
- C. Petitioner's Home Phone Number: 773-843-1400
- D. Petitioner's Work Number: 708-819-2320
- E. Petitioner's E-mail: nliarkos@petesfresh.com
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 880 Roosevelt Rd, Glen Ellyn, IL 60137
- B. Acreage of Parcel: ~1.63
- C. Permanent Index Number(s): 051-333-0026
- 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.

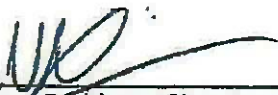
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct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

Village of Glen Ellyn

  
\_\_\_\_\_  
Owner Signature

By: \_\_\_\_\_  
Planning and Development Director

Date: 10/26/21

Date: \_\_\_\_\_



PARCEL 1: OUTLOT 48 IN BAKER HILL, BEING A RESUBDIVISION OF PARTS OF FIRST ADDITION TO ROOSEVELT GARDENS HOMESITES AND SECOND ADDITION TO ROOSEVELT GARDEN HOMESITES, BEING SUBDIVISIONS IN SECTION 13, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS AND RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147931. PARCEL 2: EASEMENT FOR THE BENEFIT OF PARCEL 1 AS CREATED BY RESTRICTION AND EASEMENT AGREEMENT RECORDED OCTOBER 1, 1997 AS DOCUMENT R97-147933 MADE BY PINNACLE CORPORATION, D/B/A TOWN & COUNTRY HOMES TO CEB BAKER HILL, LL.C. FOR UTILITIES AND TO DISCHARGE SURFACE STORM DRAINAGE AND/OR RUNOFF OVER OUTLOT 49 IN BAKER HILL SUBDIVISION AFORESAID. PARCEL 3 EASEMENTS FOR INGRESS, AND EGRESS AND UTILITIES AND PARKING FOR THE BENEFIT OF PARCEL 1 AS CREATED BY OPERATION AND EASEMENT AGREEMENT DATED JULY 9, 1998 AND RECORDED JULY 13, 1998 AS DOCUMENT R98-138302 AS AMENDED BY AMENDMENT NUMBER 1 RECORDED FEBRUARY 9, 2010 AS DOCUMENT NUMBER R2010-018654.

### Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name:

P. Drimonas

Title:

Project Manager / Agent

Applicant's Name:

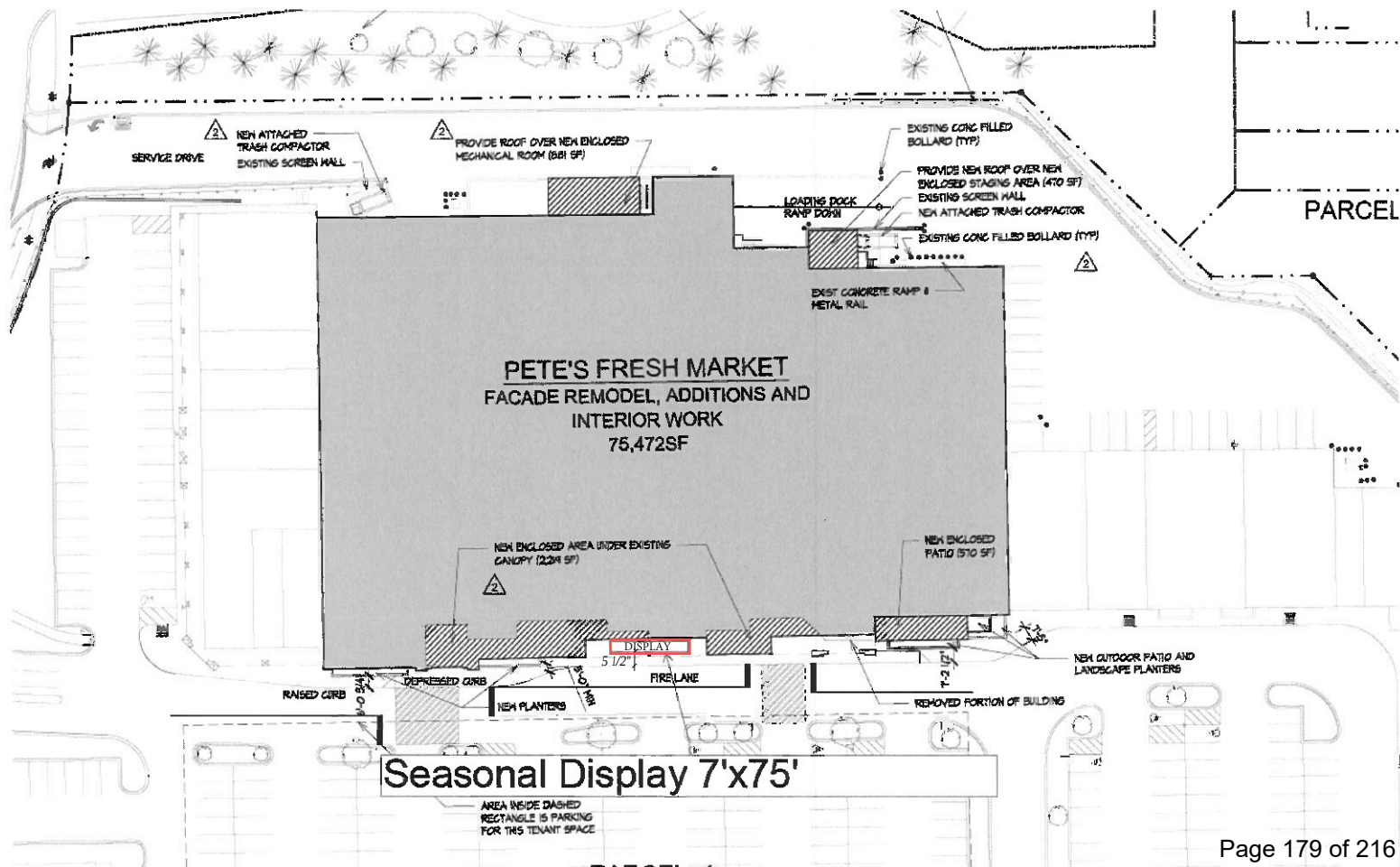
Pete Drimonas

Subscribed and sworn to me this

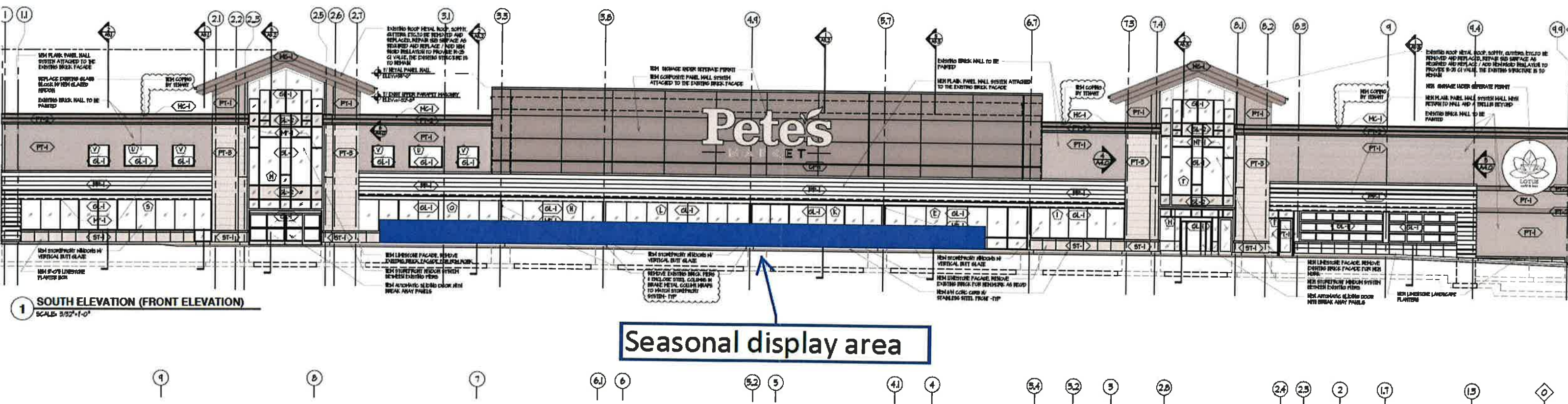
17 day of Dec, 2021.

[Signature]  
Notary Public









RECEIVED  
OCT 27 2021  
VILLAGE OF GLEN ELLYN

Figure 5

## Commercial Area Policies

**T**he Community-Wide Plan strives to strengthen and reinforce the role and function of Glen Ellyn's commercial and business areas. The Plan establishes policies for improving and upgrading Downtown, Roosevelt Road, and other existing commercial areas, and for promoting compatible new commercial and office development in selected locations.

### Map Legend:

**A** Strengthen Downtown as Glen Ellyn's multi-purpose, pedestrian-oriented retail and service focal point.

**B** Upgrade Roosevelt Road as a location for retail, convenience and auto-oriented commercial uses.

**C** Continue to promote quality new office development within Glen Ellyn's business areas.

**D** Maintain the small cluster of business uses along Hill Avenue as a limited light industrial area.

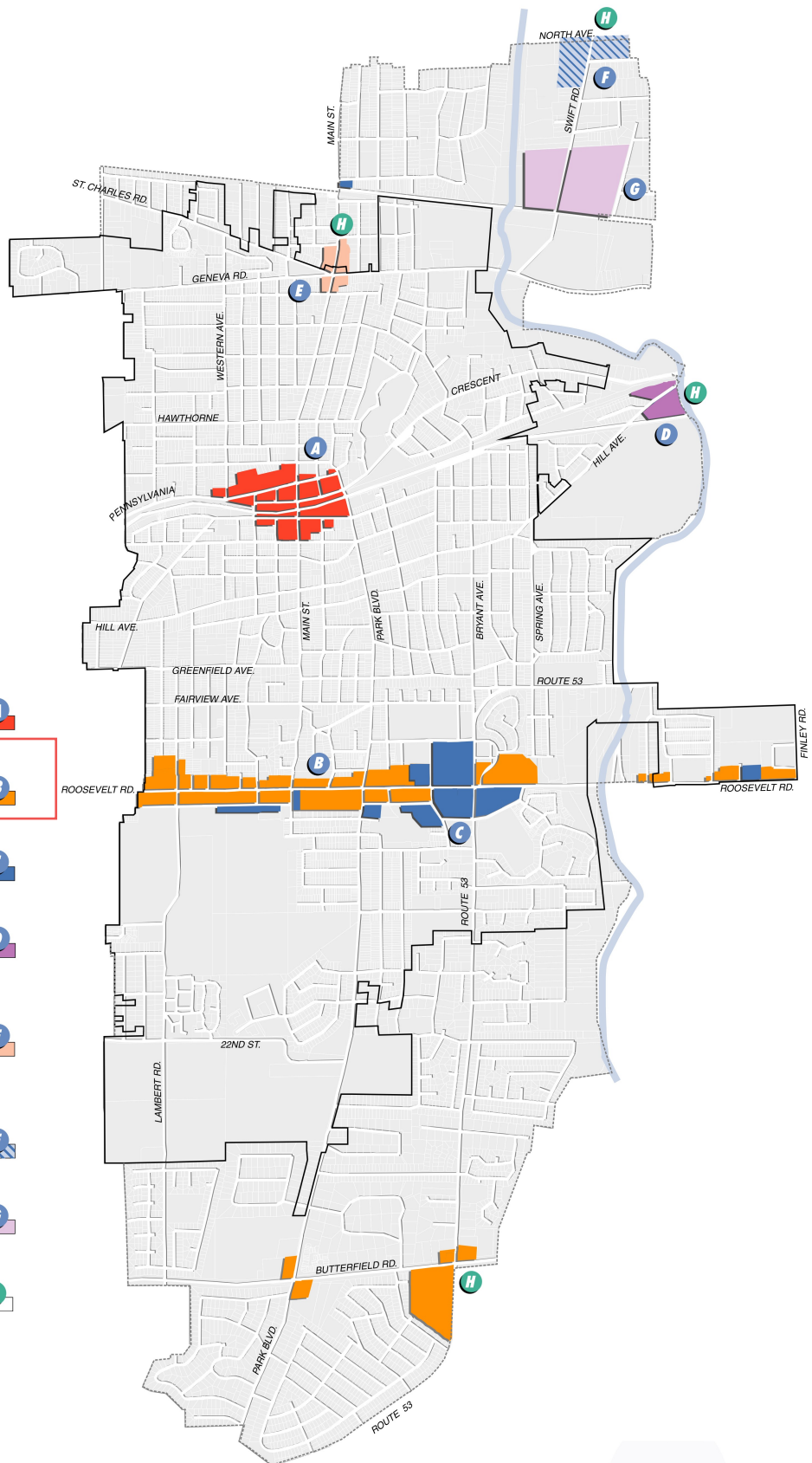
**E** Revitalize Five Corners as a neighborhood service area, a showcase for local history, and an attractive gateway to the community.

**F** Promote new commercial and office development as a part of the the "Mixed-Use Development Areas" at North Avenue and Swift Road.

**G** Support Commonwealth Edison's plans to upgrade training, office and power distribution facilities.

**H** Explore the possibility of annexing nearby unincorporated commercial and business areas.

**NOTE:** See Section 3 for more detailed recommendations related to Downtown, Roosevelt Road and Five Corners.



**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND  
APPROVAL OF AN AMENDMENT TO PREVIOUSLY APPROVED PLANNED UNIT  
DEVELOPMENT PLAN FOR BAKER HILL SHOPPING CENTER, GRANTED BY  
ORDINANCE 6605**

The Plan Commission hereby makes the following findings in relation to the evaluation factors set forth in Section 10-7-7 of the Glen Ellyn Zoning Code:

*(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 proposed development will not negatively affect the community as a whole because outdoor sales and storage is a permitted use by right in the C6 Zoning District, which is consistent with the future land use designation and objectives of the 2001 Comprehensive Plan. The proposed outdoor merchandise and storage will be located on a private sidewalk in front of the store with no alterations to the existing parking lot. The proposed use will be ancillary to the principal commercial use and in context with the surrounding commercial uses and neighborhood character. The proposed use alone will generate a very low volume of traffic, which is not expected to change the levels of service on the roadways. No increase in noise or odor is anticipated.
2. That the proposed development will not negatively affect the neighborhood because the proposal calls for utilizing a part of the private sidewalk for outdoor sales and storage with no permanent improvements being proposed on the site. As a result, there will be no changes to the building heights and setbacks. The proposal meets the setback requirements of the Village Code for outdoor uses located on a sidewalk. The proposed use will generate revenue for Pete's Market and will not negatively impact the surrounding neighborhoods. It is worth noting that there are other commercial sites along Roosevelt Road that currently use their sites for outdoor storage and merchandise purposes.
3. That the proposal does not impact the development itself as this is an amendment to a Preliminary Planned Unit Development to allow outdoor merchandise and storage on the site. There will be no permanent alterations to the existing building size, bulk, setbacks, and site. The proposed outdoor merchandise display is solely intended to promote business sales and viability.
4. That the proposed development will not negatively affect the development procedures, as this is a fairly simple project that will not require phased development and will not negatively affect other developments or improvements planned in the area.



Related to the requests of the petitioner, Pete's Market, for approval of **an Amendment to a Preliminary Planned Unit Development** 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 it will help promote the business viability and revenue generation along Roosevelt Road. The 2001 Comprehensive Plan calls for the promotion of quality retail, convenience, and auto-oriented commercial uses along Roosevelt Road. In addition, the Glen Ellyn Draft Comprehensive Plan future subarea plan encourages reinvestment along Roosevelt Road by maximizing development potential in order to boost the corridor's economic vitality.
2. The planned unit development 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 this is an existing business and there are no changes proposed to the building or the site as part of the PUD amendment request. The proposal calls for utilizing a section of the private sidewalk in front of the store to accommodate seasonal outdoor merchandise and storage. The proposed use is harmonious with the existing character and will not change the essential character of the same area. Furthermore, outdoor sales and storage are permitted uses in the C6 District.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because outdoor merchandise and storage are common ancillary uses along Roosevelt Road. The proposed outdoor displays will maintain an adequate clear path for pedestrian use and handicapped access. The displays will be 3.75 to 4.66 feet in height and are not anticipated to cause any safety hazards.
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 the site is already serviced by the standard utilities and will not require any additional services.
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 proposed use will be typical of those seen on commercial properties and will enhance the economic viability of Pete's Market. There will be no structural changes proposed, and the installation and maintenance of the outdoor displays will be done by the petitioner at no public cost.

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 outdoor sales and storage are low-impact and appropriate along Roosevelt Road.
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 the site layout is not changing as a result of the PUD amendment, and its current design is functional.
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 site is currently developed, and there are no permanent constructional changes proposed to the building or 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 there are no major changes proposed to the building or the site that would cause any damage to the character, environment, or community resources.

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF A PUD AMENDMENT  
TO ALLOW OUTDOOR MERCHANDISE AND OUTDOOR STORAGE  
AT PETE’S MARKET LOCATED AT 880 ROOSEVELT ROAD**

After conducting a public hearing and deliberating on the request of the petitioner, Pete’s Market, for approval of a PUD Amendment for 880 Roosevelt Road, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on February 10, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That the site remains in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
2. That the outdoor sale and storage of merchandise shall be limited to the location outlined on the petitioner’s site plan and building elevation.
3. That the outdoor displays shall be limited to the height outlined in the petitioner’s statement.

Motion by: \_\_\_\_\_ Seconded by: \_\_\_\_\_





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

Meeting 2/10/2022 7:00 PM  
Department: Community Development  
Department Head: Staci Springer  
Category: Discussion Item  
Prepared By: Taylor Gendel, Kelly Purvis

**AGENDA ITEM (ID  
# 2022-1863)**

**DOC ID: 2022-1863**

**Pre-application Meeting - 534 Duane Street - Compass Reality. The  
Petitioner is requesting informal feedback from the Plan  
Commission on a proposal to construct a new 2-story office building  
on the property.**

**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 Pre-App Staff Report
2. 1. Aerial Photo 534 Duane
3. 2. Public Notice
4. 3. Public Notice Buffer Map
5. 4. Excerpt from the 2001 Comprehensive Plan
6. 5. Page 33 of the 2022 Draft Comprehensive Plan
7. 6. Petitioner's Pre-Application Packet Dated 2.3.22
8. 7. Previous Plan Submittals (not proposed)

# STAFF REPORT

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**TO:** Glen Ellyn Plan Commission

**FROM:** Kelly Purvis, Planning Manager  
Taylor Gendel, Associate Planner

**DATE:** January 25, 2022

**FOR:** February 10, 2022 Plan Commission Meeting

**SUBJECT:** 534 Duane Street - Pre-application meeting for the proposed construction of a 3-story office building

---

**PETITIONER:** The petitioner is Hilltop Acquisitions, LLC, prospective buyer, of the property owned by Corhirt GE, LLC at 534 Duane St.

**REQUEST:** Pre-application conference regarding the proposed redevelopment of 534 Duane Street for use as a two-story office building for Compass Reality.

**LOCATION:** The property is located on the north side of Duane Street between Main Street and Forest Avenue in the C5B Central Business Zoning District (Service Subdistrict).

**ZONING:** The surrounding zoning and land uses are as follows:

| <u>Surrounding Land Uses</u>               | <u>Zoning</u> |
|--------------------------------------------|---------------|
| North: Metra tracks and Prairie Path       | CR            |
| South: Central Business District (Service) | C5B           |
| East: Central Business District (Service)  | C5B           |
| West: Central Business District (Retail)   | C5A           |

**EXISTING CONDITIONS:** The property is currently occupied by a one-story office building, with an environmental consulting firm as the tenant. Per the County Assessor, the current square footage of the building is 1,317 square feet. The lot size is 5,086 square feet. At the rear of the site, there is a paved area for cars to park – although, it is not striped as a parking lot. The paved area is accessible from the commuter parking lot to the north of the property.

**COMPREHENSIVE PLAN:** The 2001 Comprehensive Plan recommends the development have a pedestrian oriented use; however, the Zoning Code allows professional offices by-right in this location. This location is listed as an opportunity site in the Downtown improvement guidelines section of the Comprehensive Plan. It states that this site “would be an ideal location for a new retail and

pedestrian-oriented service development, perhaps with residential units or offices on the second floor. In general, retail and pedestrian-oriented service uses should be located along the Duane Street frontage, with parking to the rear and at the east end of the block.” These and additional recommendations relating to the site can be found on pages 48 and 52 of the 2001 Comprehensive Plan (attached).

The 2022 Draft Comprehensive Plan highlights this site as part of the Duane & Forest Ave. catalyst site. The plan shows this site being redeveloped along with some of the adjacent properties to its east as a two-story mixed-use building with ground floor commercial uses and offices above (pg 33, attached).

**REVIEW  
PROCESS:**

In order to proceed with the project, the petitioner will need to receive approval of the following:

1. Preliminary and Final Planned Unit Development Plans;
2. A Zoning Deviation to allow less than 25 parking spaces on premises;
3. A Zoning Deviation for lot coverage of greater than 50% of the property or 2,600 square feet; and
4. The Exterior Appearance.

**HISTORY:**

The current building at 534 Duane Street has previously been occupied by a restaurant, chiropractic office, and most recently an environmental consulting firm’s office. Corhirt GE LLC purchased the building in 2006. The petitioner plans for the property to be a local hub for the real estate brokerage Compass, Inc.

Staff discussed the initial site plans at a Development Committee meeting on January 5, 2022. The petitioner submitted two other iterations of their plans before arriving at the proposed plan for the two-story building. Those concept plans have been included as an attachment for reference only.

**PROJECT  
SUMMARY:**

The petitioner plans to demolish the existing one-story office building and construct a new two-story office building in its place. The building will feature a net floor area for office use of 6,204 square feet. A brief summary of the project is below.

1. Business Operations. Compass Reality will be the sole tenant of the building and would operate five days per week between the hours of 9:00 am and 5:00 pm. The petitioner indicates that while the realtors will have access to the building, the nature of the reality business requires agents to work remotely and from the field. A full-time receptionist will be at the facility each day. It is anticipated that the facility would not see more than



one to two clients per day.

2. Building Setbacks. The building would be constructed up to the front and side property lines. As shown, the building is between 21-29 feet from the rear property line (the lot line is skewed). No setbacks are required for commercial uses in the C5B Zoning District.
3. Building Height. Buildings in the C5B District are permitted to be constructed up to 55 feet in height. Any part of the building over 45 feet is required to be stepped back a minimum of 15 feet from the front building façade. The proposed two-story building would be well within the height limitation with a height of 24 feet and 6 inches.
4. Lot Coverage. Principal and accessory buildings in commercial Planned Unit Developments are permitted to cover up to 50% of the lot area (65% if enclosed parking is provided on site). The proposed building will cover approximately 71% of the site and a deviation will need to be requested as part of the formal application for development.
5. Parking. A total of 25 parking spaces are required for an office use of this square footage and 4 spaces are currently proposed. The petitioner has provided a parking exhibit showing 82 parking spaces to the north of the property within 200 feet of the property; 35 parking spaces on Duane Street within 100 feet of the property; and an additional 277 parking spaces within the Civic Center parking garage.

The Commission may wish to discuss whether the proposed parking is adequate to serve the site, or if more parking should be provided.

6. Refuse Removal. A refuse enclosure is shown on the northwest side of the building. Turning radius diagrams illustrating the ability of garbage trucks to traverse the site as planned will be required with the formal application.
7. Lighting. A photometric plan and cut sheets of all exterior light fixtures will be submitted with the formal application.
8. Signage. Signage plans will be required with the formal application. Based upon the information received at this time, it is not anticipated that a sign variation will be needed.
9. Exterior Appearance. The petitioner has submitted a front and rear elevation for the proposed building. A natural, light-colored slate tile has been selected for use as cladding on the outside of the building and light-colored metal trim will frame the slate. The petitioner has indicated that since the lot is flanked by larger adjacent buildings, large front and rear glass windows are necessary to bring in natural light to support daily office functions. Further description of materials is included in the

petitioner's narrative statement. The Commission should provide feedback to the petitioner related to the exterior appearance.

**COMMISSION  
ACTION:**

The Plan Commission is being asked to conduct a pre-application conference for the proposed development and provide comments to the petitioner that will assist them in preparing a formal application. The Plan Commission's review should concentrate on the petitioner's concept for development of the site and the anticipated deviation requests. The specific details of the plan will be reviewed after a complete application has been submitted.

In reviewing the project, the Commission may wish to:

1. Provide preliminary feedback on the anticipated deviation requests.
2. Provide feedback on the proposed building elevations and materials.
3. Clarify any concerns.

**ATTACHMENTS:**

1. Aerial Photo
2. Public Notice
3. Public Notice Buffer Map
4. Pages 48 and 52 of the 2001 Comprehensive Plan
5. Page 33 of the 2022 Draft Comprehensive Plan
6. Petitioner's Pre-Application Packet Dated February 3, 2022
7. Previous Plan Submittals (not proposed)

cc: Staci Springer, Community Development Director  
Stephen Patterson, Patterson Law  
William and Tayler Stogsdill  
Mike Wolson

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Print Date: 1/21/2022

Notes

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



## **NOTICE OF PRE-APPLICATION MEETING**

Hilltop Acquisitions, LLC is requesting a pre-application meeting with the Glen Ellyn Plan Commission to obtain preliminary feedback on a concept plan to redevelop the property located at 534 Duane Street for use as a three-story office building. The subject property is zoned C5B Central Service Subdistrict. The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, February 10, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

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

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide disaster declaration due to the Covid-19 pandemic. 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 members of the public who are interested are invited to attend the pre-application meeting to observe via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner, at [tgendel@glenellyn.org](mailto:tgendel@glenellyn.org). All public comments received by 4:30 pm on Thursday, February 10, 2022, will be read into the record at the public hearing. The Zoom information is provided below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/81028105126?pwd=TnJRM2hpL1lVY2M0eGVVRZ3VjV1VYQT09>

Meeting ID: 810 2810 5126

Passcode: 423980

One tap mobile

+13126266799,,81028105126# US (Chicago)

+13017158592,,81028105126# US (Washington DC)

Dial by your location

+1 312 626 6799 US (Chicago)

+1 301 715 8592 US (Washington DC)

+1 646 558 8656 US (New York)

+1 669 900 9128 US (San Jose)

+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)



# Village of Glen Ellyn

350 Foot Buffer  
from  
534 Duane St

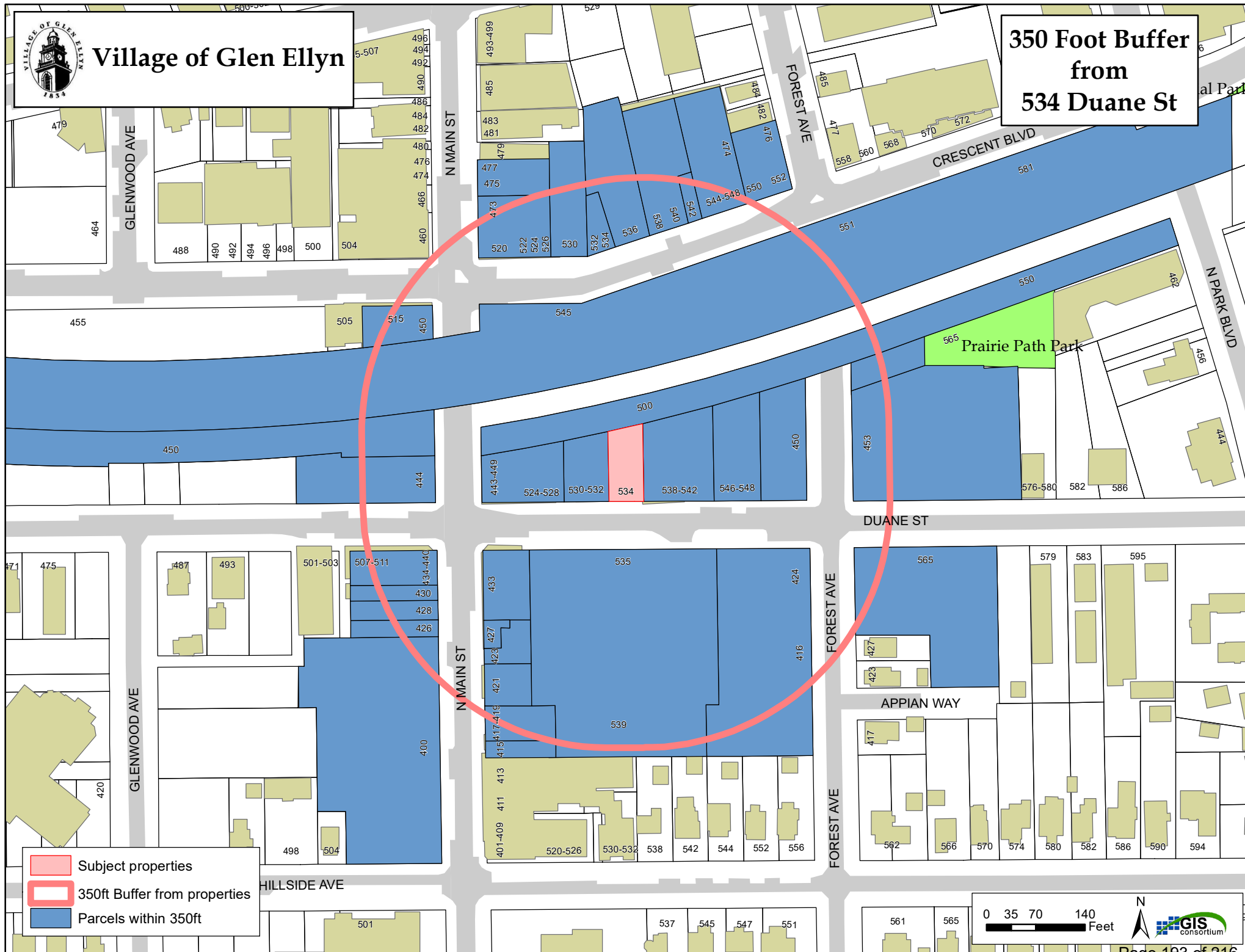
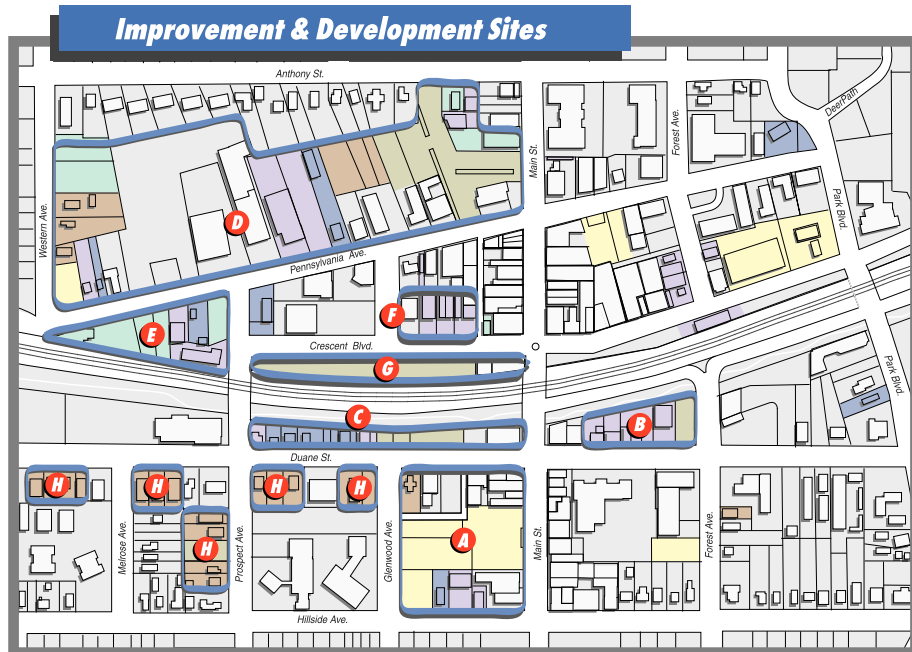
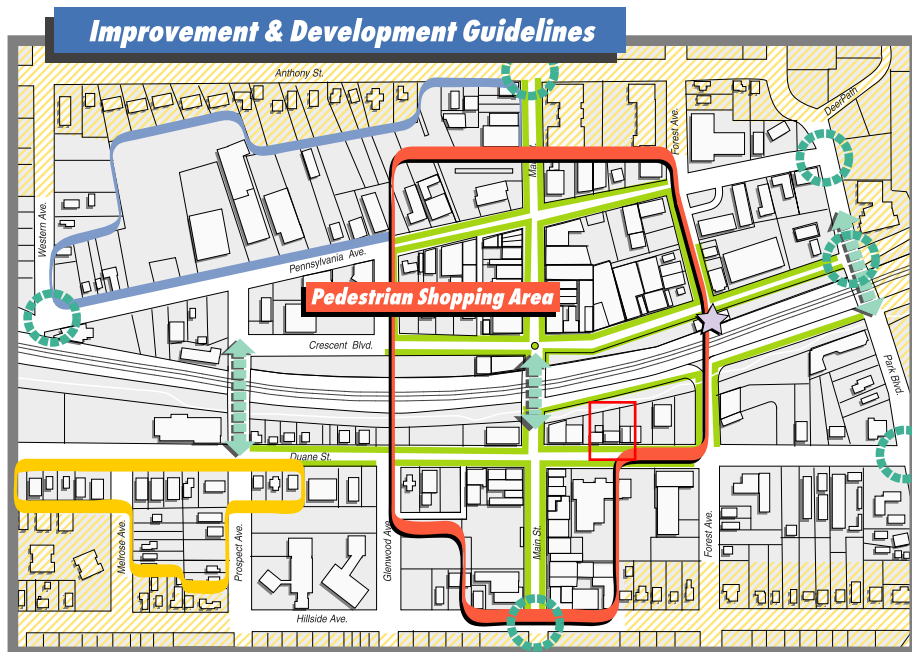


Figure 13

## 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 (see text).



### OPPORTUNITY SITES:

Figure 13 highlights several clusters of properties within Downtown that may represent opportunities for new retail, service, office, and residential or mixed-use development during the 10-year “horizon” of the new *Comprehensive Plan*. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.

- **Site A** includes the block bounded by Main Street, Hillside Avenue, Glenwood Avenue and Duane Street. It currently contains public and private parking, Giesche Shoes, and several other small commercial and residential properties. This site is already being considered for new development, although no formal proposals have been submitted to the Village.

Site A would be an ideal location for a new mixed-use retail, residential and/or parking project to anchor the south end of Downtown. As much of the block as possible should be combined to accommodate planned new development, including church parking, municipal parking, and the retail and commercial properties along Main, Duane and Hillside.

While the entire block should be combined for planning purposes, some of the existing structures might be retained and upgraded, particularly the buildings with historic interest at the corner of Main and Duane. In addition, several existing uses in this block could become tenants in the new facility.

In general, retail and pedestrian-oriented service uses should be located along the Main Street and Duane Street frontages. Residential uses might be located along the Hillside frontage, of a scale and character compatible with the existing neighborhood to the south. A small plaza or open space might be considered along Glenwood, across from the entrance to St. Petronille Church.

This project could also include structured parking located in the interior of the block and on the upper levels. Parking should be adequate to serve adjacent churches and new tenants, as well as provide parking support to the surrounding commercial area.

Even though this project could include multiple uses, it should be designed to be in scale and character with existing buildings along Main Street in this portion of Downtown.

Site A is considered to be a key block in Downtown. Redevelopment at this location could become a true “signature” project for Glen Ellyn in the future. It is recommended that the Village approach this project with vision and creativity and not be satisfied with limited or piece-meal redevelopment.

- **Site B** includes the north side of Duane Street, across from the Civic Center. It currently contains several small commercial uses and a municipal parking lot at Forest Avenue.

Site B would be an ideal location for a new retail and pedestrian-oriented service development, perhaps with residential

units or offices on the second floor. As much of this block as possible could be combined to accommodate new development, except for the corner buildings at Main Street, which have historic interest. Several of the existing uses could become tenants in the new facility.

In general, retail and pedestrian-oriented service uses should be located along the Duane Street frontage, with parking to the rear and at the east end of the block. A small plaza or open space might be provided across from the Civic Center, perhaps framed by stores, shops and cafes. A pedestrian linkage should be provided between Duane Street and the Prairie Path, perhaps via an arcade through the new development.

New construction in this location should be designed and scaled to maintain the visual prominence of the Civic Center.

- **Site C** includes the north side of Duane Street, between Main Street and Prospect Avenue. It currently contains Citibank, underutilized parking, and a number of small residential structures, a couple of which have been converted to commercial use.

The limited depth of lots along Duane Street will be a major constraint to redevelopment. Therefore, as many properties as possible might be combined to help create a more useable site for new development.

Site C would be a suitable location for small offices, service establishments, townhouses, and/or surface parking. The small existing residential structures might conceivably be converted

# Duane St & Forest Ave

## DOWNTOWN GLEN ELLYN CATALYST SITE

This catalyst site occupies portions of the blocks north of Duane Street to the east and west of Forest Avenue. Both blocks consist of one- and two-story commercial buildings served by dedicated surface parking that is fragmented by multiple access drives including a continuous curb cut along Forest Avenue for bank drive aisles. To the west of Forest Avenue, the concept below illustrates potential to accommodate a two-story mixed-use structure with offices located above ground floor commercial space fronting Duane Street. To the east of Forest Avenue, the concept illustrates potential for a three- to four-story mixed-use structure with ground floor commercial and condominiums or apartments on the upper floors. The structure is served by a parking dock that abuts Prairie Path Park. As an alternative, townhome development could be pursued at the eastern end of the site.

### Design Considerations

- A proposed pedestrian railroad underpass will position Forest Avenue as a prime pedestrian access point for the Metra Station. New development should front Forest Avenue and enhance the pedestrian/visitor experience.
- New development would connect to the adjacent Illinois Prairie Path and Prairie Path Park. Through coordination with the GEPD, the park could be expanded as part of the development and enhanced with additional event space.
- Office and commercial flex space should be encouraged to accommodate businesses growing out of Innovation DuPage's incubator program at the Glen Ellyn Civic Center.
- Primary access should be provided from Duane Street with secondary access to Forest Avenue.
- Outdoor seating/dining uses should be encouraged along Forest Avenue near the train station.

### Site Details

**Overall property area:**  
*West Site: 27,184 s.f./ 0.62 acres*  
*East Site: 53,220 s.f./ 1.22 acres*

**Current Land Use:**  
*Office      Commercial*  
*Bank      Mixed-use*

**Current Zoning:**  
*(C5B) CBD Central Service*

**Existing Parking:**  
*30 parking spaces (approximate)*

### Building Details (west of Forest)

**Mixed-Use:**  
*Ground-floor Commercial – 9,000 s.f.*  
*Upper-floor Office – 9,000 s.f.*

**Recommended Parking:**  
*Parking Required: 72 spaces*  
*Parking Provided: 30 spaces\**

### Building Details (east of Forest)

**Mixed-Use:**  
*Ground-floor Commercial – 9,750 s.f.*  
*Upper-floor(s) Residential – 36 units total*  
*2nd-3rd floor / 18,670 s.f. per floor*  
*4th floor / 9,720 s.f.*  
*Upper-floors / 47,060 s.f. total*

**Recommended Parking:**  
*Parking Required: 46 commercial spaces,*  
*46 residential spaces\**  
*Parking Provided: 95 spaces*

*\* The additional required parking could be waived due to available parking at the Civic Center across the street.*



*NOTE: This catalyst site consists of vacant and/or underutilized parcels where redevelopment could have a significant positive effect on the surrounding area. The concept is for illustrative purposes only and is indicative of desired intensity of development and mix of uses supported by the Comprehensive Plan.*

**DRAFT**  
FOR PUBLIC HEARING



# PATTERSON LAW

## REVISED

February 3, 2022

**Via Hand Delivery and email to**  
**[tgendel@glenellyn.org](mailto:tgendel@glenellyn.org)**

Tayler Gendell  
Village of Glen Ellyn  
535 Duane Street, Glen Ellyn, IL 60137

Re: Submission of New Materials  
Application for Commission Pre-Application Meeting – 534 Duane Street

Dear Tayler:

I am writing to you on behalf of my client, Hilltop Acquisitions, LLC (“Hilltop”). We are providing updated development documents in preparation for a Pre-Application meeting with the Village Plan Commission on February 10, 2022.

The proposed building at 534 Duane Street in Glen Ellyn, is a new, masonry and steel, two-story single-tenant commercial office building. The overall floor plate is 3,600 GSF, and the building is about 25'-0" high. Since the lot is flanked by larger adjacent buildings, and given the office usage, large front and rear glass windows are necessary to bring in natural light for the users and to the artificial light needed to support daily office functions.

A natural, light-colored slate tile has been selected for use as cladding on the outside of the building. This is a relatively light, very durable, and economic material that responds to the materials used in some of the older, historic buildings nearby. The subtle veining in the material adds texture and color variation to the material while remaining “quiet” in the village context. Light colored metal trim provides an accent framing the slate.

Compass Realty will be the sole tenant of the building and will operate five (5) days per week between the hours of 9:00 am and 5:00 pm. While Compass’ realtors will have access to the building, the nature of the realty business requires agents to work remotely and from the field. This was true of realty prior to the start of the COVID pandemic. One (1) full-time permanent employee (the receptionist) will be at the facility each day. Two (2) other non-realty employees will be assigned to this facility but they will rotate between multiple Compass office locations.

Realtors will be able to take appointments at the facility but more than 90% of Compass realty’s clients never see the inside of Compass’ locations. Realtors typically meet with their clients in the field. We would expect this new facility to see not more than one (1) or (2) clients per day. This means that there is no peak period during each day.

Deliveries are typically limited to USPS, FedEx or UPS services. Deliveries of office supplies and similar materials will be received at either the front or the rear doors.

6688 Joliet Road, #122  
Indian Head Park, Illinois 60525  
(312) 618-8664  
[steve@srpattersonlaw.com](mailto:steve@srpattersonlaw.com)



Hilltop has proposed a new alternative building design. This new design (labeled Option 1) is the preferred design of Hilltop. The previous designs (labeled Option 2 and Option 3) are included herein for reference only.

The following documents are attached in triplicate:

- Option 1-Site Plan;
- Option 1-First Floor;
- Option 1-Second Floor;
- Option 1-Front Elevation;
- Option 1-Rear Elevation;
- Option 2-Site Plan;
- Option 2-First Floor;
- Option 2-Second Floor;
- Option 2-Third Floor;
- Option 2-Roof Deck;
- Option 2-Elevations;
- Option 3-Elevations;
- Overall Site Diagram – Parking Study; and
- Code + Zoning Information.

The revised building will include the following physical characteristics:

- The building will be constructed up to the south, east and west property lines;
- The signage will be attached to the building façade;
- The material used for the north and south elevations will be Heathmore Slate Cladding;
- 3,602 gsf on the 1<sup>st</sup> floor;
- 3,602 gsf on the 2<sup>nd</sup> floor;
- 24'6" top of roof height;
- Four (4) on-site parking spaces;
- 82 parking spaces to the north of the property and within 200' of the Property;
- 35 parking spaces on Duane Street and within 100' of the Property;
- Additional 277 parking spaces within the Civic Center Parking Garage.

Thank you in advance for your consideration. Please feel free to contact me directly via email or telephone.

Best regards,

*Stephen R. Patterson*  
Stephen R. Patterson

Enclosures

Cc: William Stogsdill  
Tayler Stogsdill  
Mike Wolson



VILLAGE OF GLEN ELLYN

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## **Application for Commission Pre-Application Meeting**

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

### Application for Commission Pre-Application Meeting

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

CLEAR PAGE

#### I. APPLICATION INFORMATION:

- A. Date Filed: 12/21/2021
- B. Project Name: 534 Duane Street
- C. Project Description: Development of a two-story office building.
- D. Address of Property: 534 Duane Street, Glen Ellyn, Illinois 60137
- E. Permanent Index No: 05-11-321-008 Zoning: C-5B
- F. Name of Applicant: Hilltop Acquisitions, LLC
- G. Address of Applicant: 1776 South Naperville Road, #202B
- H. Phone No. (Business): 312-388-8840 (Home) \_\_\_\_\_
- I. Fax No. (Business): \_\_\_\_\_ (Mobile) \_\_\_\_\_
- J. E-mail Address of Applicant: wolson@compass.com
- K. Name of Property Owner: Corhirt GE, LLC
- L. Address of Property Owner: 534 Duane Street, Glen Ellyn, Illinois 60137
- M. Phone No. (Business): 630-561-2077 (Home) \_\_\_\_\_
- N. Fax No. (Business): \_\_\_\_\_ (Mobile) \_\_\_\_\_
- O. E-Mail Address of Property Owner: jayceil@sbcglobal.net

#### II. SUBMISSION REQUIREMENTS

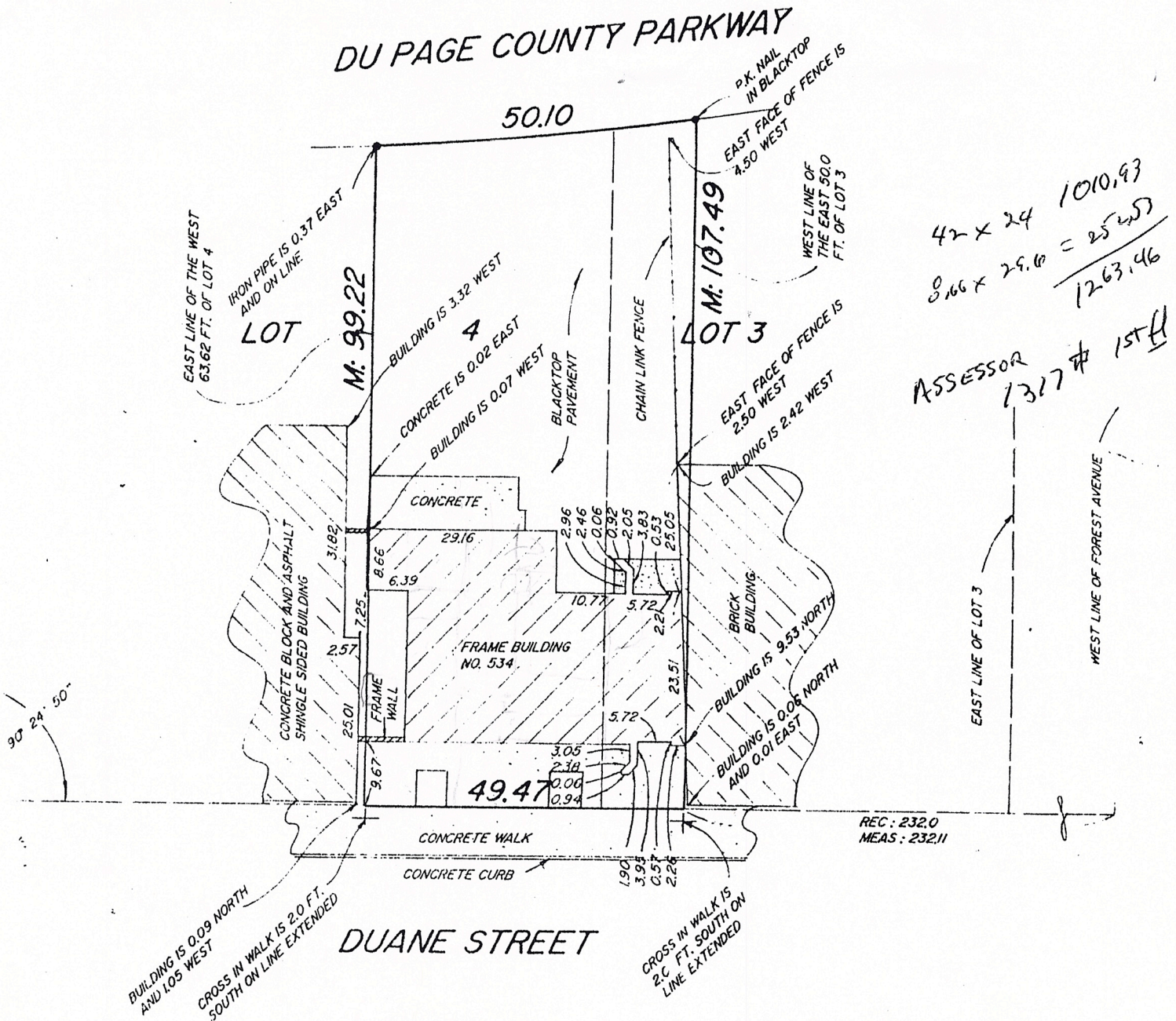
1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious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

Signature: \_\_\_\_\_

Date: 12/22/2021



# DU PAGE COUNTY PARKWAY



$$42 \times 24 = 1010.93$$

$$8.66 \times 29.16 = 252.53$$

$$\hline 1263.46$$

ASSESSOR 1317 # 15th

Illinois  
Cook, SS.

I, Emmert Surveys, Inc., does hereby certify that we have surveyed the above property and prepared the plat hereon drawn. The legal description shown is provided by others. Refer to deed or title policy for building setbacks, easements or other restrictions which may exist. Dimensions not noted hereon shall not be scaled or otherwise. This office shall not be responsible for future errors unless all property corners are established by this office.

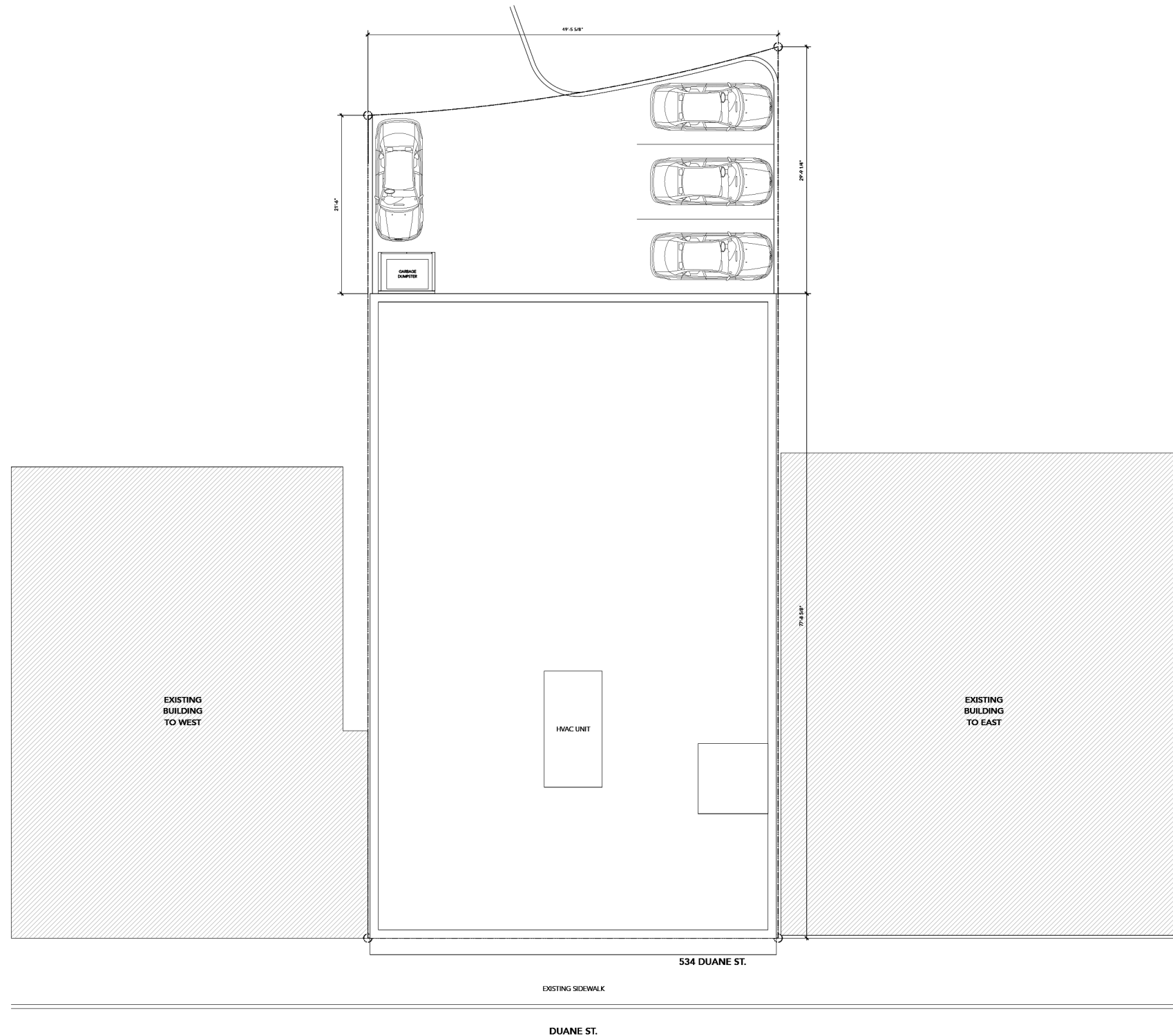
24th day of June 1982

*Michael J. Emmert*

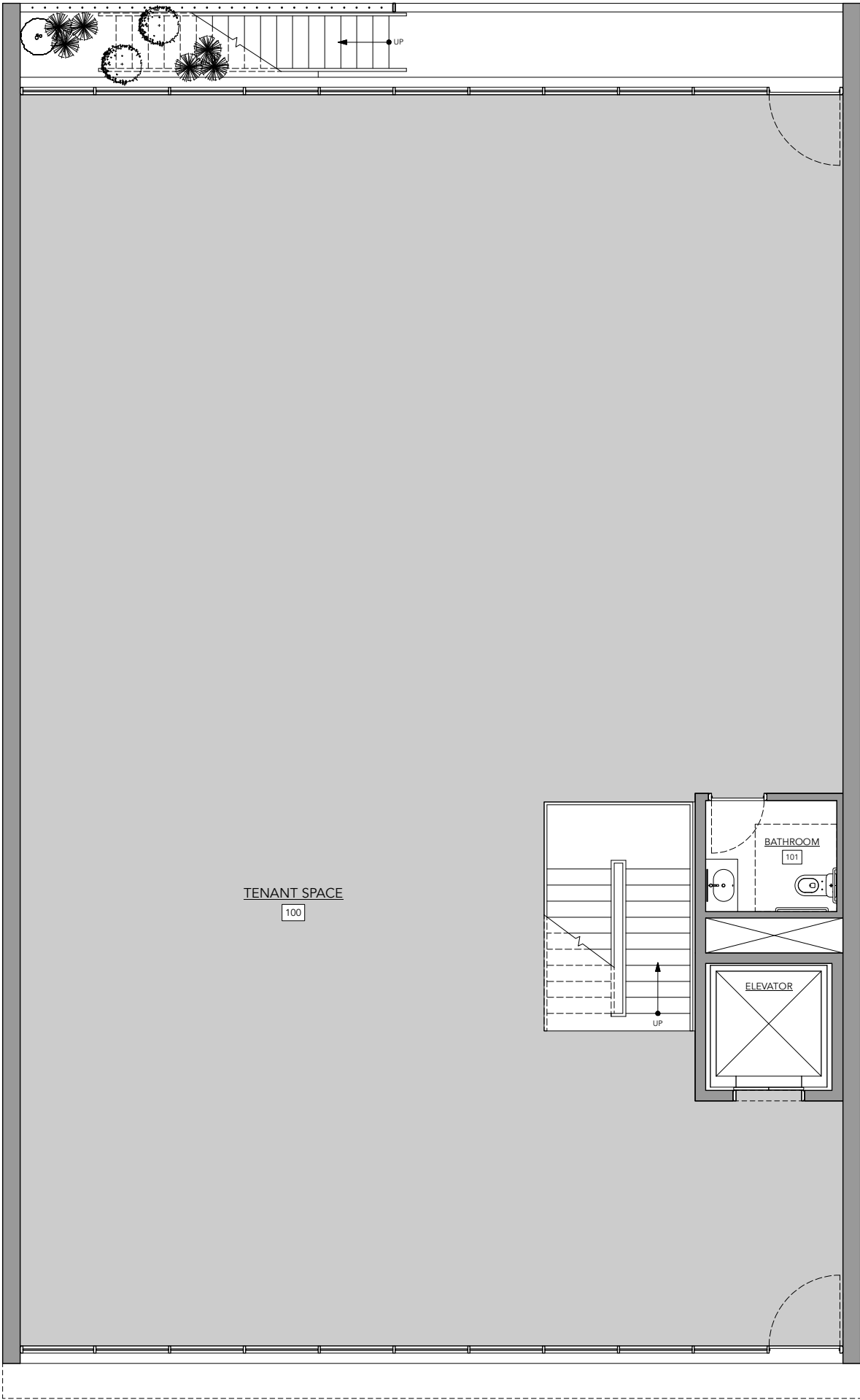
President  
Registered Illinois Land Surveyor No. 2499



Michael J. Emmert Surveys, Inc.  
115 WEST PALATINE ROAD  
Palatine, Illinois 60067  
FAX 991-4999 OFFICE 991-6898



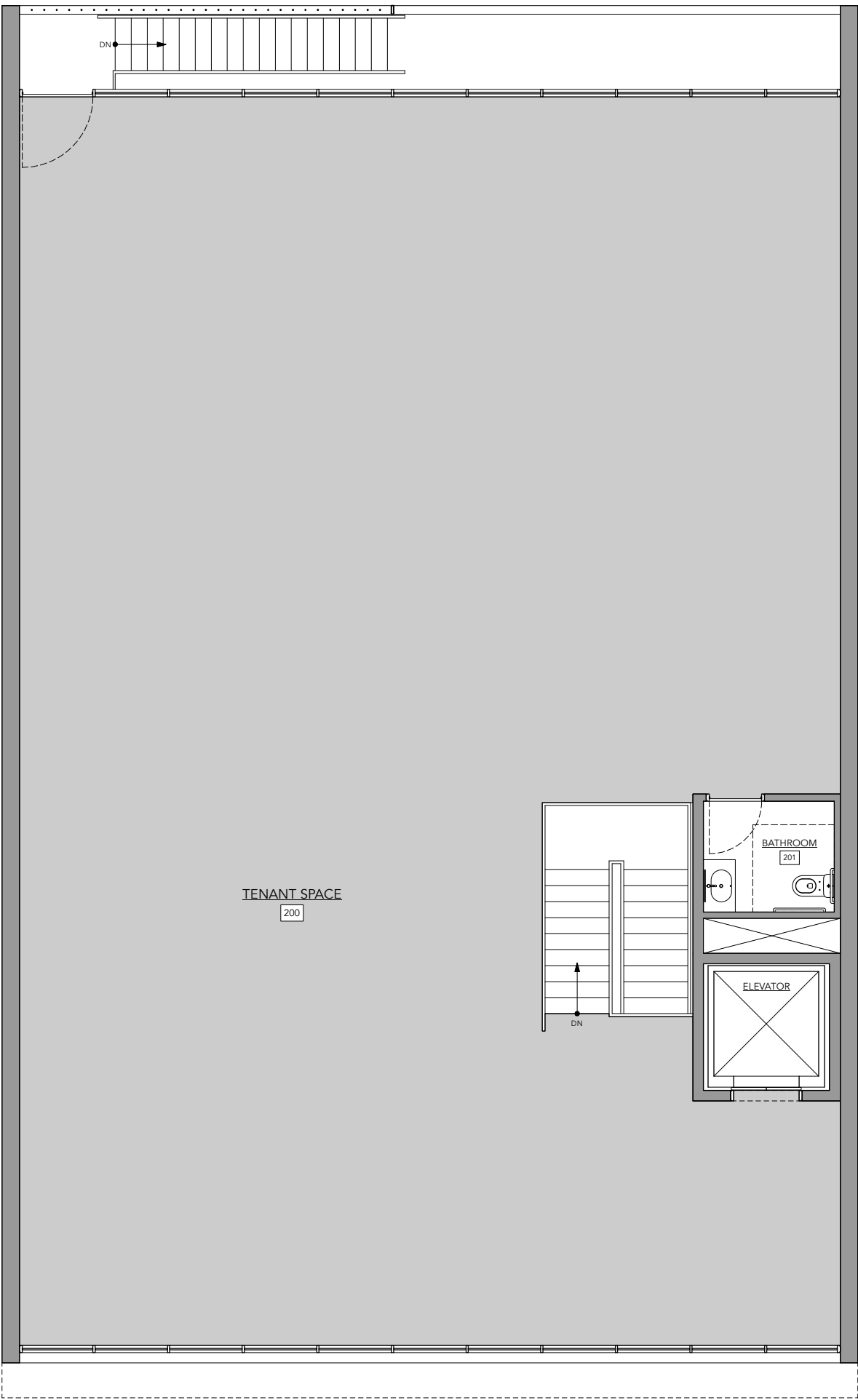




BUILDING FF GROSS AREA: 3,602 SF  
NET RENTABLE  
OFFICE AREA: 3,102 SF

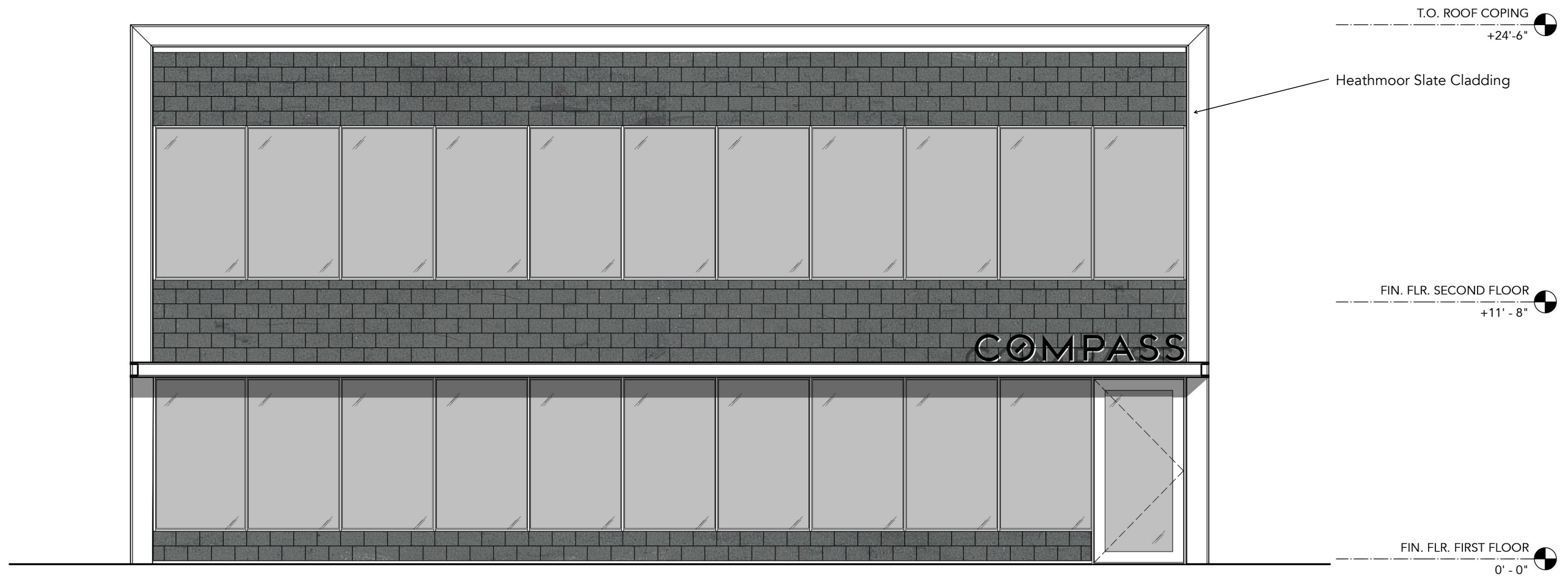


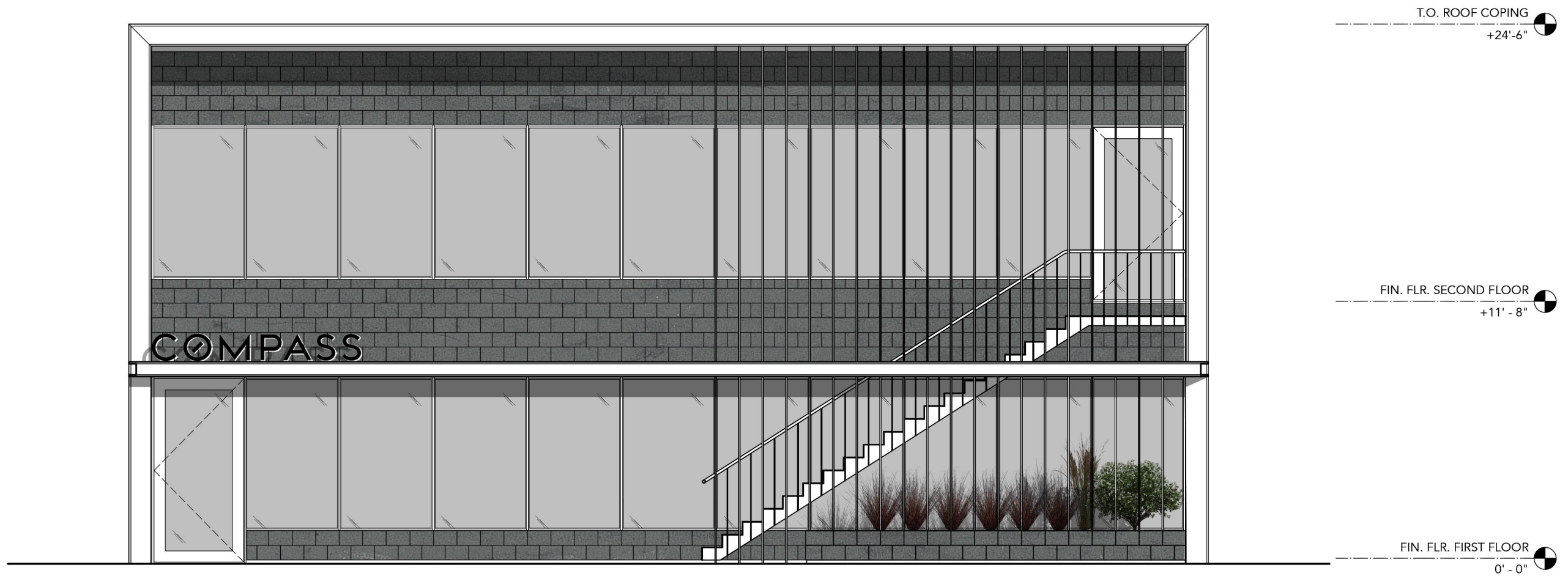




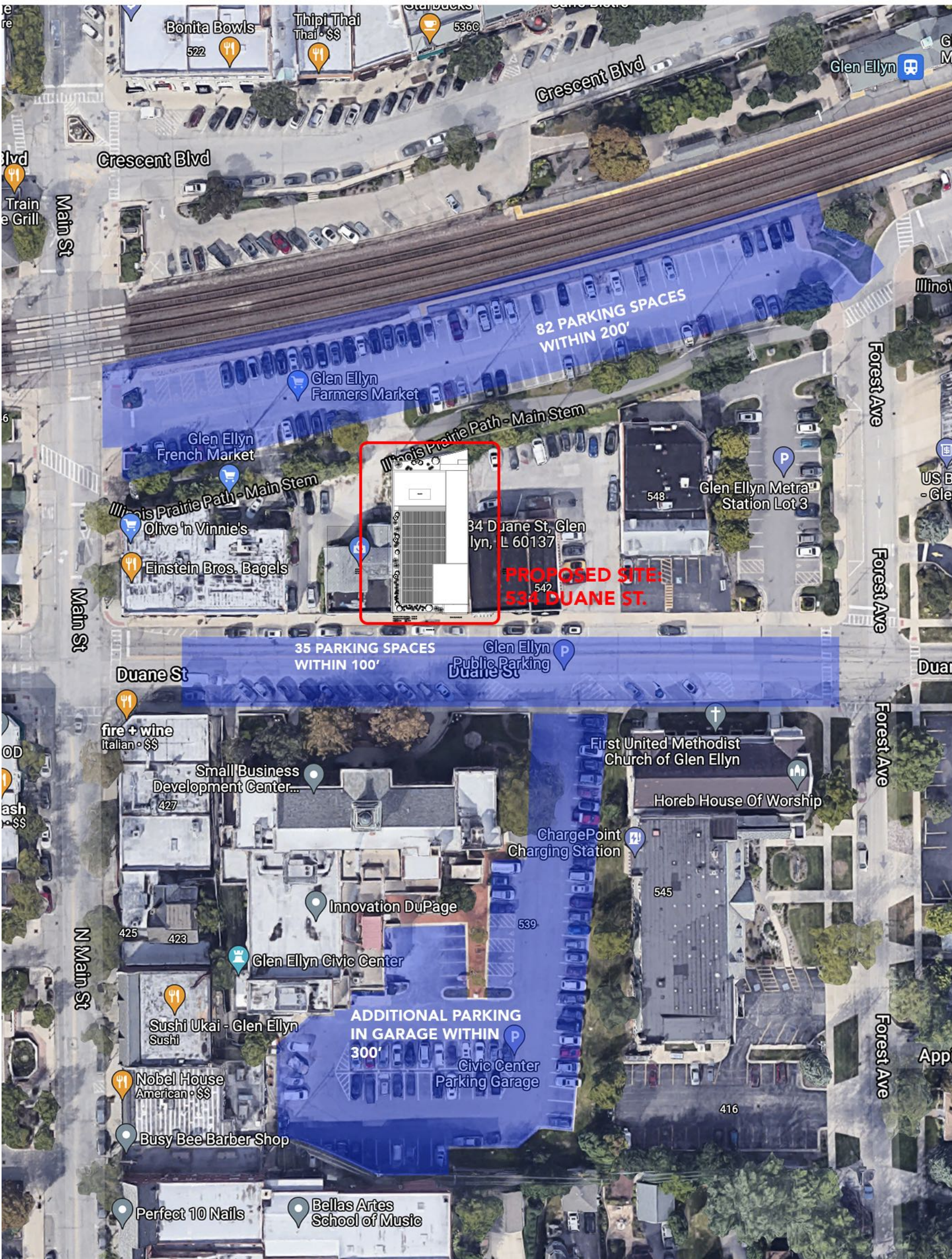
BUILDING SF GROSS AREA: 3,602 SF  
NET RENTABLE  
OFFICE AREA: 3,102 SF





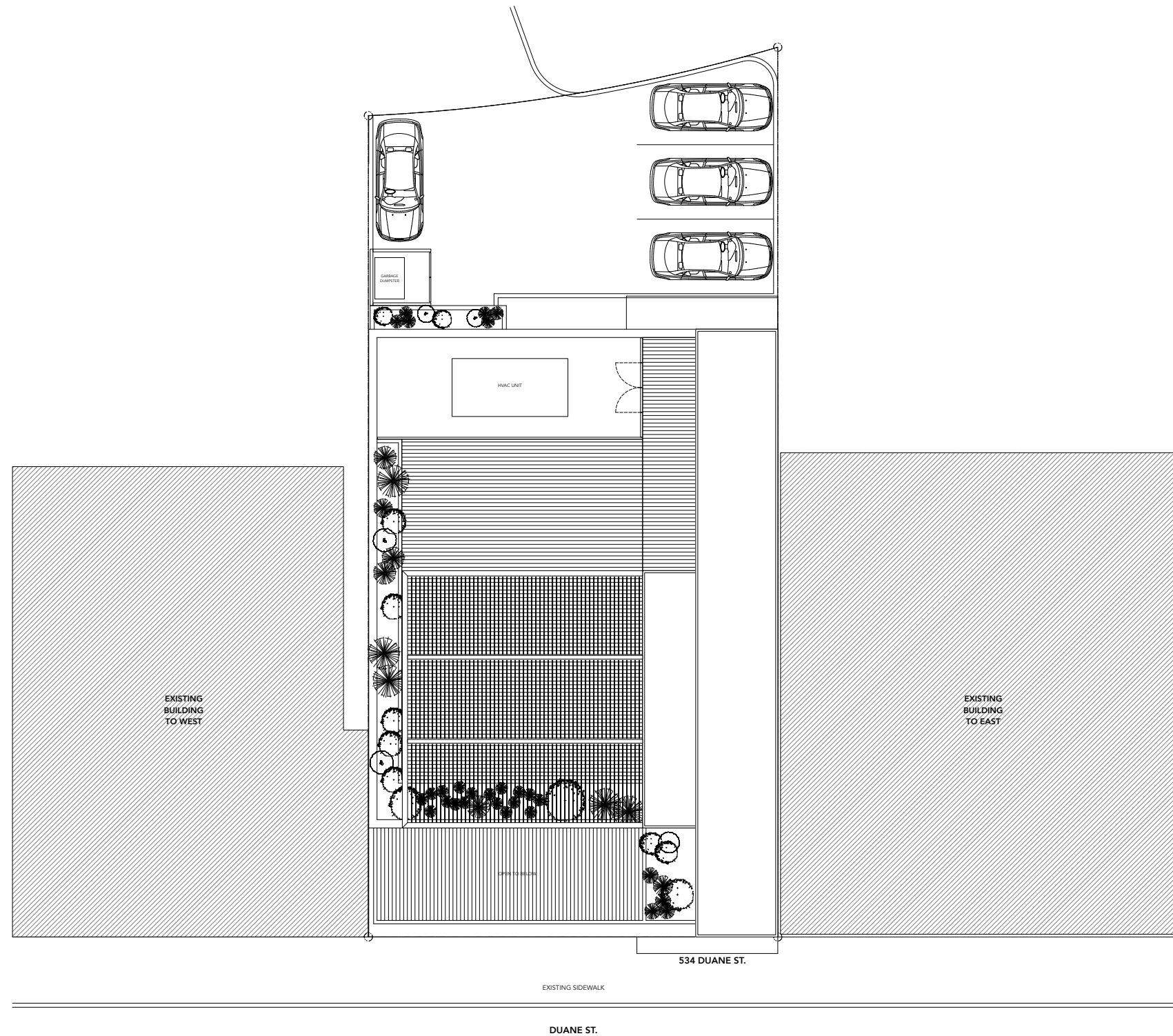




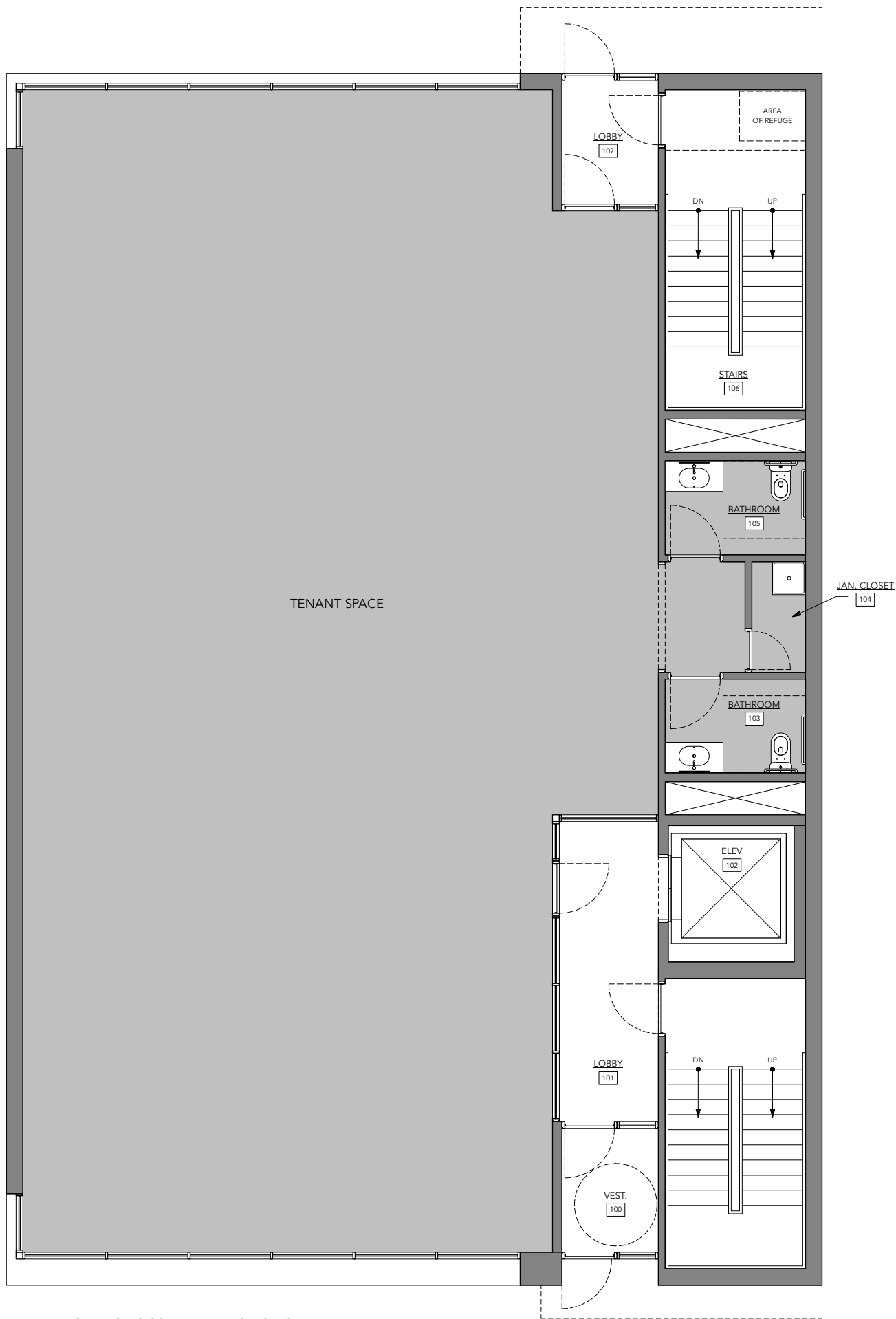






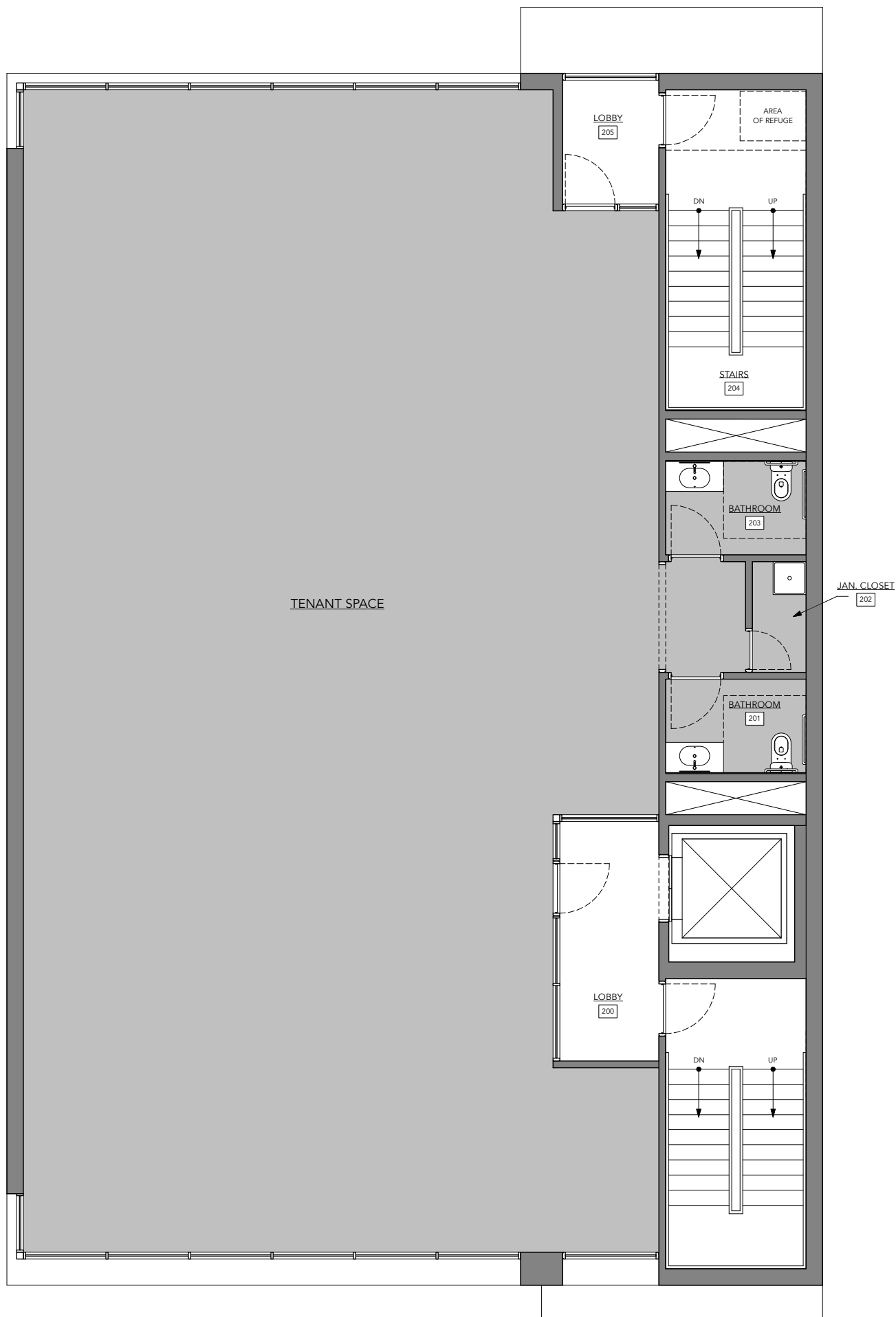






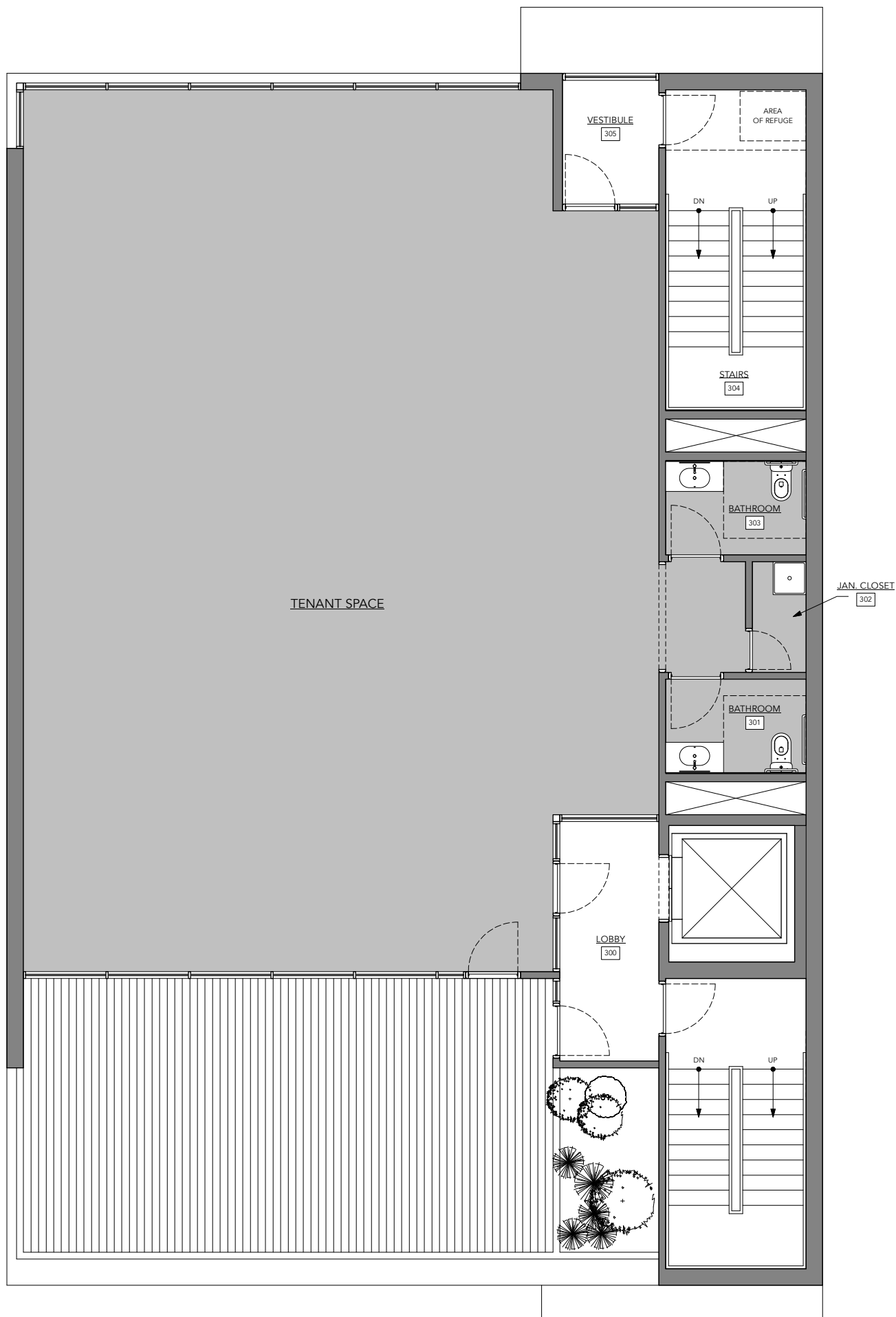
BUILDING FF GROSS AREA: 3,625 SF  
NET OFFICE AREA: 2,500 SF  
OCCUPANTS: 18  
FF SF/OCCUPANT: 140





BUILDING SF GROSS AREA: 3,625 SF  
NET OFFICE AREA: 2,565 SF  
OCCUPANTS: 18  
FF SF/OCCUPANT: 142.5

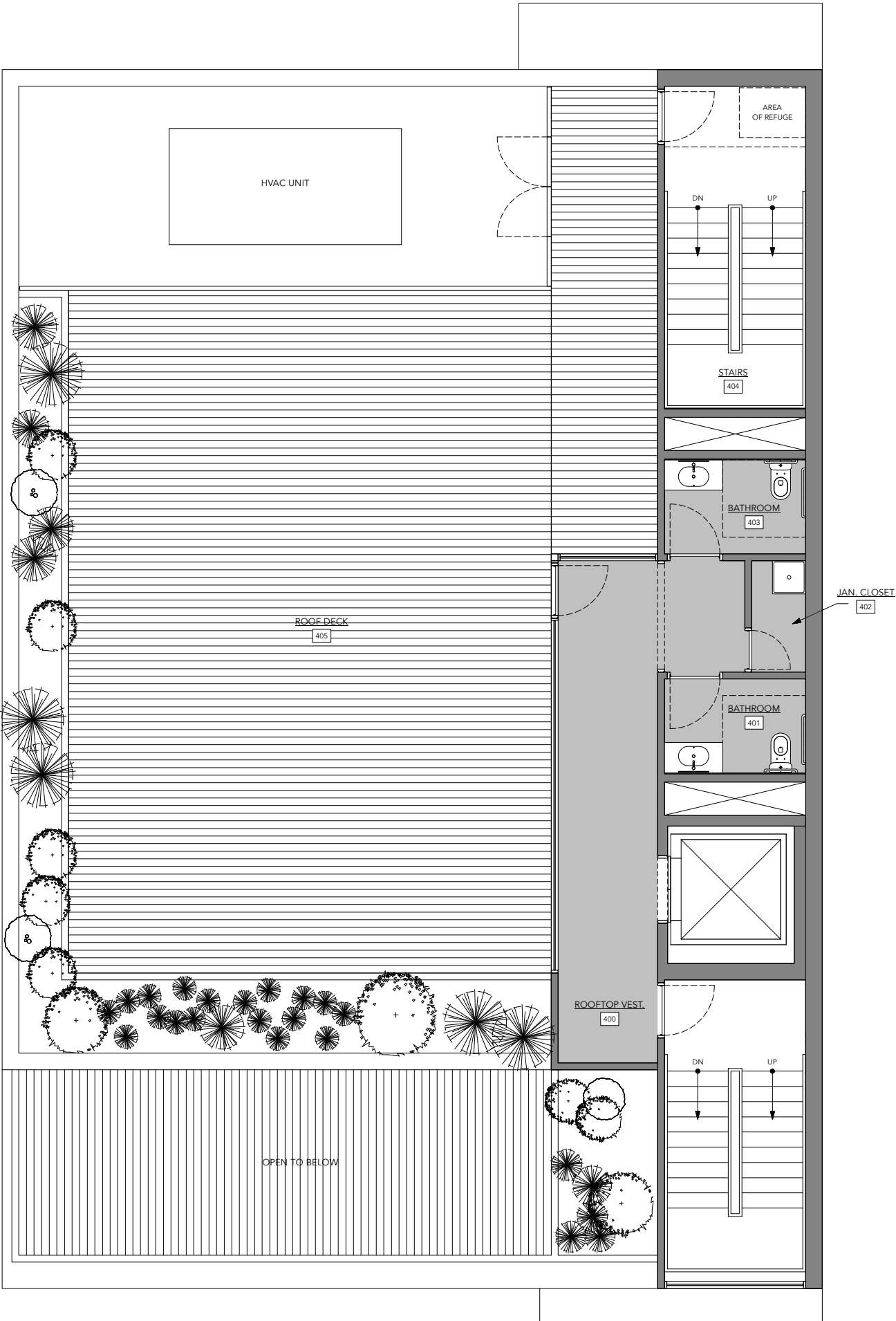




BUILDING TF GROSS AREA: 2,925 SF  
NET OFFICE AREA: 1,948 SF  
OCCUPANTS: 14  
FF SF/OCCUPANT: 139

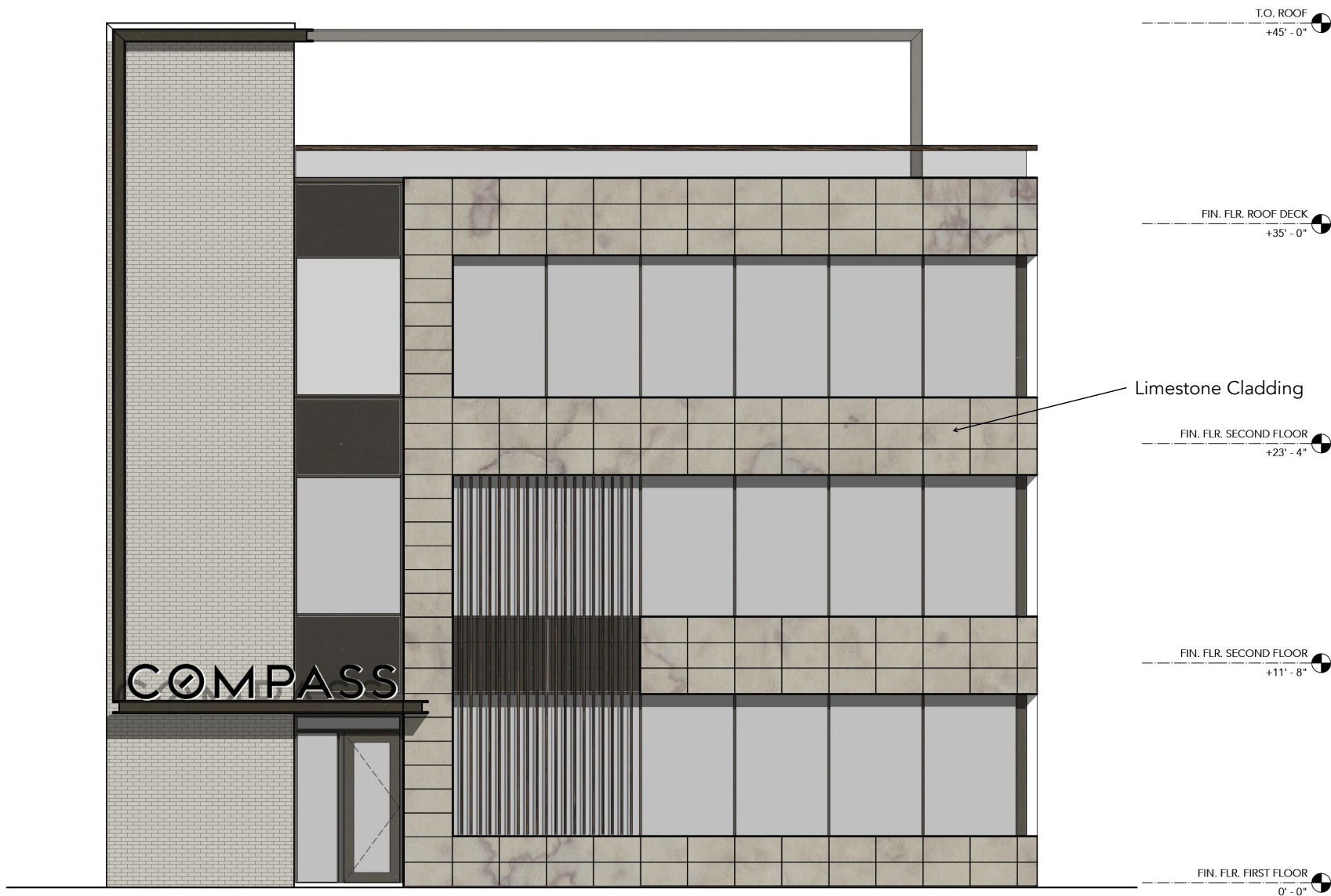






INTERIOR GROSS AREA: 925 SF  
NET ROOF DECK AREA: 1,800 SF  
OCC. LOAD: 80  
(NET 15 SF / OCC.)





Back Elevation



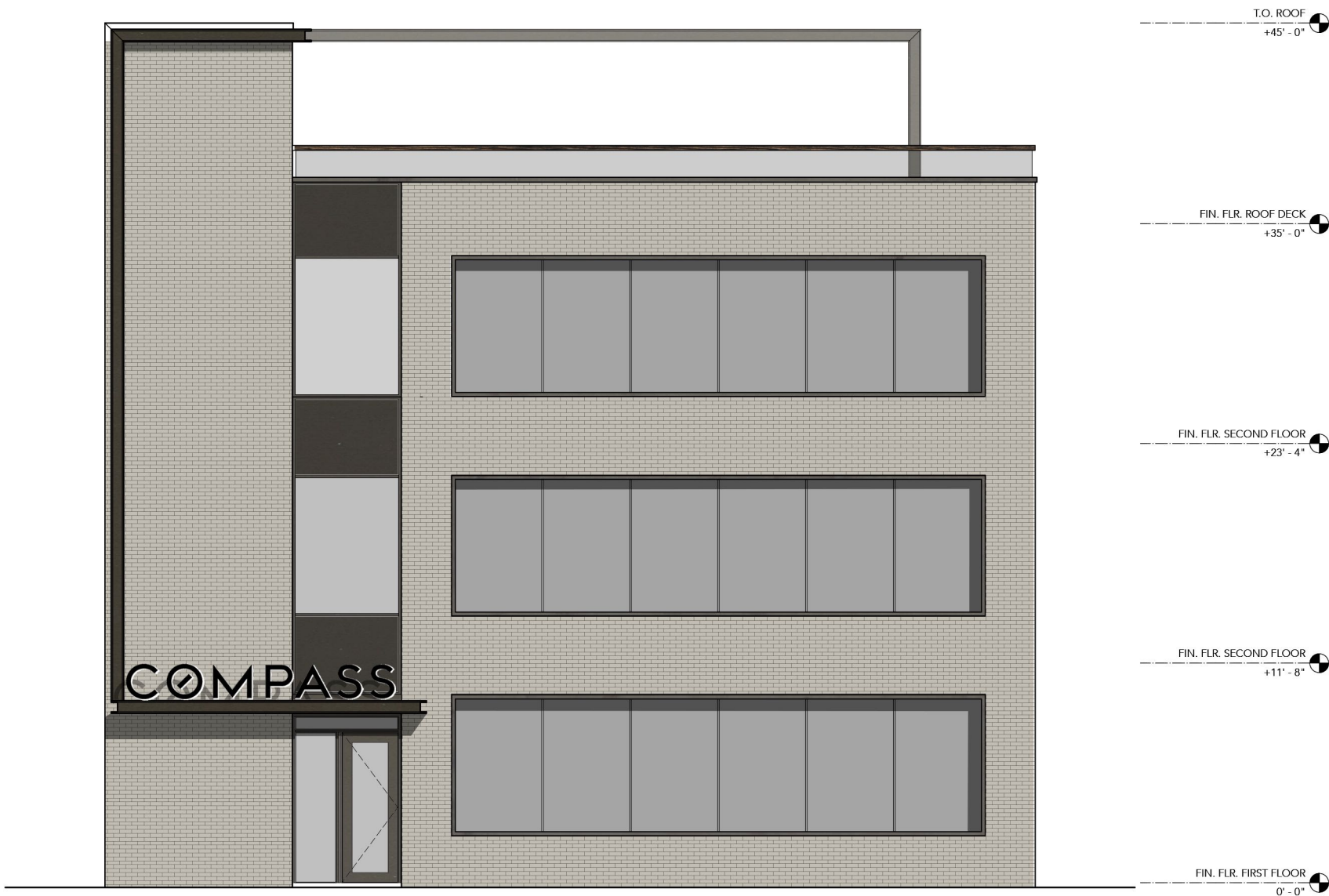
Front Elevation



Elevations, Option 2  
February 2, 2022  
scale: 1/8" = 1'-0"  
2021.13

■ Owner: Hilltop Acquisitions, LLC  
534 Duane St.  
Glen Ellyn, IL 60137





Back Elevation



Front Elevation



NORTH



| APPLICABLE CODE DATA                          |                                                |
|-----------------------------------------------|------------------------------------------------|
| USE GROUP                                     | B - BUSINESS                                   |
| USE GROUP AREA BASEMENT                       | 720 SF                                         |
| USE GROUP AREA FIRST FLOOR                    | 2,500 SF                                       |
| USE GROUP AREA SECOND FLOOR                   | 2,565 SF                                       |
| USE GROUP AREA THIRD FLOOR                    | 1,948 SF                                       |
| TOTAL USE GROUP AREA                          | 7,013 SF                                       |
| USE GROUP AREA/OCCUPANT                       | 100 GROSS                                      |
| BUSINESS OCCUPANT LOAD                        | 70 (7,013 / 100 = 70.13)                       |
| ROOF DECK OCCUPANT LOAD                       | 90 (1,350 SF / 15 NET = 90)                    |
| ROOF DECK = ASSEMBL, UNCONCENTRATED           |                                                |
| TOTAL OCCUPANT LOAD:                          | 160                                            |
|                                               |                                                |
| REQUIRED EGRESS WIDTH (STAIR WIDTH)           | 160 * 0.3" / OCCUPANT = 48"                    |
| REQUIRED EGRESS WIDTH (DOORS)                 | 198 * 0.2" / OCCUPANT = 39.6"                  |
| EGRESS WIDTH (STAIRS)                         | USE 44" MIN. STAIR WIDTH PER STAIR (88" TOTAL) |
| PROVIDED EGRESS WIDTH (DOORS)                 | USE 36" MIN. PER DOOR (72" TOTAL)              |
|                                               |                                                |
| MAX ALLOWABLE PATH OF EGRESS DISTANCE         | 200' (NOT-SPRINKLERED)                         |
|                                               |                                                |
| MAX RISER:                                    | 7"                                             |
| MAX TREAD:                                    | 11"                                            |
|                                               |                                                |
| 2 EXITS MINIMUM REQUIRED                      |                                                |
|                                               |                                                |
| PROVIDE 2-HOUR SEPARATION AT LOT LINE         |                                                |
| PROVIDE 1 HOUR RATED STAIR AND CORRIDOR WALLS |                                                |
| HANDRAIL HEIGHT:                              | 34" - 38" ABOVE NOSING                         |
| GUARD PANEL HEIGHT:                           | 42" MIN.                                       |
|                                               |                                                |
|                                               |                                                |
| MINIMUM REQUIRED MEN'S WC                     | 1 FOR 1-50; 1 FOR EVERY 50 AFTER = 2 WC TOTAL  |
| MINIMUM REQUIRED WOMEN'S WC                   | 1 FOR 1-50; 1 FOR EVERY 50 AFTER = 2 WC TOTAL  |
|                                               |                                                |
|                                               |                                                |

| ZONING DATA                   |                                                                                  |
|-------------------------------|----------------------------------------------------------------------------------|
| LOT AREA                      | 5,083 SF                                                                         |
| ZONING CLASSIFICATION         | C5B                                                                              |
| MAXIMUM FLOOR ARE RATIO (FAR) | NOT LISTED                                                                       |
|                               |                                                                                  |
| REQUIRED SETBACKS             |                                                                                  |
| FRONT:                        | NONE                                                                             |
| SIDE:                         | NONE                                                                             |
| REAR:                         | NONE                                                                             |
|                               |                                                                                  |
| MAXIMUM BUILDING HT.          | 55'0"                                                                            |
|                               |                                                                                  |
| ADDITIONAL HT. NOTE:          | ANY PORTION OF BLDG. HT. > 45'<br>MUST BE SET BACK FROM FRONT AT<br>LEAST 15'-0" |
|                               |                                                                                  |
| PARKING REQUIREMENTS          | 1 SPACE PER 250 GROSS SF OF BLDG.                                                |
|                               |                                                                                  |