

AGENDA
Glen Ellyn Plan Commission
Thursday, February 24, 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/83530684185?pwd=bFRidnBkQ2VQbE5mUmMvT2I2Vy8zQT09>

Or One tap mobile :

US: +13126266799,,83530684185#,,,*298240# or +16465588656,,83530684185#,,,*298240#

Or Telephone:

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

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

Webinar ID: 835 3068 4185

Passcode: 298240

1. **Call to Order.**
2. **Public Comment (non agenda items).**
3. **Approval of Draft Minutes.**
 - January 27, 2022 – Draft Plan Commission Meeting Minutes
 - February 10, 2022 – Draft Plan Commission Meeting Minutes
4. **New Business.**
 - Public Hearing – 764 St. Charles Road – Parkview Community Church.
The Petitioner is requesting a Variation from the Sign Code to allow an illuminated wall sign to be installed on the south façade of the Church facing St. Charles Road, in the R2 Residential District.
 - Pre-Application Meeting – 21W140 & 21W164 Butterfield Road – Clarity Strategic Opportunities.

The Petitioner is requesting informal feedback from the Plan Commission on their proposal for a 24-unit townhome development on the 3.72-acre site.

- Discussion Item – Adoption of the 2022 Official Zoning Map.
Staff has prepared a Staff Report and attachments describing changes to the Zoning Map which were approved in 2021.

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
Grant Paplauskas, 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 2/24/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2022-1929)**

DOC ID: 2022-1929

January 27, 2022 - Draft Plan Commission Meeting Minutes

Statement of the Issue:

See attached Minutes

Analysis:

See attached Minutes

Budget Impact:

See attached Minutes

Action Requested:

See attached Minutes

Attachments:

1. 1-27-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
January 27, 2022

Call to Order and Roll Call

After outlining remote meeting procedure via audio/video conference due to a disaster declaration related to Covid-19 public health concerns, Chairperson Tim Loftus called the meeting to order at 7:02 p.m. He explained the Plan Commission's function and operations, and reviewed public hearing procedures, including protocols for public comments, which, he said, would be recorded. He introduced Village Planning Manager Kelly Purvis and Recording Secretary Barbara Dutton-Thomas, and subsequently noted the presence of Village Board Trustee Steve Thompson and Community Development Director Staci Springer. Roll was called. Besides the Chairperson, Commissioners Brown, Halkyard, Cooper, Saeed and Vondruska were present. Commissioners Berry and Fanella were absent.

Motion to Conduct Public Hearing Remotely

A motion to conduct the Public Hearing remotely was made by Commissioner Saeed and seconded by Commissioner Vondruska. The motion carried unanimously by roll call vote.

Public Comment Non-Agenda Items

None.

413 Main Street – Public Hearing – Acacia Building Residences

A motion made by Commissioner Vondruska and seconded by Commissioner Saeed to open the Public Hearing passed unanimously by roll call vote.

Staff Introduction

Kelly Purvis, Village Planning Manager, 535 Duane St., was sworn in. Ms. Purvis stated that the Petitioner is Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, the owner of the property located at 413 N. Main Street. She reported that the petitioner submitted formal applications for a Zoning Map Amendment, Special Use Permit, and Zoning Variations to allow the remodel of the back half of the existing building to accommodate 12 new loft-style apartments. The subject property is located on the east side of North Main Street between Duane Street and Hillside Avenue, she continued, adding that the site is approximately .25 acres. Most of the property is zoned C5A Central Business District, Central Retail Core. The easterly portion of the building is zoned C5B Central Business - Central Service District. Surrounding the site are the Civic Center Parking Garage, Commercial properties to the North; Commercial, and Multi-Family building to the South; and to the East Single-Family Residential; and to the West, Mixed-Use (Commercial and residential) is currently under construction. According to Ms. Purvis, the 2001 Comprehensive Plan shows the property as being part of the downtown pedestrian shopping area, for which it recommends continued improvement as a pedestrian-oriented shopping and business area.

The Plan, she continued, also indicates that multi-family residences uses should continue to be located at appropriate perimeter sites – providing a transition between commercial uses and adjacent neighborhoods – and that such contribute to the character and market of the downtown. Also, she noted, the Plan indicates that “marginal, underutilized and obsolete properties could be redeveloped for new retail, service, office, residential or open space uses.” Ms. Purvis stated that the 2022 Draft Comprehensive Plan indicates that “an emphasis should be placed on maintaining existing character [of the downtown] while facilitating more intensive development that increases the number of people living and working in the downtown,” and further notes that “downtown residents play a key role in reaching a critical mass of potential patrons for local retailers and restaurants. She also referenced language pronouncing a strong multi-family market and a demand for both lower and high-end rental products. She stated that the site is featured as a mixed-use building in the land use plan, and said that the Downtown Strategic Plan suggests that “the downtown is an ideal location for increased housing opportunities,” recommending the construction of a minimum of 450 new dwelling units. While there is nothing specific about this particular site in any of the long-range plans, other than the designation as a mixed-use building, she said, all of the plans support the addition of more residential units downtown.

Ms. Purvis gave a rundown on the existing conditions of the subject property: The building consists of two storefront retail spaces with 16 residential apartments in the front/west end, while the east portion is a former Masonic Hall with two levels. The first level of the Masonic hall has been vacant for several years, following the departure of long-time tenant Dance, Dance, Dance. The second level has been vacant for the better part of 10 years. The Masonic hall is set back approximately 100 feet from Main Street. The only access to the space is through the lengthy interior hallway. After many years of marketing the space for commercial use, explained Ms. Purvis, the Petitioner is now proposing to remodel the space for apartments due to the low visibility of the back portion of the building. The Petitioner, she continued, is proposing to construct 12 loft-style, 1-2 bedroom, 1-1½ bathroom apartments. Each unit will have 14-foot ceilings, central heat and air conditioning, real hardwood floors, in-unit washer and dryer, high-end finishes, ground floor patios and second floor Juliette balconies. Unit sizes would range from 700SF to 900SF, she said. The apartments would be constructed in the location of the Masonic Hall. The front part of the building, including the storefronts along Main Street and existing apartments above, are not included in the scope of work for this project. The building footprint and envelope, stated Ms. Purvis, will not be expanded as part of the project. Patios will be added in front of each of the five lower-level units, with areas between the patios landscaped. Residents, she continued, will be able to enter and exit the building from three locations: Two doors on the north side of the building will provide access to the Pedway, and residents will have access to Main Street through an internal arcade. The majority of the changes to the building façade will take place along the north elevation of the building. The fire escape will be removed, she said. The existing covered porch/balcony structure will remain, but the stairs will be removed so the structure will act more like a balcony. Along the east building façade some inoperable windows will be added, to allow light into units. As previously mentioned, there will be no changes to the building’s west building façade. The only change proposed to the south façade is the filling in of some of the windows. Ms. Purvis said that locating the balconies and patios in the required side-yard setback for the building would require variations.

Because part of the building is changing in use to residential dwelling units, explained Ms. Purvis, the setback requirements also change. A 30-foot rear yard setback and 10-foot side yard setbacks are required for multi-family buildings in the C5B Zoning District. The existing building is constructed up to the south and east property lines and is approximately 6 ½ feet from the north property line. Three Variations from the Zoning Code are being requested for the building setbacks. Screening 6-7 feet in height is required along all property lines shared with residential uses. Since the existing building is constructed up to the south and east property lines, however, screening cannot be installed where the building is adjacent to residential uses, hence, a variation from this requirement is being requested. A portion of the building is within the C5A Central Retail Core, and a portion of the building is within the C5B Central Service Subdistrict, stated Planning Manager Purvis; she explained that the Petitioner is proposing to rezone a center portion of the building from C5A District to C5B District so that the entire apartment project will be within the same zoning district. Since dwelling units are not permitted on the ground floor in the C5A District, she said, the Zoning Map Amendment would be needed for the project to be constructed as proposed, and added that a Special Use is required for dwelling units in the C5B Zoning District. Ms. Purvis outlined conditions of approval to consider, including requiring the developer to pay developer donations to taxing bodies for increasing the number of dwelling units in the Village.

Commissioner Brown asked the legal requirements for the east-facing windows. Ms. Purvis said that, according to the Village's Building & Zoning Official, none are required on the east elevation, as enough light is coming in from the north elevation. Chairperson Loftus wondered the square footage of the portion of the building for which the zoning is requested to be changed from C5A to C5B.

Petitioner's Presentation

Sworn in were Nick Vittore, 1 W. Dundee Rd., Suite 200, Buffalo Grove, Ill.; and Ken DeMuth, Principal with Pappageorge Haymes Architects, 640 N. LaSalle, Suite 400, Chicago, Ill. Mr. Vittore stated that Mr. Svigos purchased the subject property in the late 1990s, impressed with the Village's downtown amenities. Pointing to the historic nature of the 413 building, which features a former Masonic hall, he recounted his company's experience restoring historic properties and described its enthusiasm for doing so. He said he is excited about the 413 building's proximity to the new parking garage, noting that the plan for the subject property includes an artery between the garage and Main Street (through the historic arcade). He suggested that the proposed project is consistent with the Village's plan for a vibrant downtown, and contended that "interesting living spaces" are valuable to a community.

Mr. Vittore stated that the building has been a challenge, and that he has spent considerable time trying to find a commercial solution for the vacant space. Possible uses considered were a banquet space and a concert hall – both difficult – leaving the Petitioner to believe that the best use is residential. He added that, in trying to overcome a challenge associated with exiting the building vis á vis the parking garage, an idea had been hatched to construct a staircase coming out of the second floor to the north (by Nobel House), and while this would be the most cost-effective route for the Petitioner, it was decided for aesthetic reasons to put the stair internally, netting out one less apartment.

Referring to the "gorgeous building and a wonderful resource" represented by the historic subject property, Mr. DeMuth said the plan presented for its renovation offers opportunity to bring the arcade

into the circulation path, reinforcing the pedestrian nature of the downtown. He further praised the building's character, citing among its architectural features, the heavy timber set into the masonry.

Commissioner Halkyard asked if the Petitioner had talked with the neighbors, who have expressed concern about windows in the apartment building "peeking right into their backyard." He also wondered about noise that might be generated from the multi-family building's envisioned patio. Noting brick pavers in place up to the parking garage, Mr. Vittore said that the patio areas are "kind of already there," and being looked at as a second exit from the first floor units (adding that the second floor will have "Juliette" balconies). He said he doesn't perceive the space as a high-traffic area, and that residents would likely be at work 95 percent of the time. While acknowledging that he hasn't talked to neighbors about the windows, Mr. DeMuth opined "the more light the better," saying that even though restricting windows to the West side meets Code, "We like to do better when we can." He said the team proposes putting small light-gathering openings – inoperable and of subdivided glass – on the east side, and offered assurance by saying that much of the window is not fronting on floor space. He added that he is sensitive to privacy concerns, but said that the design's articulation is "friendlier than a big massive wall." Mr. Vittore stated that the Petitioner did delete plans for three corridor windows to the east, and that with the parking garage edifice placement, the apartment building needs as much light as it can get.

Commissioner Cooper said that while windows discussed sound to be at the top end of the units, the drawing doesn't depict windows as being limited to the upper part of the wall space. Having reiterated that windows in the design are intended to emit light (as opposed to frame a view), Mr. DeMuth pointed to one in question that he likened to a clerestory window. Chairperson Loftus asked if the walkway would be open to the public 24/7. In that the Petitioner is encouraging public use, Mr. Vittore stated that the Petitioner would probably work with the Village on a schedule, and indicated that with security in mind is open to ideas as to how to manage the space. The Chairperson asked why, with the expectation of increased traffic, giving up retail space for residential space would be desirable. Mr. Vittore responded that there is already internal retail space in the hallway, and that filling retail space in mixed-use building has been found to be challenging, so believes the best chance for retail success is frontage on Main Street, especially in an Amazon-saturated retail environment. Mr. DeMuth observed that the building owner might be able to get a commercial into the ground floor, but that the second floor is "a real bear" for this application. "Residential," he added, "is doing pretty well."

Commissioner Halkyard asked the implications of rezoning from a tax-dollar perspective, and whether a study had been done as to the type of tenants the proposed apartments are expected to attract. Mr. Vittore stated he's been seeing younger tenants with heavy consumption habits, listing eating out and having food delivered as examples. He said walking is "strong" with apartment dwellers, who want to be "out and about," hence, the appeal of a downtown location. Citing a building in Lake Forest, he said he's seen a mix of young professionals, parents who've downsized, and college kids, and has observed a spread of age groups with similar mindsets.

Chairperson Loftus asked how adding 12 apartments to the building would affect real estate taxes. Planning Manager Purvis stated that while she doesn't have a specific answer to this, the vacant space currently in the building is not generating revenue. She also indicated that property tax revenue is based upon the equalized assessed value of the property and that an improvement increases the value of the

property and therefore the property taxes. Commissioner Brown asked if apartment windows would be outfitted with an internal treatment, and whether the building would have an elevator. Mr. Vittore said every window would have treatments; larger windows are typically adorned with roller blinds, he said, and he sees light filtering applied to those facing north. Mr. Vittore said the building would have no elevator. Chairperson Loftus asked if the ivy on the East façade is still there, and if so would they be retained, to which Mr. Vittore responded he believes they are still there and doesn't have any plans to remove them, unless maintenance prompts doing so. The Chairperson asked, from a constructability standpoint, how would windows be installed on the east side, lacking an easement from the neighbors. Mr. DeMuth indicated that windows can be installed from within, and that the biggest concern is clean up of debris. Referencing affordable housing, Mr. Cooper asked the anticipated rental rate of the units. Mr. Vittore said that while the price hasn't yet been established, the quality of the units will balance out with the accessible price point of the [existing] 413 building apartments, and that the Petitioner will look to the market for pricing the new "slightly nicer" units, but doesn't expect them to be "over-the-top expensive." Mr. DeMuth posited that access to the train is among the resources attractive to lower-income individuals.

Referencing the property line along the patios and public land near the parking garage, Chairperson Loftus asked about requirements for a barrier, such as opaque fencing. Ms. Purvis interjected that screening is not required to the north, but is to the east and south where the subject property abuts residential, though she acknowledged that a 6-ft. high security fence is shown in the plan. Mr. Vittore said a gate to prevent people who don't live in the building from wandering into the site, and indicated a line demarcating resident space. Chair Loftus asked if the gate would be installed on Village property; to which the Mr. Vittore replied affirmatively. Planning Manager Purvis said the gate was part of Civic Center parking garage negotiations, as were parking space allocations for the subject property building. Commissioner Vondruska conjectured that, since the exit is the second one out of the building in an emergency, that egress/ingress down the pathway will have to be easily accomplished. Mr. Vittore said he recalled conversation to the effect that the gates acted as a way to prevent people in an emergency from going east to a dead-end, but that people can exit west through a clear path out, but it prevents somebody in a panic from walking north and going east and getting stuck. Chairperson Loftus asked for confirmation that the corridor that gets out there is intended for the residents, not as part of the public walkway that would be created. Mr. Vittore said this is correct; the public would not have free access to that corridor. He said access would be through a security door, so if you're walking through the Pedway, in an emergency, for example, you would exit north past the parking garage.

Public Comment

Ms. Purvis read the following letter into the record:

Kurt & Kim Lagerloef, 544 Hillside Ave.: "We strongly oppose the windows on the east side of the building facing into our neighbors back yard. It is beyond me that this would be allowed considering the intrusion into their privacy as well as ours. I personally don't believe that obscured glazing should even be allowed due to the light pollution that would intrude on their property.

The other issue being the decks would certainly raise concerns of noise and lead to a degradation of our property values.

Please consider what our little part of Glen Ellyn has endured in the last few years with the parking garage and now another variance being requested.

Thank you for listening and your time.”

Kyle Goerschler, 556 Hillside Ave: *“I am requesting that you do not approve the proposed variances for 413 N Main St. in regards the windows on the east facing wall and the balconies on the north facing wall.*

Regarding the windows on the east wall:

There is a clear hardship and invasion of privacy that would occur to the residents of Hillside Ave, especially for the residents of 538 Hillside. These windows represent an imposed change to the very nature of the back half of the property at 538 Hillside. Privacy, comfort, and the ability to make their home their own will all immediately be stripped away upon installing these windows. The residents of 538 Hillside will be forced to visually share their lives with at least 4 separate family units. There is a clear drop in property value that will occur as a direct result of these windows as well. The subset of people who will be open to buying a house that so intimately shares its property is going to make this a much more difficult property to sell. These windows, beyond any doubt, introduce a significant hardship.

Regarding the balconies on the north wall:

Spending only a small amount of time in the alley adjacent to the north wall would help you understand the significant noise impact that these balconies will create. The construction of the parking garage has created an exceptionally loud sound tunnel for the residents at 538 Hillside. Even seemingly normal sound levels carry without hindrance through the alley and into the backyard space at 538 Hillside. These balconies represent a clear hardship as they directly impact the peace and privacy of the current residents. They would completely drown out the privacy of 538 Hillside.

Furthermore, I feel compelled to take a stand against the way these variances were pushed through without intellectual honesty. There is no evidence of hardship on the builder to suggest the need for these variances. There is no case to be made whatsoever that these changes are minimal and won't impact the current residents. Neither is there a case to be made the changes will be made without the residents of Hillside even noticing that they were there. Finally, I find it conspicuous that the east wall designs were not included with the rest of the changes to the building in the normal plan document. It seems clear here that is no way that the board can believe that these variances are in the best interest of the current residents.

Once again, I am requesting that you do not approve the proposed variances for 413 N Main St in regards the windows on the east facing wall and the balconies on the north facing wall.”

Anna Kreissler, 542 Hillside Ave.: *“I live at 542 Hillside, the house immediately East of the Rhodes. Following are my opinions of the variance requests for 431 N. Main St. for the addition of windows to the East facing wall and five new patios.*

We are private homeowners who choose to live in a house with private yard space and private living—no one directly above us or next to us—and we have privacy in our own yard. This is true even for our house that resides in the busy central business district. Zoning rules are in place so that we can live in the business district and still be afforded privacy. Anyone, actually, who chooses to live in a house as

*opposed to a multi-unit building, is afforded privacy in **and** around the outside space of their house. But if the variance for the new windows at 431 N. Main are approved this is no longer the case.*

If someone places a chair and sits in the Rhodes' backyard, for instance, that would be considered trespassing. But yet what the owner of 431 Main St. is requesting to do is precisely the same. The proposed variance essentially places the tenant of that unit directly in the Rhodes' backyard. And despite rules and restrictions created long ago by the Glen Ellyn Village to protect privacy, here we are with the Village Plan Commission already supporting this request. One supporting statement is the following, quote "The surrounding buildings and neighbors will likely be unaware of the conversion of space." How can you believe this is true?

The above is one of two issues. The addition of five patios is also seeking approval. Since the addition of the garage in our own backyard, noise coming from the North facing corridor between the garage and 431 N. Main has changed drastically. When people are conversing in that corridor I can't discern if they are on my back porch or in that corridor next to the garage, a good distance away, despite trees, fences, and other structures that could act as sound barriers. It's a noise nuisance far beyond what existed prior to the garage. And the owner has written unfound evidence that existing neighbors, quote "will not even be aware." Again, how can you believe this to be true?

There's nothing special about this construction project more so than any other when it comes to protecting existing neighbors' privacy and preventing an added nuisance for a new home construction project.

It's my intent here to sensitize the Plan Commission on these issues and of the current and future situations that may arise from new home owners and builders. Granting this variance completely rocks the privacy of a Glen Ellyn homeowner.

I emphatically request that our own Village Plan Commission, Glen Ellyn residents yourselves, do your job here to respect the existing codes that protect the privacy and prevent added nuisance to existing neighbors of a new living dwelling project, by denying the variance requests noted in this opinion letter."

Todd Kreissler, 542 Hillside Avenue: *"I would like the following noted and read into record during the variation meeting for the apartment building next to the 538 Hillside:*

Regarding the request to break Village code on this property:

- There will be a significant diminution of value to 538 Hillside in value due to the window and patio variation. Many potential buyers will walk away from any house purchase when a neighbor has windows immediately on their property line. The Rhodes backyard is beautiful, but that is lessened with lack of privacy. There are not many people that would want a neighboring multi-unit apartment with windows on their property line at eye level, a clear violation of the village code. This causes a severe lack of privacy creating a clear hardship on the immediate neighbors and decreases their home value.*
- The parking garage that was built 4.5 feet off the property line against code created a noise tunnel that passes through to 538 Hillside and then to 542 Hillside and beyond. Adding patios will add additional noise at many hours of the day and night traveling down the tunnel,*

diminishing the value of these homes, harming the owners without consideration of the hardship they will endure. What is your solution?

- *For years, 413 Main St. building was functioning until this point. I believe the building code requirements were likely in place when the building was last purchased so this is 1 of several reasons the codes should not be broken causing hardship to other neighbors. Essentially, the building is currently being operated as a business and a money maker. Some businesses make more money and some make less, but variations to code should not negatively impact, causing financial or new hardship to a neighbor.*

Please deny the request for variation."

Kim Severyns: *"Good Morning, I am contacting you regarding your proposed renovation at 413 N. Main Street.*

I am very concerned of the enormity of the changes to our "village" as a 4th generation resident of Glen Ellyn. While I believe that it is imperative we stay current with the times & trends, I also feel it is equally important that we respect our community and its residents and most importantly keep the feel of the "village." The addition of these apartments with their windows and patios will vastly change the backyards of residents for quite a span down Hillside Avenue. We have already experienced significant changes in evening lighting and noise from the new parking garage. This will only add to our lack of privacy and peace that we as Glen Ellyn residents hold at a high level of value. This, amongst many others, is why we choose to live in Glen Ellyn.

If Zoning Codes were established for the purpose for protecting and promoting the Comfort, General Welfare, Moral, Property Values & Public Health & Safety then CLEARLY approving these variances goes against that mission, especially for the residents of Hillside Avenue. The Zoning Variation Application Document shows no evidence of the applicant proving his case or demonstrating a hardship which is required for the variance to pass. The hardship that will occur will be to the residents of Hillside Avenue and mostly the residents at 538 Hillside Avenue.

I request that the Plan Commission Members deny the request for the above variations.

It takes a village to preserve 'the village.'"

Commissioner Cooper stated for the record that he rejoined the video portion of the proceedings at about the third letter, after suffering an internet crash at the time Ms. Purvis began reading the letters. He added, however, that he had been able to listen telephonically.

Sworn in, the following gave respective testimony:

Donna Rhodes, 538 Hillside, stated that she and her husband bought their home at this address in 1989, and that her private sanctuary of a back yard is threatened by the prospect of strangers joining them in the space, and potentially eight windows. To demonstrate the plan she suggests would be intrusive, she referenced an exhibit of a rendition that to show that she and her husband will be forced to plant tall bushes or use other methods to block windows, should the proposal go through. She urged the Commission to vote, "No" on the proposed variations.

Gregory Mark Rhodes, 538 Hillside, stated that all stores in the Village don't enjoy street frontage, naming the Little Shops as an example. Expressing concern over the proposed patios and balconies, he complained that the Village garage project has created a conduit for sound transmission directed to his property. He recommends replacing the planned patios with entrances to retail shops, which he insisted would be beneficial to downtown commerce. He expressed hope that the Commission would reject the subject requests for the zoning variations.

Roy Millonzi, 552 Hillside, stated that he is in support of the opposition to the plans for the balconies, windows and patios on the east side. He expressed concern about privacy, noise and character of the community, pointed to a perceived lack of consideration of the residents on Hillside, and recommended a reevaluation of the plan put forth.

Commissioner Questions

Wondering as to the condition of the subject property's basement, Commissioner Brown asked whether there would be storage available to apartment residents. Mr. Vittore replied that it's a typical basement, and that with renovations will present a storage opportunity. Mr. DeMuth said the proposed new central staircase would provide access to the basement, but there's also first-floor space that could accommodate storage. Chairperson Loftus asked how, if the plan is approved, construction equipment and materials would be moved in and out of the building to execute the conversation. Referencing the McMae's renovation, Mr. Vittore said he envisions a dumpster on Main Street, but added that he is open to direction from the Village. Ms. Purvis noted that a construction management plan is a recommended condition for approval and multiple Village Departments would be consulted on the construction plan. Commissioner Cooper asked for clarification as to whether something separated the parking lot from 538 Hillside before the Civic Center garage was built. Glen Ellyn Community Development Director Staci Springer, 535 Duane St., Sworn in, said that a 6-ft. wooden fence had. Commissioner Cooper asked for confirmation that no portion of the variance sought concerns the inclusion/exclusion of the windows. Ms. Purvis stated that this is correct, and that there are no requirements pertaining to the windows in the Zoning Code, but that from a Building Code standpoint they must be inoperable as they are on the property line. Mr. Cooper asked if it is appropriate for the Commission to be considering the issue of the windows which are not subject to the variance in connection with requests for other variances. Ms. Purvis said that because a Special Use is also requested, the question could be viewed through criteria pertaining to neighborhood impact. Mr. Halkyard asked if, this proposal didn't pass, could the owners add windows to the east side of the building for an event hall or retail use. Ms. Purvis replied they could, without coming before the Commission if the use is allowed by-right. To a question from Mr. Halkyard seeking Juliette balcony details, Ms. Purvis stated these do not allow room to step out of the apartments, but promote fresh air. Mr. Halkyard asked why the patio safety door is needed for a public space. Mr. Vittore replied that such prevents people exiting the Pedway from going east and people wandering back that way from restaurants. He said the public need has been determined to be for maintenance on the parking garage. Building staff, does not want an unsightly area, he said, and noted that a heightened fence on the east side could be a solution to buffer sound.

A motion made by Commissioner Cooper and seconded by Commissioner Brown to close the Public Hearing carried unanimously by roll call vote.

Commissioner Discussion

Saying he can't support the loss of 5,500SF of potential retail space on the first floor, Chairperson Loftus said he *would* support residences on the second and third floors. He conveyed that the Special Use requested results in a permanent conversion away from what he sees as a potentially great opportunity for commercial space. Commissioner Vondruska said he is less concerned about retail space so far back from the street, and that retail space will still exist on the subject property's west side. As a fan of preservation, he endorses the idea of reusing old windows. He said he thinks square windows might be raised to combat privacy concerns, and thinks noise might be diminished with landscaping. Encouraging the Board and Staff to work with the next door neighbors on solutions, he said could support the project as it stands. Commissioner Brown said that she appreciates the thought given to historic preservation, and that while she sympathizes with the Rhodes, seconds Commissioner Vondruska's suggestion that the Village Board to work with them. She said that perhaps a landscape credit or window modification could be an effective tradeoff and termed the proposed project a net positive for the downtown. Though the "tricky part" of the proposed is trying to make it work for all parties involved, said Commissioner Halkyard, he is generally supportive of the project, which he called "interesting." He expressed hope that concerns about windows are taken into consideration and said the Village should consider trying to soften the noise.

Declaring that he has reentered the conversation after being disconnected several times, Commissioner Saeed said he is in favor of downtown housing. He pronounced the proposed is a good use of space that has not been used in a long time, and said he supports the project. Commissioner Cooper said he is not concerned about losing the retail space, as it isn't particularly usable for retail. Though the desire for light in the apartment building is appreciated, he continued, there is sensitivity to neighbors' privacy. He said he supports the project. Chairperson Loftus cautioned against setting a dangerous precedent of converting downtown retail space to housing. In response to discussion of potential conditions for windows, Director Springer suggested directing windows be placed a certain point above head/floor level, while Ms. Purvis thought a filter solution might serve as a solution. Commissioner Halkyard wondered about noise issues. Director Springer replied that the Petitioner is required by Special Use to address this, but Staff could perhaps look at the situation since a noise-prone environment has already been created. Commissioner Brown suggested a condition to direct the Petitioner to work with the Historical Society during the renovation. After Commissioner Cooper expressed reluctance to develop an architectural plan in committee fashion, Developer Springer suggested a condition directing Staff to work with the Petitioner on window solutions, and Commissioner Vondruska moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Nick Vittore of Svigos Asset Management, on behalf of 413 Main LLC, for approval of a Zoning Map Amendment, a Special Use Permit and Zoning Variations, all to allow the construction of 12 loft-style apartments within the back half of the existing building located at 413 N. Main Street, the Plan Commission hereby recommends approval based upon the findings of fact, as discussed or amended at the Plan Commission public hearing on January 27, 2022, which are hereby incorporated into this Motion by reference as

though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

1. That prior to the issuance of a building permit the petitioners will pay the appropriate Developer Donations to Village taxing bodies.
2. That the project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.
3. That prior to the issuance of a building permit, a construction management plan must be prepared, and reviewed at a pre-construction meeting, and approved by the Police, Fire, Public Works and Community Development Departments.
4. That if any rooftop units are visible from the public right-of-way, they shall be screened as appropriate.
5. That the Developer will work with the Historical Society during construction of the project to pass along any items of interest to the Historical Society.
6. Prior to Village Board consideration of the project, Staff will continue to work with the Architect and Developer to come to a solution for the windows that addresses the neighbors' concerns expressed at tonight's meeting.

Seconded by Commissioner Saeed, the motion passed by roll call vote, with Commissioners Vondruska, Saeed, Brown, Halkyard and Cooper voting, "Yes," and Chairperson Loftus, voting, "No."

Trustee's Report

Steve Thompson said the Board approved the Harding-Glen Townhomes, and that workshop discussion has focused on an Architectural Review Commission process, where to apply American Rescue Plan Act funding, and the Village's lead pipe infrastructure and work Public Works is doing to identify public and private installations. A charrette to redevelop the Roosevelt Road hotel site, he added, is planned.

Chairman's Report

Chairperson Loftus said work continues to find someone to fill the vacant position on the Commission.

Staff Report

Planning Manager Purvis said the Feb. 10th meeting agenda features Special Uses for outside merchandise storage at Pete's Market and the BP TRIO, and a pre-app for an office building across from the Civic Center. A sign variation will be presented on Feb. 24th, she added, and possibly a pre-app for a potential townhome development. Chairperson Loftus asked that plans for the BP consider accessibility of emergency shut-offs for pumps, to which Ms. Purvis replied that accessibility could be made a condition of approval, and that approval for outside storage is specific about location.

Adjournment

Chairperson Loftus adjourned the meeting at 9:31 p.m., following passage by roll call vote of a motion to adjourn made by Commissioner Vondruska and seconded by Commissioner Halkyard.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 2/24/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2022-1930)**

DOC ID: 2022-1930

February 10, 2022 - Draft Plan Commission Meeting Minutes

Statement of the Issue:

See attached Minutes.

Analysis:

See attached Minutes.

Budget Impact:

See attached Minutes.

Action Requested:

See attached Minutes.

Attachments:

1. 2-10-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
February 10, 2022

Call to Order and Roll Call

Explaining the proceedings format for the meeting held remotely due to the disaster declaration associated with Covid-19, Chairperson Tim Loftus called the meeting to order at 7:01 p.m. He explained the Plan Commission's function and operations, and reviewed public hearing procedures, including protocols for public comments, which, he said, would be recorded. He introduced Village Board Trustee Liaison Steve Thompson, Village Planning Manager Kelly Purvis, Planner Atrian Fard, Associate Planner Taylor Gendel and Recording Secretary Barbara Dutton-Thomas, and later noted the presence of Community Development Director Staci Springer.

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

Motion to Conduct Public Hearing Remotely

A motion to conduct the Public Hearing remotely was made by Commissioner Cooper and seconded by Commissioner Vondruska. The motion carried unanimously by roll call vote.

Public Comment Non-Agenda Items

None.

Chairperson Loftus announced that the pre-app for 534 Duane Street (Compass Realty) was dropped from the evening's agenda. Ms. Purvis said the item has been rescheduled for the March 10th meeting.

Approval of January 13, 2022 Draft Minutes

A motion to approve the draft minutes of the January 13, 2022 meeting was made by Commissioner Berry; seconded by Commissioner Cooper, the motion passed unanimously by roll call vote.

Public Hearing – 339 Roosevelt Road – BP Trio

A motion made by Commissioner Vondruska and seconded by Commissioner Saeed to open the Public Hearing carried unanimously by roll call vote.

Staff Introduction

Sworn in, Taylor Gendel, Village Associate Planner, 535 Duane, stated that 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 to allow outdoor seasonal storage on the site, including two ice merchandisers, firewood, and windshield wiper fluid. These products, she continued, will be offered year-round and will be maintained daily and restocked regularly. The subject property, explained Ms. Gendel, is located on the south side of Roosevelt Road, east of Lambert Road in the C3 Commercial District. Surrounding land uses to the north, east and west are C3 Commercial, she said, adding that to the south is a conservation/recreation district (Village Links).

Firewood, she explained, is to be displayed to the east of the store entrance alongside the two ice merchandisers. The designated areas for the windshield wiper fluid are between the four canopy columns adjacent to the gas pumps.

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, stated Ms. Gendel, adding that 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, she continued, adding that there are 63.5 inches from the edge of the sidewalk to the face of the firewood. 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, she stated. There are no permanent improvements being proposed on the site, she said. The windshield washer fluid merchandise stations each have a total length of 4 feet and a width of 2 feet, explained Ms. Gendel, saying there are nine total stations. A suggested condition is that no part of the display shall cover the emergency shut-off for the gas pumps, stated Ms. Gendel, who outlined other suggested conditions of approval, as well.

Regarding the condition to make sure the emergency shut-off remains accessible, Chairperson Loftus asked if there is any Code-specified dimension for front access to a device like that. Planning Manager Purvis replied that she asked Village Building & Zoning Official Steve Witt about the Knox Box situation (but not specifically the emergency shut-off for the gas pumps), and he said there's no code provision, but that it's best that those things are clear. (Chairperson Loftus noted reading "accessible" in the Fire Code.) Noting that the plan now is for firewood, ice and windshield washer solvent as items, Mr. Loftus asked if the Petitioner wants to change merchandise, whether they would have to come back to the Plan Commission for approval. Ms. Purvis responded that the Petitioner could change out merchandise within reason, that is if it will be in the same type of container and placed in the same location.

Petitioner's Presentation

Sworn in, Brian Wente, 750 Bunker Court, Vernon Hills, Ill., said that, as he noted a favorable recommendation, he didn't intend to make a large presentation but would entertain questions. He continued by addressing questions voiced: Regarding the emergency stop location accessibility, he stated that, while there's not a defined space as to what that accessible area looks like, it is in the Code and it needs to be accessible. Concerning restrictions on other products/future offerings, he said, he's comfortable with what is written and that the Petitioner doesn't anticipate any changes (quipping that the color of windshield washer fluid might change from blue to green). He stated, for example, that the operation would not offer mulch. Chairperson Loftus asked if the Petitioner has any corporate guideline on the access that the Petitioner needs to maintain. Mr. Wente said there is no corporate standard, but that the Petitioner goes by the EPA and the Illinois State Fire Marshall's Office which, he said, are usually looking for more requirements inside. He added that customer service representative access is the most important piece these governing bodies assess, but that outside on the front of the building is not.

A motion made by Commissioner Vondruska and seconded by Commissioner Fanella to close the Public Hearing passed unanimously by roll call vote.

Commissioner Vondruska moved for the following:

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.

Seconded by Commissioner Saeed, the motion passed unanimously by roll call vote.

Public Hearing – 880 Roosevelt Road – Pete's Market

A motion made by Commissioner Vondruska and seconded by Commissioner Saeed to open the Public Hearing passed unanimously by roll call vote.

Staff Introduction

Sworn in, Atrian Fard, Village Planner, 535 Duane St., stated that the petitioner is Pete's Market, tenant in the building located at 880 Roosevelt Road and represented by Nick Liarikos. The Petitioner, she stated, 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, an amendment to the 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, continued Ms. Fard, who described the subject site: It is in the Baker Hill shopping center on the north side of Roosevelt Road, east of Baker Hill Drive; the site is approximately one-quarter mile west of Interstate 355, and is in the C6 Commercial/Multiuse Planned Development District. C6 zoning is to the north, east and west; with C4 commercial and R3 residential to the south.

There have been a variety of Ordinances passed for the Baker Hill Shopping Center, related Planner Fard. The most relevant Ordinances pertaining to the proposal are Ordinance No. 4467 and Ordinance No. 6605, she said. Ordinance No. 4467 was adopted in 1997 and granted Preliminary PUD Plan approval for Dominick's grocery store, which occupied the space until 2013. Ordinance No. 6605 adopted in 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 prohibited outdoor sales or storage of merchandise at Pete's Market until a Special Use Permit is granted.

In September 2021, related Ms. Fard, 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. Village Staff, she explained, 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, said Ms. Fard, 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, she noted. 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, continued Ms. Fard, the Zoning Code permits outdoor storage and merchandise in C6 Zoning District by right, which is subject to the review and approval of the development plan. With the use being permitted by right in the C6 District, she stated, 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.

The proposed display area, explained Ms. Fard, will be on the private sidewalk, between front entrances, on the south of the Pete's Market building. 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, she said. According to the Petitioner, said Ms. Fard, 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, stated Planner Fard, who added that the outdoor merchandise may include seasonal plants and produce such as charcoal bags in the summer, pumpkins in the fall, firewood in the winter. There are no permanent improvements being proposed on the site, she noted, and outlined Plan Commission action sought.

Chairperson Loftus requested clarification of the area of display, saying he perceived a discrepancy between plan and elevation drawings. Planner Fard said it's the 70-ft. wide area between the "bump-outs" on the building. Chairperson Loftus suggested that the Petitioner could explain the intention.

Petitioner's Presentation

Sworn in Nick Liarikos, 4333 S. Pulaski Rd., Chicago, Ill., confirmed the discrepancy pointed out by Chairperson Loftus, and said the area denoted in blue represents the true dimensions. He stated that items displayed will be along the entire wall, and said that he can get the drawing edited to be correct.

Noting that, as of this morning at the site, windshield washer fluid was "piled up" in front of the Knox box, Chairperson Loftus asked who is responsible for maintaining and policing the area in which the Petitioner is seeking to place merchandise. Mr. Liarikos said the general manager and other store managers are responsible for keeping the area in check. He indicated that they should be aware that it's necessary to keep that space open, but he can let them know of Mr. Loftus' concern. Calling the placement of rock salt and product beneath the Knox Box a safety hazard for the Fire Department, Mr.

Loftus stressed the need to limit product to the area delineated in blue in the elevation drawing. Mr. Liarikos promised to follow up with staff the next day.

Commissioner Cooper asked if, the Village grants this modification, the store would still have about a 5-foot distance between the edge of roadway and the usable sidewalk. Responding affirmatively, Mr. Liarikos stated that he would make sure the managers are aware that there needs to be a 5-foot space. Planner Fard interjected that the building chief said it is recommended that the Knox box be visible, and suggested adding a condition asking for 1.5-ft. clear space around the Knox box. Responding to a query from Commissioner Vondruska as to how to proceed with a motion given the drawing inaccuracy, Planning Manager Purvis Commissioner said Staff will “ensure this is all tightened up for the Village Board, and suggested language stating “in accordance with approved elevation and site plan as revised as discussed at the Plan Commission meeting.” Chairperson Loftus expressed confidence that appropriate documentation would provide sufficient assurance, while Commissioner Vondruska submitted that routine fire inspection would provide policing.

A motion made by Commissioner Vondruska and seconded by Commissioner Fanella to close the Public Hearing passed unanimously by roll call vote.

Commissioner Discussion

Indicating that he can support the Petitioner’s request, Chairperson Loftus reiterated the desire that “certain items don’t get blocked off.” Commissioner Berry asked what the policing body would be to ensure compliance, should the Commission agree to the proposed. Planning Manger Purvis replied that policing would be accomplished through Code enforcement as well as Staff monitoring. After Commissioner Saeed emphasized that the motion has to be modified in consideration of the change in the drawing, Commissioner Cooper moved for the following:

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 outdoor merchandise and storage shall remain in substantial conformance with the plans as amended as discussed at the Plan Commission this evening; the plans will be amended prior to being presented to the Village Board.
2. That the outdoor sale and storage of merchandise shall be limited to the location outlined on the petitioner’s site plan as amended and discussed during the open hearing.
3. That the outdoor displays shall be limited to the height outlined in the petitioner’s statement and as clarified at the open hearing.
4. That a 1.5-foot diameter clear space shall be maintained around the Knox box.

Seconded by Commissioner Saeed, the motion passed unanimously by roll call vote.

Trustee's Report

Steve Thompson said the Village Board approved the Harding-Glen Townhomes project, and that water billing changes are in the making. Uses for American Rescue Plan Act funds are being considered, he reported, and the Village's lead pipe infrastructure will be inventoried. To be discussed imminently, he said, is the process surrounding development of the hotel site property. With regard to the architectural review process, Mr. Thompson wondered if someone from the Plan Commission might be interested in serving on the reconstituted commission. Depending on whether he thought he could contribute something worthwhile, Commissioner Vondruska indicated that he might consider volunteering.

Chairman's Report

Chairperson Loftus said that three candidates were interviewed for the two open positions on the Commission, four names were submitted to President Senak, and feedback is awaited.

Staff Report

In response to a query from Commissioner Berry about the status of the (former) McChesney site, Planning Manager Purvis replied that construction is on schedule for a spring start. Ms. Purvis reported that the Official Zoning Map, a pre-app for the Butterfield Townhomes, and a sign variation for Parkview Church are slated for the February 24th meeting. The March 10th meeting, she said, is to feature the pre-app discussion (dropped from tonight's agenda) concerning 534 Duane Street, as well as a minor subdivision pre-app for 322 Taylor. She said she'd be issuing new (replacement) links for recurring Zoom meetings, and said she expects at least the next meeting, and possibly the one after that, to be held remotely.

Adjournment

Chairperson Loftus adjourned the meeting at 8:18 p.m., following passage by roll call vote of a motion to adjourn made by Commissioner Vondruska and seconded by Commissioner Fanella.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary

Reviewed by,
Planning Manager Purvis



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

Meeting 2/24/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Joshua Hankins, Kelly Purvis

**AGENDA ITEM (ID
2022-1913)**

DOC ID: 2022-1913

Sign Variation- 764 St. Charles Road. The Petitioner is requesting a sign variation to install an illuminated backlit sign.

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. 764 St. Charles Road Staff Report
2. 1. Aerial Map
3. 2. Zoning Map
4. 3. Public Notice
5. 4. Public Notice Buffer Map
6. 5. Public Notice Mailing List
7. 6. Certificate of Publication
8. 7. Photo of Existing Signage
9. 8. Petitioner's Application
10. 9. Sign Renderings
11. 10. Draft Motion to Approve
12. 11. Draft Finding of Fact

STAFF REPORT

TO: Glen Ellyn Plan Commission

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

DATE: February 14, 2022

FOR: February 24, 2022 - Plan Commission Meeting

SUBJECT: Public Hearing – Parkview Community Church –764 St. Charles Road
Variation from the Sign Code to Allow an Illuminated Sign in the R2 Residential District

PETITIONER: The petitioner is the Parkview Community Church, represented by Michael Poorman, Operations Pastor of the church.

REQUEST: The petitioner is requesting a public hearing regarding the installation of an illuminated wall sign that will face St. Charles Road to help people driving on St. Charles locate the church. In order to construct the sign as proposed, the petitioner is requesting approval of the following variation from the Sign Code:

1. A variation from Section 4-5-8 of the Sign Code to allow for the installation of an illuminated wall sign to be attached to the church's south façade in the R2 Residential Zoning District where silhouette illuminated signs are prohibited.
2. Any other zoning relief necessary to construct the project as depicted on the plans presented or revised at the public hearing or at the public meeting of the Village Board.

**LOCATION/
ZONING:**

The subject property is located on the north side of St. Charles Road between Riford Road and Eastern Avenue, in the R2 Residential District. The property is surrounded by Ackerman Park to the west, north, and east, with Forest Hill Cemetery to the south. The single-family lot that is surrounded by the church property is also owned by Parkview Community Church. The surrounding zoning and land uses are as follows:

<u>Land Use</u>	<u>Zoning</u>
North: Ackerman Park	CR Conservation/Recreation
South: Forest Hill Cemetery	R2 Residential
West: Ackerman Park	CR Conservation/Recreation
East: Ackerman Park	CR Conservation/Recreation

**PUBLIC
NOTICE:**

Notice of the public hearing was published in the February 9th, 2022, edition of The Daily Herald. A public hearing placard was placed on the property, and property owners within 350 feet of the subject property were notified of the public hearing by mail.

**PROJECT
HISTORY:**

The subject property is currently home to the Parkview Community Church. The site has two identical freestanding signs on the property (neither of which are illuminated). One of the freestanding signs is located on the northwestern portion of the property while the other sign is located on the southeastern portion of the property (photo attached). The petitioner has stated that their existing signage doesn't stand out enough to alert drivers on St. Charles Road of their church particularly at night. For this reason, they have submitted the petition for an illuminated sign on the building. The subject property is located in an R2 Residential Zoning District, which prohibits illuminated signs.

**PROJECT
SUMMARY:**

The petitioner is proposing to install a silhouette illuminated wall sign on the southeast elevation of the church, which fronts St. Charles Road. The sign will read "Parkview Community Church" with a measurement of 176" by 36". The top line that reads "Parkview" will have 17.62" tall letters while the bottom line, which reads "Community Church" will have 10" tall letters. Other than the sign being illuminated, the proposed sign will be compliant with all other requirements of the Sign Code.

**COMMISSION
ACTION:**

The Plan Commission should consider the petitioner's request for approval of the requested variation from the Sign Code and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Plan Commission should consider the criteria of Section 4-5-17(G)3 of the Sign Code for granting approval of a Variation. Staff has prepared draft findings of fact for a recommendation of approval of the Sign Variation (attached). 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.

If the sign variation is approved, the Plan Commission may wish to consider the following as conditions of approval:

1. That the sign shall be constructed in substantial conformance with the testimony presented at the Plan Commission public hearing and before the Village Board of Trustees; and
2. That the sign's brightness shall not exceed 50 foot-candles measured perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign or one foot-candle on the adjoining residential property lot line closet to the sign, measured three feet above the surface of the ground.
3. Other than the variation requested, the proposed sign shall otherwise be compliant with the Village's Sign Code; and

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Public Notice
4. Public Notice Buffer Map
5. Public Notice Mailing List
6. Certificate of Publication
7. Photo of Existing Signage
8. Petitioner's Application
9. Sign Renderings
10. Draft Motion to Approve
11. Draft Findings of Fact

CC: Staci Springer, Director of Community Development
Michael Poorman, Operations Pastor
Michael Bigda, Devine Signs

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\St. Charles\St. Charles 764, Parkview
Community Church\St. Charles 764, SV\Meeting Materials\PC

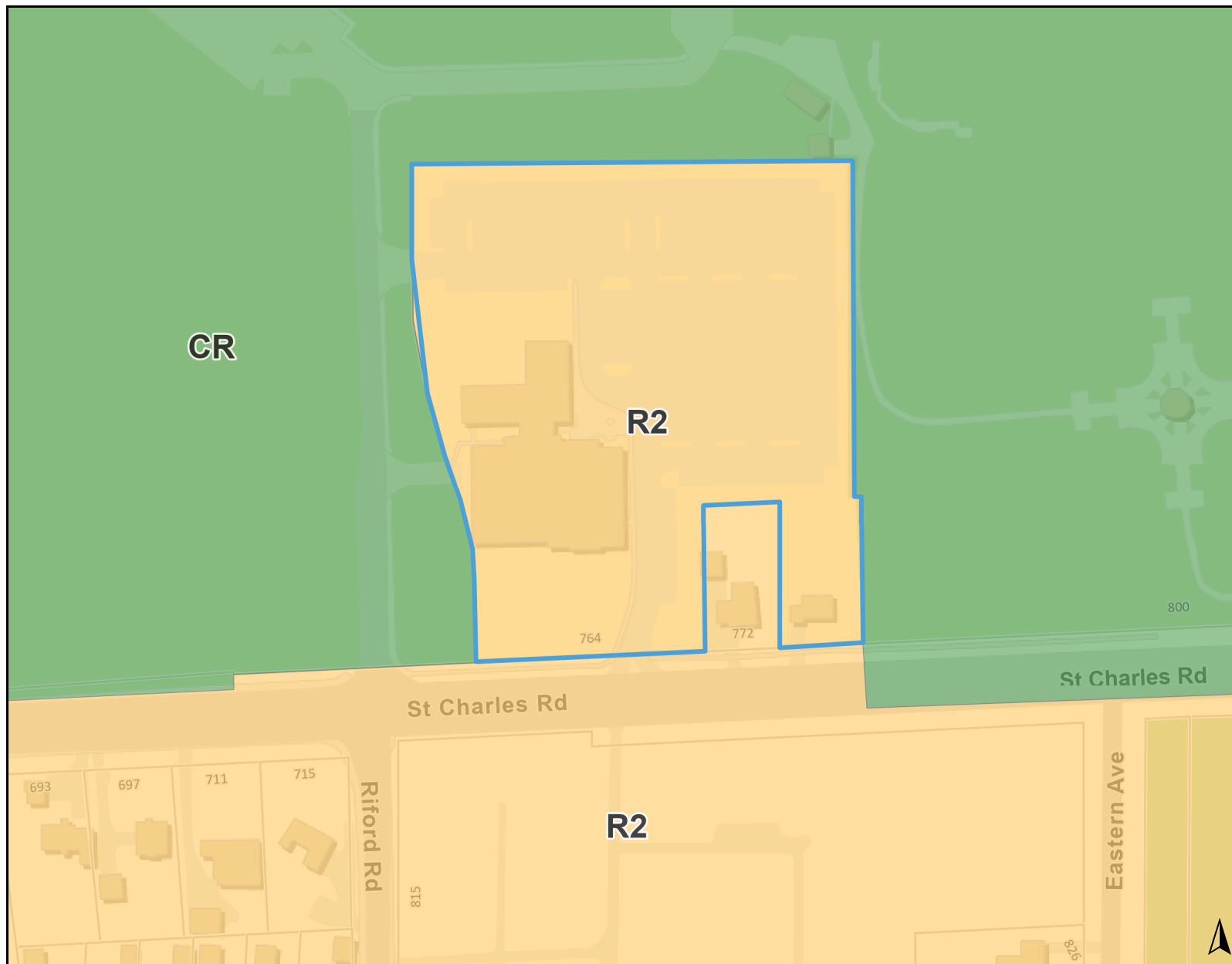


0 500 1000
ft

Print Date: 2/4/2022

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

- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 300 600
ft

Print Date: 2/10/2022

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

Michael Poorman, the Lead Pastor for the Parkview Community Church, located at 764 St. Charles Road, is requesting a public hearing for a sign variation in accordance with Section 4-5-17(G) of the Glen Ellyn Sign Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Plan Commission must conduct a public hearing. The Plan Commission will conduct the public hearing to consider the request on **February 24, 2022, at 7 p.m. via the virtual meeting platform, Zoom.**

The petitioner is specifically requesting approval of a variation from the Glen Ellyn Sign Code as follows:

1. Section 4-5-8 of the Sign Code to allow for the installation of an illuminated wall sign on the church's south façade in the R2 Residential Zoning District, where silhouette illuminated signs are prohibited.
2. Any other zoning relief necessary to construct the project as depicted in the plans presented or revised at the public hearing or a public meeting of the Village Board.

The property is zoned R2, Residential District, and is legally described as follows:

LOT 1 IN THE PLAT OF CONSOLIDATION OF PARKVIEW COMMUNITY CHURCH, BEING A PART OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 2010 AS DOCUMENT NUMBER R2010-139616, IN DUPAGE COUNTY, ILLINOIS.

P.I.N.: 05-02-418-014

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 18, 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 jhankins@glenellyn.org. All public comments received by 12:00 pm on Thursday, February 24, 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

CIVIC CENTER 535 DUANE STREET GLEN ELLYN, IL 60137 630.469.5000 FAX 630.469.8849



temporary meeting procedures will be eliminated once the emergency declaration is lifted.

Please click the link below to join the webinar:

<https://us02web.zoom.us/j/83530684185?pwd=bFRidnBkQ2VQbE5mUmMvT2I2Vy8zQT09>

Passcode: 298240

Or One tap mobile :

US: +13126266799,,83530684185#,,, *298240# or
+16465588656,,83530684185#,,, *298240#

Or Telephone:

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

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

Webinar ID: 835 3068 4185

Passcode: 298240



Village of Glen Ellyn

350 Foot Buffer
from
764 St Charles Rd

Ackerman Park

ST CHARLES RD

LENOX RD

EASTERN AVE

MEREDITH PL

RIFORD RD

Churchill Woods Forest Preserve

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

0 55 110 220 Feet



764 St. Charles Road
Address List

BILLNAME	BILLSTNUM	BILLSTNAME	BILLCITY	BILLSTATE	BILLZIP
FIASCHE, ANTONIO	711	ST CHARLES RD	GLEN ELLYN	IL	60137
FOREST HILL CEMETERY ASSO		PO BOX 585	GLEN ELLYN	IL	60138
FOREST HILL CEMETERY ASSO		PO BOX 585	GLEN ELLYN	IL	60138
FOREST PRESERVE DISTRICT		PO BOX 5000	WHEATON	IL	60189
GLEN ELLYN PARK DIST	185	SPRING RD	GLEN ELLYN	IL	60137
MALYSA, BALTAZAR	715	ST CHARLES RD	GLEN ELLYN	IL	60137
PARKVIEW COMMUNITY CHURCH	764	ST CHARLES RD	GLEN ELLYN	IL	60137
PARKVIEW COMMUNITY CHURCH	764	ST CHARLES RD	GLEN ELLYN	IL	60137
WILT, DANIEL & ANNA	734	MEREDITH PL	GLEN ELLYN	IL	60137

NOTICE OF PUBLIC HEARING

Michael Paorman, the Lead Pastor for the Parkview Community Church, located at 764 St. Charles Road, is requesting a public hearing for a sign variation in accordance with Section 4-5-17(G) of the Glen Ellyn Sign Code. Before the Glen Ellyn Village Board can consider this request, the Glen Ellyn Plan Commission must conduct a public hearing. The Plan Commission will conduct the public hearing to consider the request on February 24, 2022, at 7 p.m. via the virtual meeting platform, Zoom.

The petitioner is specifically requesting approval of a variation from the Glen Ellyn Sign Code as follows:

1. Section 4-5-8 of the Sign Code to allow for the installation of an illuminated wall sign on the church's south façade in the R2 Residential Zoning District, where silhouette illuminated signs are prohibited.

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

The property is zoned R2, Residential District, and is legally described as follows:

LOT 1 IN THE PLAT OF CONSOLIDATION OF PARKVIEW COMMUNITY CHURCH, BEING A PART OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 2010 AS DOCUMENT NUMBER R2010-139616, IN DUPAGE COUNTY, ILLINOIS.
P.I.N.: 05-02-418-014

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 18, 2022.

On January 7, 2022, Governor JB Pritzker signed a new Governorial 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 of 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 ihonkins@glenelyn.org. All public comments received by 12:00 pm on Thursday, February 24, 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 webinar:
<https://us02web.zoom.us/j/83530684185?pwd=bFRldnBkQ2V0bE5mUmMvTlZlVjY8ZkQ1OQ==>

Passcode: 298240

Or One tap mobile :

US: +13126266799, 83530684185, *298240# or

16465588656, 83530684185, *298240#

Or Telephone:

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

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

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

Webinar ID: 835 3068 4185

Passcode: 298240

Published in Daily Herald February 9, 2022 (4577580)

CERTIFICATE OF PUBLICATION

Paddock Publications, Inc.

DuPage County Daily Herald

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

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

County(ies) of DuPage

and State of Illinois, continuously for more than one year prior to the date of the first publication of the notice hereinafter referred to and is 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 02/09/2022 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 # 4577580

RECEIVED

FEB 14 2022



PARKVIEW.CC

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

RECEIVED

OCT 22 2021

APPLICATION FOR SIGN VARIATION

VILLAGE OF GLEN ELLYN

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

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

The undersigned hereby petitions the Village of Glen Ellyn, Illinois, for one or more variations from the Glen Ellyn Sign Code, as described in this application.

I. APPLICANT INFORMATION

CLEAR PAGE

Name: **Michael Poorman**

Address: **764 St. Charles Rd.**

Phone No.: **317-519-4627** Fax No.: _____

E-mail: **michael@parkview.cc**

Ownership Interest in the Property in Question: **Lead Pastor**

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

**Parkview Community Church
Owner: Michael Poorman
764 St. Charles Rd
Glen Ellyn, IL 60137**

II. PROPERTY INFORMATION

Common address: **764 St. Charles Rd**

Permanent tax index number: _____ Zoning classification: _____

Present use: **Church**

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

CLEAR PAGE

List of the variation(s) requested, including identification of the Sign Code provisions from which the variation is sought:

**Request for a halo-lit sign on the southeast elevation of the church.
Sign will have black letters with white light shining onto the building when illuminated during non-sunlight hours.
Overall dimensions of the sign are: 176"w x36"h.**

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

Please note that a showing that granting the requested variation would be more profitable to the applicant or that the sign would be more valuable is not grounds for granting approval for a variation (Section 4-5-17(G)3(c) of the Sign Code).

A. Standards Applicable to All Variations Requested

1. Indicate how you believe the requested variation(s) complies with the Statement of Purpose in Section 4-5-2 of the Sign Code (attached):

See in body of email.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

See in body of email.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

See in body of email.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

See in body of email.

5. Provide evidence that the variation(s), if granted, would not endanger the public health, safety, or welfare:

See in body of email.

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

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

See in body of email.

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

See in body of email.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

See in body of email.

4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

See in body of email.

Please add any additional comments which you believe may assist the PC in reviewing this application:

RECEIVED

OCT 22 2021

CLEAR PAGE

VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>9/17/2021</u> Date	<u>Michael A Bigda</u> Print Name	<u>Michael A. Bigda</u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

RECEIVED

OCT 22 2021

VILLAGE OF GLEN ELLYN

AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, Rev. Ray S. Kollbaker owner of the property described as

LOT 1 IN THE PLAT OF CONSOLIDATION OF PARKVIEW COMMUNITY CHURCH, BEING A PART OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED OCTOBER 15, 2010 AS DOCUMENT NUMBER R2010-139616, IN DUPAGE COUNTY, ILLINOIS.

verify that

Divine Signs

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

Ray S. Kollbaker
Owner Signature

Subscribed and sworn to before me this

10th day of September, 2021
Viktoriya V. Popova

Notary Public



RECEIVED

REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

OCT 22 2021

VILLAGE OF GLEN ELLYN

Village of Glen Ellyn Acct: # _____

Initial Deposit Amount: _____

- I. DESCRIPTION OF PROJECT: Halo-Lit Channel Letters
- II. _____
- III. OWNER:
- A. Owner of Property: Parkview Community Church
- B. Owner's Address: 764 St. Charles Rd
- C. Owner's Home Phone Number: 317-519-4627 Fax: _____
- D. Owner's Work Phone Number: Same
- E. Owner's E-mail: michael@parkview.cc
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- IV. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: Michael Bigda Divine Signs and Graphics, Inc.
- B. Petitioner's Address: 601 Estes Ave, Schaumburg, IL
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: 847-534-9220
- E. Petitioner's E-mail: mbigda@divinesignsinc.com
- V. LOCATION OF PROPERTY:
- A. General Location of Property: North side of St. Charles Rd / West of Ackerman Park
- B. Acreage of Parcel: _____
- C. Permanent Index Number(s): _____
- D. Legal Description (Please attach)
- VI. 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

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.

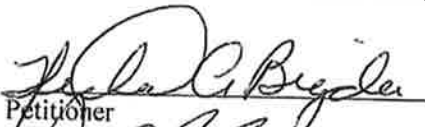
Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct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

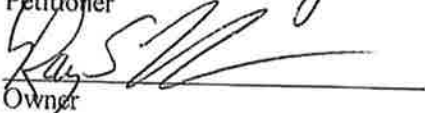
The remedies available to the Village as set forth hereinabove are non-exclusive and nothing herein shall be deemed to limit or waive the Village's right to seek relief of such fees against any or all responsible parties in a court of competent jurisdiction.

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


Owner

Date: 09/18/21

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

OCT 22 2021

CLEAR PAGE

VILLAGE OF GLEN ELLYN

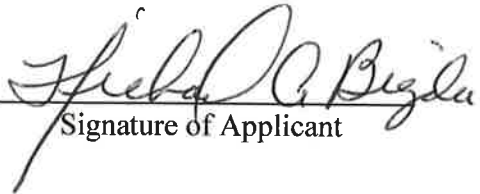
VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

I (We) understand that this application will not be submitted to the Review Boards and Commissions until all items on the attached list are reviewed by Village staff.

<u>9/17/2021</u>	<u>Michael A Bigda</u>	<u></u>
Date	Print Name	Signature of Applicant

<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant

<u> </u>	<u> </u>	<u> </u>
Date	Print Name	Signature of Applicant



October 14, 2021

To Whom It May Concern:

RECEIVED
OCT 22 2021
VILLAGE OF GLEN ELLYN

At Parkview Community Church, Lead Pastor Rev. Ray Kollbocker has the authority to make decisions regarding changes made to the exterior of the church's facility at 764 St Charles Road, Glen Ellyn.

Ray Kollbocker

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: 9/13/21Address: Parkview Community Church 764 St Charles Road

Legal Description:

LOT 1 IN THE PLAT OF CONSOLIDATION OF
PARKVIEW COMMUNITY CHURCH, BEING A PART
OF SECTION 2, TOWNSHIP 39 NORTH, RANGE 10
EAST OF THE THIRD PRINCIPAL MERIDIAN,
ACCORDING TO THE PLAT THEREOF RECORDED
OCTOBER 15, 2010 AS DOCUMENT NUMBER R2010-139616,
IN DUPAGE COUNTY, ILLINOIS.

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

Name: Ray Kollbac Kir Address: 1106 Santa Rosa, Wheaton % 0Name: Tim Henry Address: 312 E. Cole Ave, Wheaton % 0Name: Tony Coniaris Address: 374 Oak, Glen Ellyn % 0Name: Isaac Yew Address: 1944 Somerset, Wheaton % 0

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

WILLIAMSON

DEC 27 2021

Sign Variation Request Q & A

Section A:

1. Indicate how you believe the requested variation(s) complies with the statement of Purpose in Section 4-5-2 of the Sign Code:

The reason for the sign is to bring greater identity to a community faith-based organization. The proposed sign will allow for greater visibility day & night for the church. The method of backlighting the sign provides greater curb appeal and less light pollution.

2. Provide evidence that the practical difficulties or hardship in complying with the Sign Code is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment. Also share how the conditions upon which the request is based are not generally applicable to other property within the same zoning district:

Parkview Community Church is applying for a variance from **Section 4-5-8** for the sign code because the practical difficulties or hardship in complying with the Sign Code is based on an unusual geographic location. We are located on St. Charles Road which is a busy four lane road with no direct neighbors (we own the 772 House next to church) and we are across the street from a cemetery. We are zoned residential but any residential homes to our east and west are blocked by trees. We are also located in front of Ackerman Sports Complex which uses stadium lighting at night. The current sign code does not adequately provide for visibility. At night, even with some up-lighting, a sign is not easily seen. To make a sign large enough and bright enough to identify the building due to its setback, we'd actually be using brighter illumination than what the building sign would give off. As we have evening and night activities at the building throughout the week, making sure the signage is visible is important.

This variation is to allow a sign in an R2 district. The sign will be internally / silhouette illuminated.

3. Provide evidence that the variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located:

The variance, if granted, would not have adverse impact on the surrounding area. In fact, it would be in line with similar signage that Ackerman has put on their building and, we believe, would look better for the village rather than gooseneck lighting or up-lighting. As mentioned above, the church property is zoned residential but there are few inhabited houses around us. The church owns the properties at 772 and 776 Saint Charles Road and Ackerman Park surrounds us on the north, east and west sides.

4. Provide evidence that the variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area:

As mentioned above the variance, if granted, would have not adverse impact on the surrounding area fur to our location. The technology today is much better than it used to be and these signs do not give off as much light pollution as they used to. The purpose of the light is only to provide enough contrast to

enable the lettering to be seen, not to illuminate the side of the building which would be much brighter and would visually carry further.

Section B:

1. Provide evidence that the purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property:

The purpose of the variation is not based on making money for Parkview Community Church. We are interested in people being able to identify our building as a church and that our doors are open to the community. Parkview is a church, a non-profit organization and a 501c3 status. Our property is used to serve our community, not profit from it. We own no businesses nor do we rent the space out to businesses.

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

The purpose / reason for the variance request is that church would like an illuminated sign that would create greater visibility to the church at night. The church has not created this hardship.

We have contracted with an independent sign company named Divine Signs in Schaumburg. To our knowledge, no one we are dealing with attends Parkview Community Church. Nor are sign company employees/leadership part of Parkview Community Church's leadership teams and boards.

3. Provide evidence that the requested variation(s) is/are the minimum variation(s) necessary.

This variation would be the minimum variation necessary and would only require backlighting for the letters of our church name. It would be minimal lighting and minimal adjustment. Parkview is not asking to illuminate the side of the building, only allow the light needed to make the sign lettering visible at night. Trying to illuminate the sign with uplighting or downlighting will actually require more light than what is needed as more lights will be required to ensure the sign is fully visible and part of it is not lost in the shadows such lighting would produce.

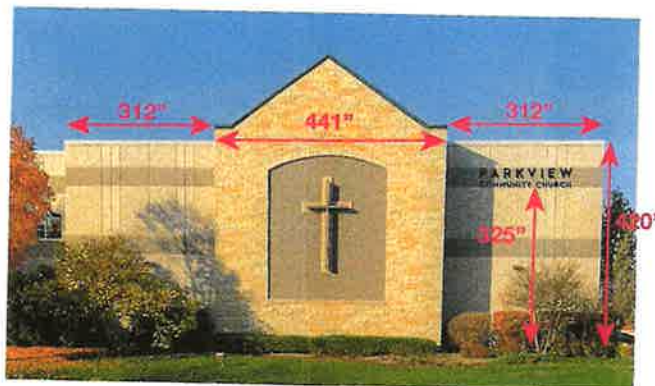
4. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district in which it is located:

The property of Parkview Community Church cannot yield a reasonable return if permitted to be used only under the conditions allowed by the regulations governing the district because we do not have adequate way-finding signage. This variance would allow our signage to be noticeable and aesthetically pleasing. For years, we have had people arrive on our property confusing it with Ackerman Sports Complex. These changes will help not only the church but the park district as well. Our purpose in the signage is to make identifying the building easier in dark conditions so we can serve our community throughout the week. We currently offer care and recovery groups and classes for those dealing with a variety of issues - from addiction issues to grief support to support for single moms and those dealing with a family member experiencing mental illness, to name just a few. For those wanting to dig deeper into their faith, there are Bible studies and classes as well, many of which meet at night. Without good signage, people don't always realize they've found the place they're looking for.

Answer to Question A5:

Provide evidence that the variation, if granted, would not endanger the public health, safety or welfare:

The new signage will be backlit; thus, creating a low emittance of light and would serve as a point of arrival for all who are passing by.



NOTES

- A** QTY: 1
 MTRL: Dimensional Letters
 SIZE: 176" x 36"
 Top line - 17.625" Tall Letters
 Bottom Line - 10" Tall Letters
- Text to be halo-lit dimensional lettering
- Rendering is for proofing purposes only

VILLAGE OF GLEN ELLYN

RECEIVED
 OCT 22 2021

COLORS

THIS PROOF IS NOT FOR COLOR MATCHING



601 ESTES AVE. SCHAMBURG, IL. 60193
 PHONE: 847-534-9220 | FAX: 847-534-9221

PROJECT NUMBER EST26598 PROJECT MANAGER JR ARTIST AV

PLEASE CHECK THE APPROPRIATE CIRCLE BEFORE RETURNING THIS PROOF

THIS PROOF IS FOR CONFIRMATION OF CONTENT, PLACEMENT, SPELLING, GRAMMAR & PUNCTUATION ONLY. COLORS USED FOR FINAL PRODUCTION WILL NOT BE AN EXACT MATCH OF COLORS SHOWN HERE.

THIS ARTWORK HAS BEEN PREPARED FOR OUR CUSTOMER AND MAY NOT BE REPRODUCED WITHOUT WRITTEN APPROVAL FROM DIVINE SIGNS, INC. ARTWORK REMAINS PROPERTY OF DIVINE SIGNS UNTIL CUSTOMER PURCHASES IT OR ITS INTENDED PRODUCTS. DIVINE SIGNS, INC. RESERVES THE RIGHT TO BILL FOR UNRETURNED ARTWORK.

- ☐ APPROVED
☐ APPROVED AS NOTED
☐ CORRECT & REPROOF

SIGNATURE

DATE

(DRAFT) MOTION TO RECOMMEND APPROVAL OF A SIGN VARIATION FOR THE PROPERTY LOCATED AT 764 ST. CHARLES ROAD.

After conducting a public hearing and deliberating on the request of the petitioner, Parkview Community Church, for approval of a Sign Variation to allow the installation of an illuminated back-lit wall sign in the R2 Residential 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 24, 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 project be constructed in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees; and
2. That the sign's brightness shall not exceed 50 foot-candles measured perpendicular to the face of the sign from a distance equal to the narrowest dimension of the sign or one foot-candle on the adjoining residential property lot line closet to the sign, measured three feet above the surface of the ground.
3. Other than the variation requested, the proposed sign shall otherwise be compliant with the Village's Sign Code.

Motion by: _____ Seconded by: _____

**“DRAFT FINDINGS OF FACT” FOR A RECOMMENDATION OF APPROVAL OF A
SIGN VARIATION FOR PARKVIEW COMMUNITY CHURCH, LOCATED AT
764 ST. CHARLES ROAD**

Having considered the application of the Parkview Community Church for approval of a sign variation from the Glen Ellyn Sign Code for the property located at 764 St. Charles Road, the Plan Commission hereby makes the following findings of fact in regard to the requested sign variation:

(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 request complies with the Statement of Purpose in Section 4-5-2 of this Chapter because:

The petitioner believes the wall sign will help create a more distinct identity to their community faith-based organization. The church will attain greater visibility on St. Charles Road, helping people locate the church, particularly at night, when many activities take place at the church. The petitioner also stated that the backlighting of the sign provides greater curb appeal and less light pollution when compared to other types of illuminated signs.

2. The plight of the owner is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment and the conditions upon which the request is based are not generally applicable to other property within the same zoning district because:

The church building has a front yard setback of 115 feet and is located approximately 160 feet from St. Charles Road. The subject property is located on a busy road and is surrounded on three sides (west, north, east) by CR Conservation/Recreation Districts and to the south by R2 Residential District.

3. The variation, if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvement in the neighborhood in which the property is located because:

The proposed sign complies with all dimensional and construction requirements per the Village Sign Code and other applicable Zoning Codes and standards.
It is indistinguishable from other signs in the area that have no adverse impact on property values.

4. The variation, if granted, would have no adverse impact on the existing or desired character of the surrounding area because:

The surrounding properties will not be impacted because of their uses. Ackerman Park, to the north, west, and east has nighttime events where large stadium lights are being used. Forest Hill Cemetery is located to the south of the property and the two homes (772 and 776 St. Charles Rd.) located to the southeast of the building are both owned by the church.

5. The variation, if granted, would not endanger, the public health, safety, or welfare because:

The sign will help safety by giving appropriate guidance to drivers on St. Charles Road. The backlit wall sign will also be a low emitter of light pollution.

The Commission further adopts the supplemental findings of fact in the petitioner's application packet dated October 22, 2021.



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

Meeting 2/24/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Atrin Fard, Kelly Purvis

**AGENDA ITEM (ID
2022-1914)**

DOC ID: 2022-1914

Pre-Application Meeting - Clarity Strategic Opportunities - 21W140 & 21W164 Butterfield Road

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. PC Pre-App Staff Report 02-24-22
2. 1. Petitioner's Pre-Application
3. 2. Applicant's Narrative Statement
4. 3. Boundary and Topographic Survey
5. 4. Preliminary Site Plan
6. 5. Unit Mix
7. 6. Floor plans
8. 7. Conceptual 3D Drawings
9. 8. Signage Conceptual Drawing
10. 9. Public Notice
11. 10. List of properties that received notice
12. 11. Public Notice Map
13. 12. Aerial Map
14. 13. Zoning Map
15. 14. 1-Foot Contour Map

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager
Atrian Fard, Planner

DATE: February 11, 2022

FOR: February 24, 2022, Plan Commission Meeting

SUBJECT: 22W140 and 22W164 Butterfield Road – VIDA - Glen Ellyn
Pre-application Meeting for a Planned Unit Development

PETITIONER: The petitioner is Clarity Strategic Opportunities, LLC, represented by Mr. Matt Beary.

REQUEST: A pre-application meeting regarding a request for review of a Planned Unit Development (PUD) concept plan for a 24-unit rental townhome (attached single-family) development on the properties located at 22W140 – 164 Butterfield Road.

LOCATION: The subject site is located on the north side of Butterfield Road between Arboretum Road and Illinois Route 53, approximately 488 feet west of Butterfield Road's intersection with Illinois Route 53.

ZONING: The subject site is currently unincorporated and located in DuPage County R-3 Single-Family Residential District. Concurrent with the entitlement process, a petition for annexation of the subject property shall be submitted by the developer for consideration by the Village Board.

	<u>Land Use</u>	<u>Zoning</u>
North:	Single-family Residential	DuPage County R-3 Single-Family Residential District
South:	Abbington Banquets	DuPage County B-1 Local Business District
West:	Single-family Residential	DuPage County R-2 Single-Family Residential District
East:	Attached Single-Family Residential	DuPage County R-3 Single-Family Residential District



PUBLIC NOTICE: Although public notification is not statutorily required for a pre-application meeting, on February 14, 2022, staff mailed notifications to the property owners within 350 feet of the subject property.

COMPREHENSIVE

PLAN:

The 2001 Comprehensive Plan recommends single family residential development for the subject site to maintain the traditional distinguishing characteristics of existing neighborhoods. While the draft Comprehensive Plan update is yet to be approved and adopted by the Village Board, the draft plan encourages strategic annexation of the subject site once it becomes contiguous to the Village corporate limits. The draft plan identifies the site as a potential redevelopment site to promote more intense residential and commercial uses. The Plan Commission unanimously recommended approval of the draft Comprehensive Plan on March 11, 2021.

REVIEW

PROCESS:

In order to proceed with the project, the petitioner will need to receive approval of a Zoning Map Amendment, a Preliminary and Final Planned Unit Development Plat and Plan with zoning deviations, and Exterior Appearance. Staff would suggest the Preliminary and Final PUD plans be reviewed as a one-step process.

PROJECT

SUMMARY:

The subject site is approximately 161,889 square feet (3.72 acres) and is comprised of two interior lots with a combined frontage of 418.79 feet along Butterfield Road. The east parcel at 22W140 Butterfield Road has

been vacant since approximately 2007, and a vacant single-family residence presently occupies the west parcel at 22W164 Butterfield Road. The petitioner is in the process of acquiring the land and is proposing to assemble the two individual parcels to construct six freestanding buildings with four townhome units per building for a total of 24 rental townhouses on the site. The unit mix consists of: eleven three-story units with 3 to 4 bedrooms and 3.5 bathrooms at 2,406 square feet; six two-story units with 3 bedrooms and 2.5 bathrooms at 1,974 square feet; and seven two-story units with 3 bedrooms and 2.5 bathrooms at 2,034 square feet. Each unit would incorporate an attached one- or two-car garage on the first level of the building. More Information about the project is provided below.

1. Rezoning. The subject site is currently located in the R-3 Single-Family Residential District of unincorporated DuPage County. The petitioner will be seeking annexation of the property to Glen Ellyn and would need a Zoning Map Amendment to rezone the subject property to the R3 or R4 Residential zoning district to allow the construction of townhomes. Attached single-family developments are generally encouraged as a transition between commercial and single-family zoning districts.
2. Use. The proposed use is defined as an attached single-family development with four dwelling units per building which is a permitted use in the R3 district. However, the petitioner will be required to seek a Special Use Permit for a Planned Unit Development since there will be six principal structures on one zoning lot.

If the petitioner wishes to change the proposal to include six dwelling units per building, staff would be in support of rezoning the property to the R4 zoning district. R4 zoning would allow for up to six units of attached single-family homes by-right, with the rest of the standards being quite similar to the R3 zoning district.

3. Consolidation Plat. The site is currently made up of two single-family lots. In accordance with Section 10-10-10(B)10 of the Zoning Code, the petitioner will be required to consolidate the property into one lot. The Planned Unit Development Plat and Plan will be presented to the Plan Commission and Village Board for approval.
4. Lot Width and Depth. The subject property is 411.5' in width and 444' in depth, well over the 75' lot width and 110' lot depth required for attached single-family dwellings in this district.
5. Density. The project is in compliance with the density standards in the Zoning Code. The Code requires a lot area of 4,950 square feet per

unit for attached single-family dwellings in the R3 district. In accordance with this requirement, 30 units would be permitted on this property while 24 are proposed (5,396 square feet per dwelling unit).

The project has a FAR of 0.32 which is well under the maximum FAR of 0.4 permitted for Residential Planned Unit Developments.

6. Building Setbacks. The required and proposed building setbacks are as follows.

Setback	Required	Proposed
Front Yard (South)	30 feet and approx. 32 feet (setback of building on adjacent property)	15 feet
Rear Yard (North)	40 feet	9.5 feet
Interior Side Yards (East & West)	10% of lot width per side (41.15 feet)	20 feet per side

To proceed with the project, the petitioner would be seeking approval of deviations from all setback requirements set forth for attached single-family dwellings in the R3 district. The placement of the buildings is largely due to the wetlands on the property.

It is worth of noting that most of the setback regulations set forth in the Zoning Code are based upon a percentage of the lot width. For example, the required interior side yard setback in R3 district is defined as 10% of the lot width, and for lots wider than 100 feet, an impervious surface setback of 5% of lot width is required. Therefore, standards could impose unreasonably large setback requirements on wider sites such as this.

7. Attached Accessory Structures. According to the petitioner's narrative statement, each townhome unit would include a second-story deck atop a private patio at the back of the building. Per Code, decks are not permitted obstructions in required front and side yards. However, a deck would be allowed in the required rear yard provided it is open, uncovered, not over 7 feet above the average level of the adjoining ground, and not closer to the rear property line than 10% of the lot width. From the 3D drawings, the decks seem to stand higher than the permitted 7-foot-height from the ground. In addition, at a minimum, the decks would be set back approximately 13.5 feet from the rear lot line which will not comply with the required 41.15-foot-setback (10%

of the lot width). Therefore, deviations from Zoning Code will be required to construct decks within required front and side yards and for those in the required rear yard that would violate the permitted height and setback.

The Code allows a patio or terrace to be located in the required front and rear yards if the patio is open, uncovered, and not over 3 feet above the average level of the adjoining ground. The private patios as proposed would be open but partly covered by the decks and would encroach into all required yards. Therefore, the petitioner would need to receive approval of deviations from Zoning Code to construct covered patios, several of which also encroach into the required side yards where patios are not allowed. Worthy of note is that additional deviations would be required to allow private patios to encroach into the required impervious surface setback of 20.57'.

8. Building Height. The petitioner has indicated that the buildings would be two- and three-stories. The maximum building height permitted in the R3 district is 35 feet. With a Special Use Permit, buildings may be constructed up to 45 feet in height in the R3 district. Compliance with this standard will be confirmed as part of the formal application process.
9. Building Spacing. The spacing between adjacent principal buildings is proposed to be 8 feet, where the Residential PUD standards require 18-feet of spacing between principal buildings in a development. Therefore, a deviation will be required.

Staff would suggest the petitioner consider redesigning the arrangement of the dwelling units to reduce the number of buildings on the site to four while including six dwelling units per building. This solution would not alter the total number of dwelling units requested but would allow additional spacing between buildings.

10. Impervious Surface. As shown on the Preliminary Site Plan, the project complies with the maximum impervious surface coverage of 50% in the required front and rear yards. An impervious surface setback of 20.57' (5% of lot width) is required on all sides of the site. The patio located on the north end of the site, near the break of the rear lot line, appears to be the closest impervious surface to a property line, with a distance of approximately 9.5' from the rear property line. Therefore, deviations will be needed for impervious surface setbacks if the patios are not removed from the plans.
11. Parking/Garage. Parking would be provided through a mix of attached one-car garages for two-story units (13 spaces), attached two-car

garages for three-story units (22 spaces), surface parking on the driveway to each dwelling unit (35 spaces), and off-street visitor spaces (6 spaces). In total, 76 parking stalls are provided for the development, which translates to a ratio of 3.16 spaces per unit. The proposed parking supply well exceeds the Code requirement of two parking spaces for each dwelling unit.

For better access from the northern townhome buildings to the visitor parking spaces, staff suggests the developer consider revising their plan to include two rows of 90-degree visitor parking spaces, for a total of eight stalls, at the center of the northern cul-de-sac island, between the two detention areas.

12. Amenities. The development offers amenities such as 65.5% of the total site dedicated as open areas, provision of enclosed structures for 50% of all required parking, a fenced dog run, and benches. In addition, at the request of staff, the petitioner has indicated that they plan to construct sidewalks throughout the site; 5-foot-wide sidewalks along the local street and cul-de-sacs and 4-foot-wide path around the designated detention area.
13. Driveways. According to the Preliminary Site Plan, each dwelling unit will have its own private entrance. Dependent upon the unit's location on the site and angle in relation to the street, some have individual driveways while others have one driveway shared by two units. At a minimum, the driveway width is proposed to be approximately 14 feet wide which complies with the Code minimum requirement of 9 feet.
14. Right-of-Way. Under the Residential Subdivision Code, cul-de-sacs and local streets with less than 600 feet in length shall have a minimum ROW width of 60 feet. The Site Plan shows that a part of the fenced dog run would encroach into the ROW. Due to liability issues, the Village Engineer has recommended that the dog run be moved out of the required 60-foot ROW.

Cul-de-sacs and local streets in residential subdivisions shall maintain a minimum pavement width (back of curb to back of curb) of 21 feet. It appears that the project would be compliant with this standard.

15. Access/Circulation. The proposal calls for a two-way access drive to the site on Butterfield Road. The residential development will be self-contained and has two cul-de-sacs/turn-arounds for internal circulation. As part of the formal project review, the Village's traffic consultant will review access, circulation and increased traffic generated by the development to determine if the proposed design is

appropriate.

16. Open Space. The Residential PUD standards require that a minimum of 20% of the site be maintained as open space. The petitioner has indicated that the development will have 106,039 square feet of common open space which is 65.5% of the total site area satisfying the requirement. The common open space will include detention and wetland areas, a dog run area, and yard setbacks.
17. Landscaping. A landscape buffer strip of 10 feet along all peripheral lot lines is required of all residential PUDs. As part of a formal submittal, a landscape plan including a variety of trees and plant materials will be required.
18. Lighting. As part of the formal approval process, streetlights shall be provided throughout the subdivision as approved by the Public Works Director and in accordance with the Village of Glen Ellyn standards for the construction of public improvements.
19. Exterior Appearance. The petitioner has indicated that a modern design is anticipated for the buildings, including first-floor brick masonry, fiber-cement siding on upper floors, and large windows to allow ample light into the units. A mix of decks and private patios will complement the exterior elevations, and the gabled roofs will contribute to the suburban townhome feel. A few conceptual drawings showing the proposed exterior appearance are attached. The project will be reviewed by the new Architecture Appearance Commission for compliance with the Village's Design Guidelines as part of the formal application submittal.
20. Signage. The petitioner is proposing a monument sign that appears to visually tie to the development. As part of the formal submission, the size, location, and design of the sign will be evaluated.
21. Stormwater. The subject site is impacted by a stream and associated wetland areas starting on the site's western edge and continuing towards the southeast corner. The petitioner has made efforts to design the buildings and roadways around these natural areas and their potential buffer zones to the extent possible. We expect that the US Army Corps of Engineers will have jurisdiction over the stream and wetland area, and that agency will determine how impacts to that area will be mitigated.

The petitioner will also be required to provide stormwater detention for the 100-year storm event. In addition, Post Construction Best

Management Practices (PCBMPS) will be required to reduce stormwater runoff and enhance water quality. The stormwater management requirements will be further evaluated as part of the formal submittal.

PLAN COMMISSION ACTION:

The Plan Commission is being asked to conduct a pre-application conference and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Plan Commission may wish to consider/provide feedback regarding the following:

1. If the Commission is supportive of the overall development concept.
2. If the Commission is supportive of the proposed R3 or R4 rezoning of the property.
3. Provide feedback on the proposed arrangement of dwelling units and buildings' layout on the site.
4. Discuss and provide feedback regarding the anticipated deviation requests including: reduced building setbacks, reduced impervious surface setbacks, reduced spacing between buildings, elevated decks in the required setbacks, increased height for decks, and covered patios in the required setbacks.
5. Clarify any concerns.

ATTACHMENTS:

1. Petitioner's Pre-Application
2. Applicant's Narrative Statement
3. Boundary and Topographic Survey
4. Preliminary Site Plan
5. Unit Mix
6. Floor plans
7. Conceptual 3D Drawings
8. Signage Conceptual Drawing
9. Public Notice
10. List of properties that received notice
11. Public Notice Map
12. Aerial Map
13. Zoning Map
14. 1-Foot Contour Map

cc: Staci Springer, AICP, Community Development Director

Matt Beary, Petitioner

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Butterfield\Butterfield, 22W140 &
22W160\Staff Reports



VILLAGE OF GLEN ELLYN

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.

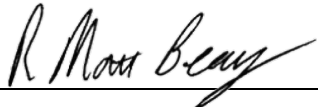
CLEAR PAGE

I. APPLICATION INFORMATION:

- A. Date Filed: **02/04/2022**
- B. Project Name: **22W164 Butterfield Rd.: VIDA - Glen Ellyn**
- C. Project Description: **24 unit Luxury Rental Townhome Community**
- D. Address of Property: **22W164 & 22W140 Butterfield Rd., Glen Ellyn, IL**
- E. Permanent Index No: **0526400035 & 0526400068** Zoning: **R-3**
- F. Name of Applicant: **Clarity Strategic Opportunities**
- G. Address of Applicant: **30210 Rancho Viejo Rd. Ste C, San Juan Capistrano, CA 92675**
- H. Phone No. (Business): **949 701 4455** Local biz address (Home) **5202 Washington Ste 1, Downers Grove**
- I. Fax No. (Business): _____ (Mobile) **949 887 9272**
- J. E-mail Address of Applicant: **matt@csopp.net**
- K. Name of Property Owner: **Catholic Charities (Joliet Diocese) (22W164) Beverly Goldsborough (22W140)**
- L. Address of Property Owner: **16555 Weber Rd, Crest Hill IL 60403 - 22W131 Ahlstrand, Glen Ellyn 60137**
- M. Phone No. (Business): 815-221-6211 (CC -Maureen Harton general counsel) (Home) **Goldsborough -Thomas Vlach attorney 630-493-9500**
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: **mharton@dioceseofjoliet.org tvlach@jtvlaw.com (goldsbrough attorney)**

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: **02/03/2022**

Project Narrative: VIDA - Glen Ellyn

Clarity Strategic Opportunities (“Clarity”) and its Principal Matt Beary have proposed a 24-unit luxury townhome development located on the north side of Butterfield road at 22W164 & 22W140 Butterfield Rd., Glen Ellyn, IL. The proposed site is approximately 3.72 acres of which approximately 2.43 acres will be dedicated to open space, detention and wetland areas. The site is currently unincorporated and comprised of 2 parcels (1 vacant/1 with unusable single-family residence).

Overview:

VIDA - Glen Ellyn is a 24-home luxury rental townhome development. The townhomes have been designed to have a modern aesthetic in the suburbs that match the feel and appeal of urban trends. The units have open concept floor plans, high ceilings and oversized windows providing light filled living areas.

Clarity has been deeply involved in acquisition and management of single family and multi-family rentals in Dupage County for the last 12 years with over 1500 units acquired and managed in the Chicago suburbs. During this time, they have developed a strong understanding of a significant unmet market demand from young professionals and empty nesters for high quality rentals. Clarity is targeting a demographic not looking to live in a typical 3 or 4 story building with common corridors but rather a boutique community with quality finishes that look and feels like a modern single-family home.

Young professionals and empty nesters are increasingly seeking a high-quality alternative to single family home ownership for a variety of reasons. Young professionals are often saving for a future home purchase but want the comforts and space of a home with smart home features instead of an apartment especially as work from home has become more common. Empty nesters are often seeking to simplify their lives by downsizing from larger homes, eliminating maintenance and making it easier to travel while retaining a place in their community. 13 of the residences have been purpose designed for empty nesters as 2 story townhomes that provide single story living on the 2nd story with a gracious master suite, kitchen and living area all on the same level.

Careful attention is being paid to maximize floor plan efficiency, functionality and flexibility to provide residents with a great value. Each of the 24 townhomes will include modern finishes such as smart home technology, quartz countertops, upgraded appliances, outdoor access with patios and decks, and walk-in closets. Flooring will consist of high-quality grade carpet in all bedrooms and designer plank flooring throughout the balance of the residence.

In addition to the interior features and contemporary exterior finishes the residents will enjoy the proposed community amenities that include a walking path around the extensive wetland areas being preserved as part of the development and a fenced dog run as this will be a pet friendly community.

Building and Unit Counts:

The development will consist of 6 buildings with 4 townhomes per building for a total of 24 residences. All townhomes will have a minimum of 3 bedrooms with select 3 story units having an additional 1st floor study/4th bedroom.

Design/Materials:

The proposed exterior finish of the buildings includes a significant amount of masonry on the first-floor level with oversized windows and fiber cement panels/siding on upper floors contributing to the modern look. A mix of balconies and private patios complement the exterior elevations and a gabled roof detail contributes to the style and presence of the townhomes.

Parking:

Parking will be provided in 3 formats. All units will have an integrated 1 or 2 stall garages, each residence will have an additional number of parking spots equal to the garage space in the form of a driveway of sufficient length to park an additional vehicle outside of each garage space. The proposed layout of units and buildings will result in 70 total dedicated unit parking spaces (2.9 spaces per unit) comprised of 35 garage spaces (1.45/unit) and an additional 35 driveway spaces. An additional 6 guest spaces have been provided which increases total parking for the development to 76 spaces or 3.17 spaces per unit.

Landscaping and Common Area Amenities:

Clarity will design and implement a comprehensive landscaping plan for the community that will enhance the feel and flow of the community as a quality living environment. Community amenities include a walking path around a large water retention area on the site, benches and a fenced dog run. Areas designated as wetlands and wetland buffer areas will be left in their natural state. Sidewalks have been proposed by city development staff and when implemented will enable the community to connect to the municipal walking path that has been proposed to pass in front of the property parallel to Butterfield Rd.

Wetlands / Stormwater:

The site design was significantly impacted by a stream and associated wetlands areas. Clarity substantially scaled back its initial density for the site to minimize impact on existing wetland areas and incorporate extensive stormwater retention into the plan in a way that enhances the overall attractiveness of the community.

Requested deviations for the proposed development:

- A deviation will be needed for the front yard setback
- A deviation will be needed for the rear and side yard setbacks
- A deviation will be needed for the spacing of the buildings

Site Statistics:

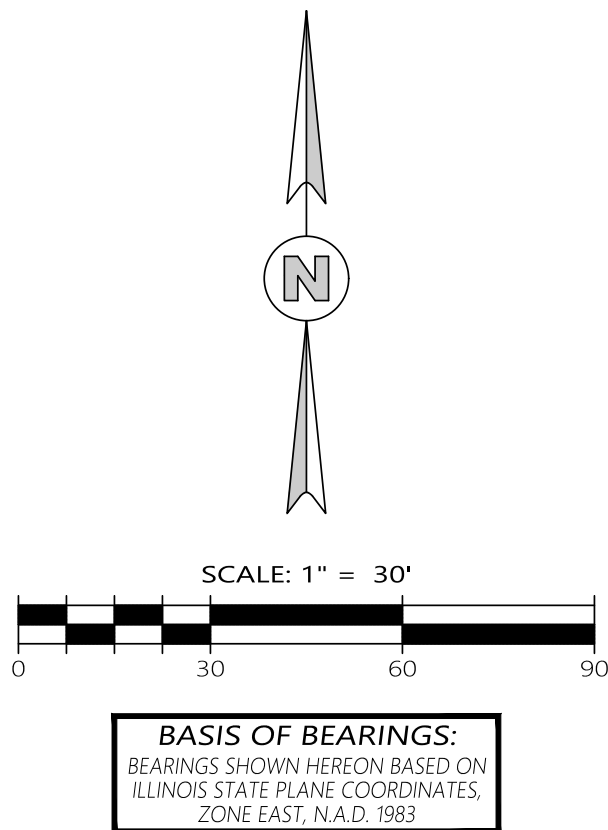
Total Area:	161,889 SF (~3.72 acres)
Number of Residences:	24 (6 buildings x 4 residences/bldg.)
Total Area of Residence floor plates:	21,836 SF
Right of Way Area:	62,035 SF
Open Space / Detention:	106,039 SF (~2.43 acres)

BOUNDARY AND TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION

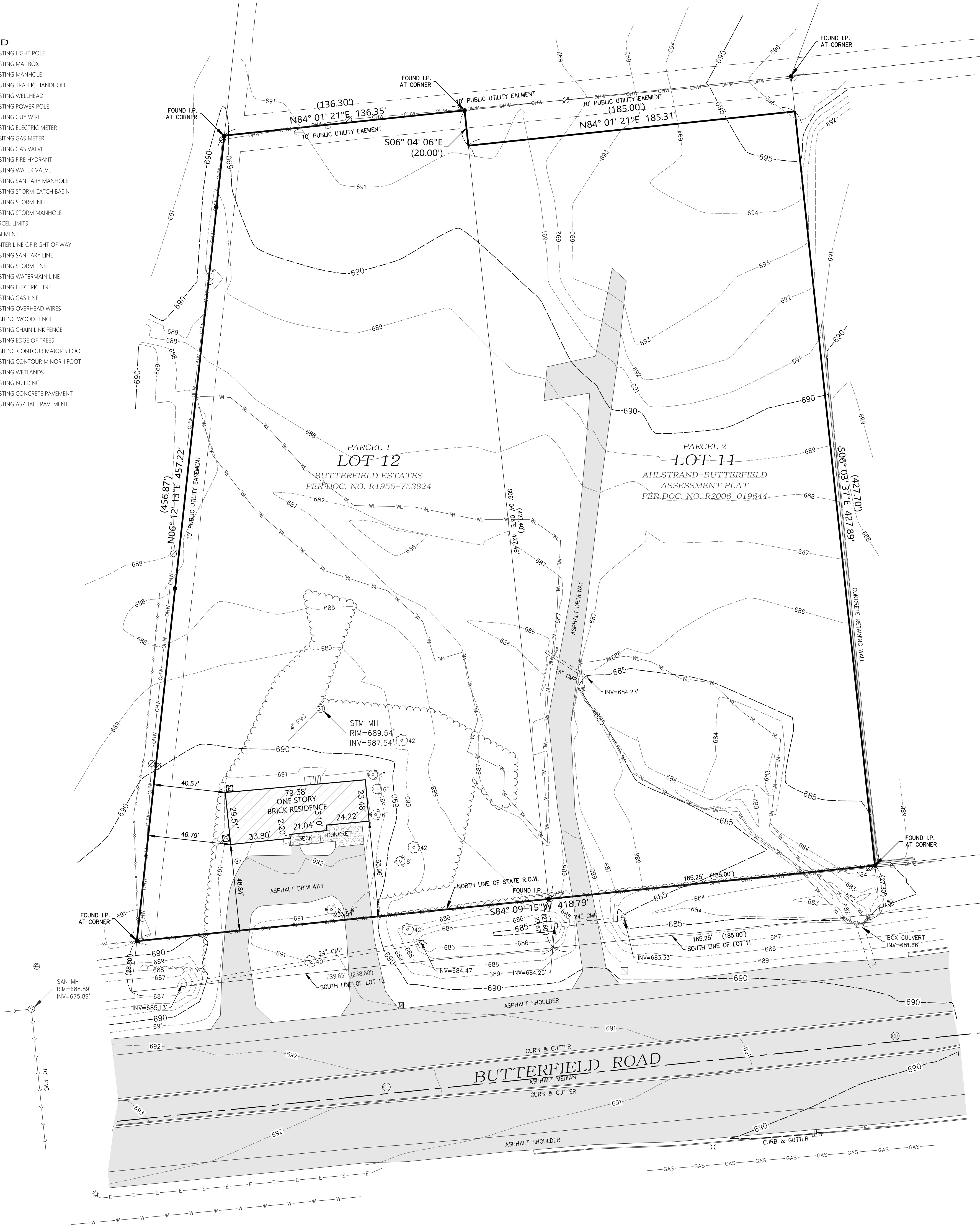
PARCEL 1:
LOT 12 IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS DOCUMENT 753824 IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2:
LOT 11 (EXCEPT THE NORTH 20.00 FEET THEREOF AS MEASURED AT RIGHT ANGLES) IN BUTTERFIELD ESTATES, BEING A SUBDIVISION OF PART OF SECTION 26, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 21, 1955 AS DOCUMENT 753824 IN DUPAGE COUNTY, ILLINOIS.



LEGEND

- EXISTING LIGHT POLE
- EXISTING MAILBOX
- EXISTING MANHOLE
- EXISTING TRAFFIC HANDHOLE
- EXISTING WELLHEAD
- EXISTING POWER POLE
- EXISTING GUY WIRE
- EXISTING ELECTRIC METER
- EXISTING GAS METER
- EXISTING GAS VALVE
- EXISTING FIRE HYDRANT
- EXISTING WATER VALVE
- EXISTING SANITARY MANHOLE
- EXISTING STORM CATCH BASIN
- EXISTING STORM INLET
- EXISTING STORM MANHOLE
- PARCEL LIMITS
- EASEMENT
- CENTER LINE OF RIGHT OF WAY
- EXISTING SANITARY LINE
- EXISTING STORM LINE
- EXISTING WATERMAIN LINE
- EXISTING ELECTRIC LINE
- GAS - GAS
- EXISTING OVERHEAD WIRES
- EXISTING WOOD FENCE
- EXISTING CHAIN LINK FENCE
- EXISTING EDGE OF TREES
- EXISTING CONTOUR MAJOR 5 FOOT
- EXISTING CONTOUR MINOR 1 FOOT
- EXISTING WETLANDS
- EXISTING BUILDING
- EXISTING CONCRETE PAVEMENT
- EXISTING ASPHALT PAVEMENT



BENCHMARKS:

BENCHMARK NO. 401
TAG BOLT ON FIRE HYDRANT LOCATED NEAR THE SOUTHEAST CORNER OF PARCEL 2 (LOT 11) ON THE NORTH SIDE OF BUTTERFIELD ROAD.

ELEVATION = 686.12' NAVD88

BENCHMARK NO. 402
NORTHEAST FLANGE BOLT ON FIRE HYDRANT LOCATED SOUTH OF PARCEL 1 (LOT 12) ON THE SOUTH SIDE OF BUTTERFIELD ROAD.

ELEVATION = 690.07' NAVD88

UTILITY STATEMENT
THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND EXISTING DRAWINGS. THE SURVEYOR MAKES NO GUARANTEES THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES DECLARE THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM INFORMATION AVAILABLE. THE SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.

811 Know what's below. JULIE
Call before you dig. (OUTSIDE OHIO AREA)
CALL 48 HOURS (2 WORKING DAYS) BEFORE YOU DIG
811 or 1-800-892-0123

STATE OF ILLINOIS)
COUNTY OF DEKALB)
WE, REGIONAL LAND SERVICES, LLC, ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-007858-0010, DO HEREBY DECLARE THAT WE HAVE SURVEYED THE TRACT OF LAND SHOWN HEREON AND THIS PLAT IS A CORRECT REPRESENTATION OF SAID TRACT.
GIVEN UNDER MY HAND AND SEAL THIS 1ST DAY OF DECEMBER, A.D. 2021, AT SYCAMORE, ILLINOIS.
RUDY P. DIXON
ILLINOIS PROFESSIONAL LAND SURVEYOR
LICENSE NO. 035-003832
LICENSE EXPIRES: NOVEMBER 30, 2022
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.
THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A TOPOGRAPHIC SURVEY.



REGIONAL LAND SERVICES
270 VIDA COURT
SYCAMORE, ILLINOIS 60178
PHONE: (618) 559-2260

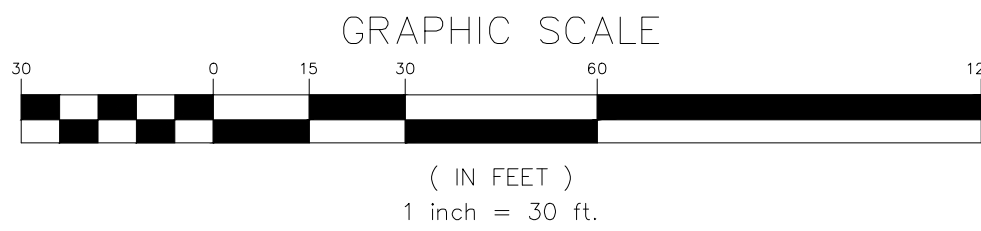
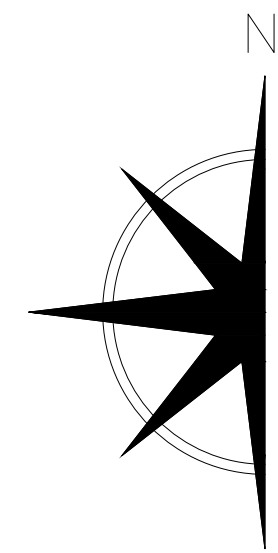
ENGINEER:
ESM CIVIL SOLUTIONS, LLC
CIVIL ENGINEERING - LAND ENTITLEMENTS - PROJECT FEASIBILITY
4320 WINFIELD ROAD - SUITE 200 WARRENVILLE, IL 60555
O: 630-300-0933 C: 630-624-0520

SURVEYORS NOTES:
1) ALL DIMENSIONS ARE GIVEN IN FEET AND DECIMAL PARTS THEREOF.
2) BEFORE STARTING ANY CONSTRUCTION OF IMPROVEMENTS OR FENCES, FIELD MONUMENTATION SHOULD BE ESTABLISHED.
3) REFER TO YOUR DEED, TITLE POLICY AND LOCAL ORDINANCES FOR RESTRICTIONS, BUILDING LINES AND EASEMENTS.
4) PARCEL DIMENSIONS AND/OR BEARINGS WITHIN PARENTHESES ABBREVIATED REC. ARE RECORDED DOCUMENT DIMENSIONS AND/OR BEARINGS.
P.U.E. - PUBLIC UTILITY EASEMENT
P.U. & D.E. - PUBLIC UTILITY & DRAINAGE EASEMENT
B.S.L. - BUILDING SETBACK LINE
A - ARC LENGTH
CB - CHORD BEARING
R - RADIUS
BLDG - BUILDING
CLF - CHAIN LINK FENCE
WDF - WOOD FENCE
TGF - FIBERGLASS FENCE
WIF - WROUGHT IRON FENCE
ALF - ALUMINUM FENCE
FIP OR SIP - FOUND OR SET IRON PIPE
FIR OR SIR - FOUND OR SET IRON ROD
FCN OR SCN - FOUND OR SET CROSS NOTCH
FPK OR SPK - FOUND OR SET MAGNETIC P.K. NAIL

REV	DESCRIPTION	DATE
0	ISSUED	12/1/2021

PROJECT NUMBER: 210161	DRAWN BY: RWH
SCALE: 1" = 30'	CHECKED BY: RPD
ORDERED BY: ESM	DATE: 12/1/2021
PROPERTY ADDRESS: 22W164 BUTTERFIELD ROAD GLEN ELLYN, IL 60137	DATE: 11/24/2021

SITE DATA TABLE	
TOTAL AREA	161,889 SF (±3.72 AC)
NUMBER OF UNITS	24
TOTAL UNIT AREA	21,836 SF
RIGHT-OF-WAY AREA	62,035 SF
OPEN SPACE/DETENTION	106,039 SF (±2.43 AC)



PREPARED FOR:
CLARITY STRATEGIC
OPPORTUNITIES, LLC
5202 WASHINGTON ST., SUITE 1
DOWNERS GROVE, IL 60515

PREPARED BY:
ESM CIVIL SOLUTIONS, LLC
Civil Engineering, Land Entitlements & Project Feasibility
4320 Winfield Road- Suite 200, Warrenville, Illinois 60555
or: 630 300-0933 c: 630 624-0520

REVISIONS			
NO.	DATE	DESCRIPTION	

22 WEST BUTTERFIELD ROAD
PRELIMINARY SITE PLAN

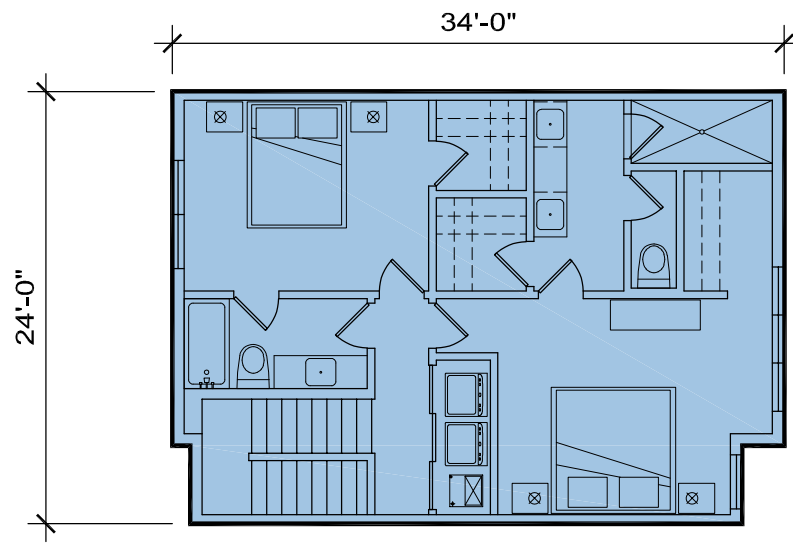
FILE NAME: BASE PLAN	DSGN. BY: ESM	JOB NO: PMW-001	FLD. BK:	SHEET NO. 1 of 1
DISC NUM: PMW-001	DRN BY: WDE	SCALE: 1:30	DATE: 2.04.2022	

UNIT MIX

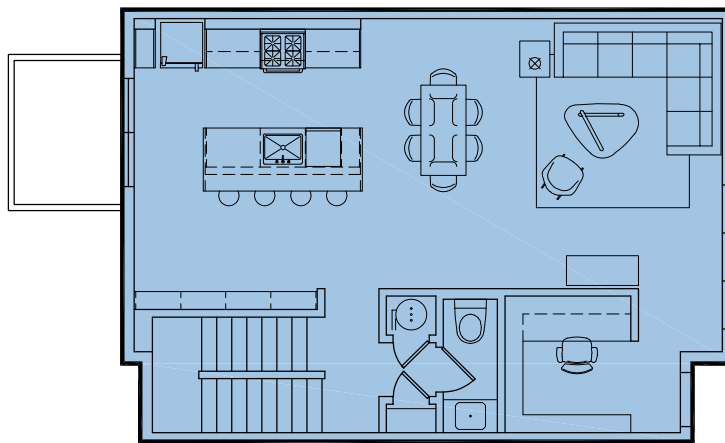
UNIT TYPE	UNIT DESCRIPTION	NET AREA	GROSS AREA	GROSS AREA
TYPE D	3 BR / 3.5 BATH 3 STORY	2,002 SF	2,406 SF	11 UNITS
TYPE F	3 BR / 2.5 BATH 2 STORY	1,663 SF	1,974 SF	6 UNITS
TYPE G	3 BR / 2.5 BATH 2 STORY	1,723 SF	2,034 SF	7 UNITS
				24 UNITS TOTAL



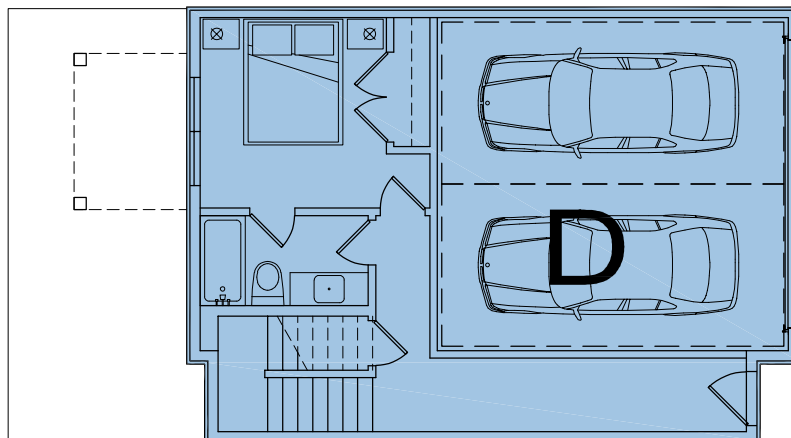
Site Plan - Option 01



802 SF - THIRD FLOOR PLAN



802 SF - SECOND FLOOR PLAN



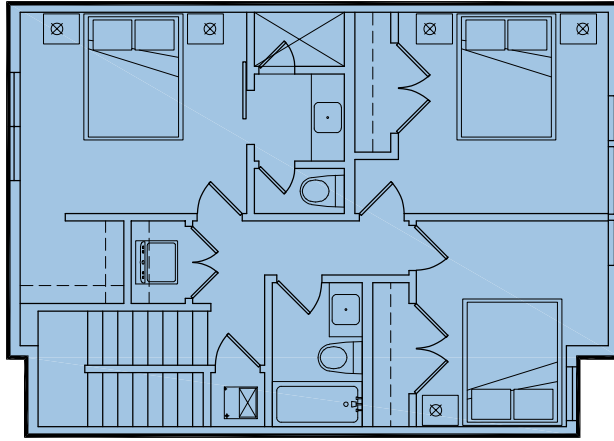
402 SF - GROUND FLOOR PLAN

NET AREA
2,002 SF

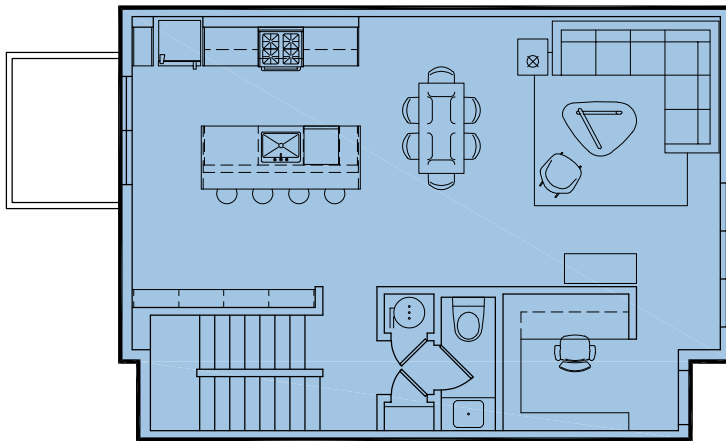
GROSS AREA
2,406 SF



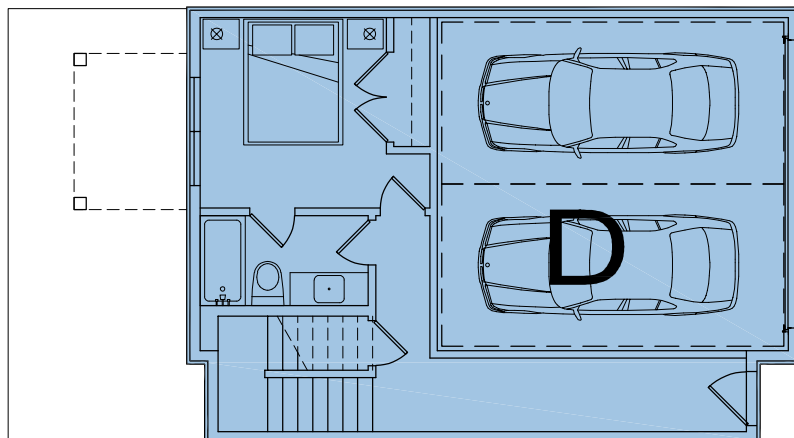
UNIT D1



802 SF - THIRD FLOOR PLAN



802 SF - SECOND FLOOR PLAN



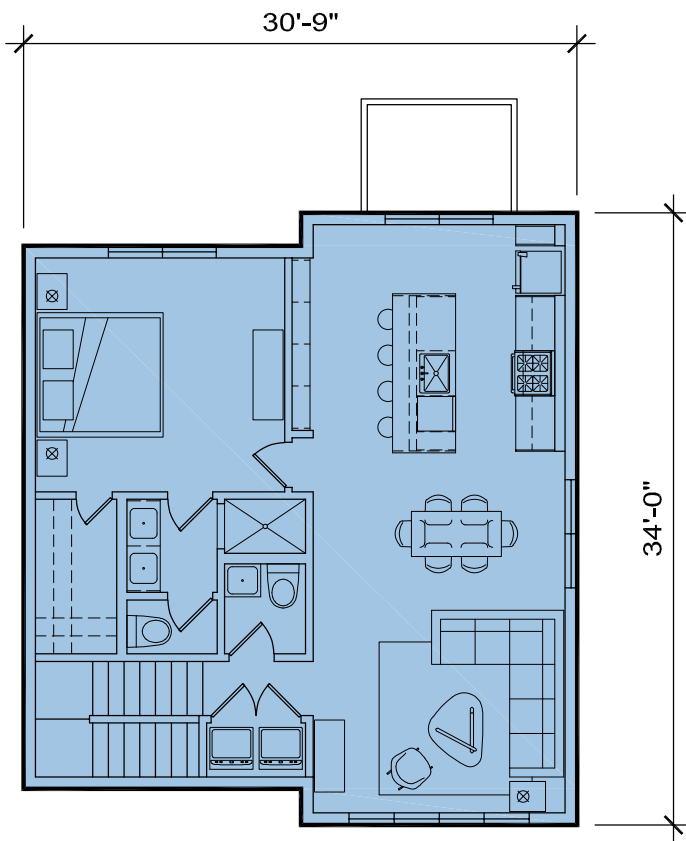
402 SF - GROUND FLOOR PLAN

NET AREA
2,002 SF

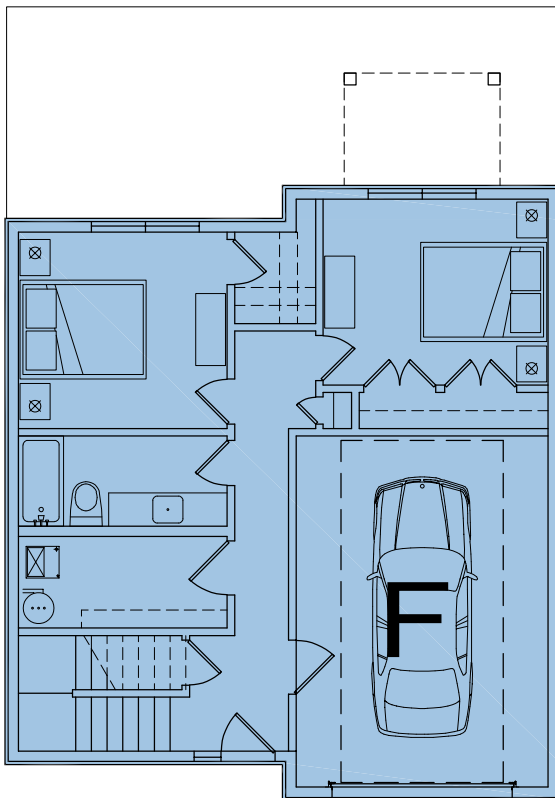
GROSS AREA
2,406 SF

0' 8'

UNIT D2



987 SF - SECOND FLOOR PLAN



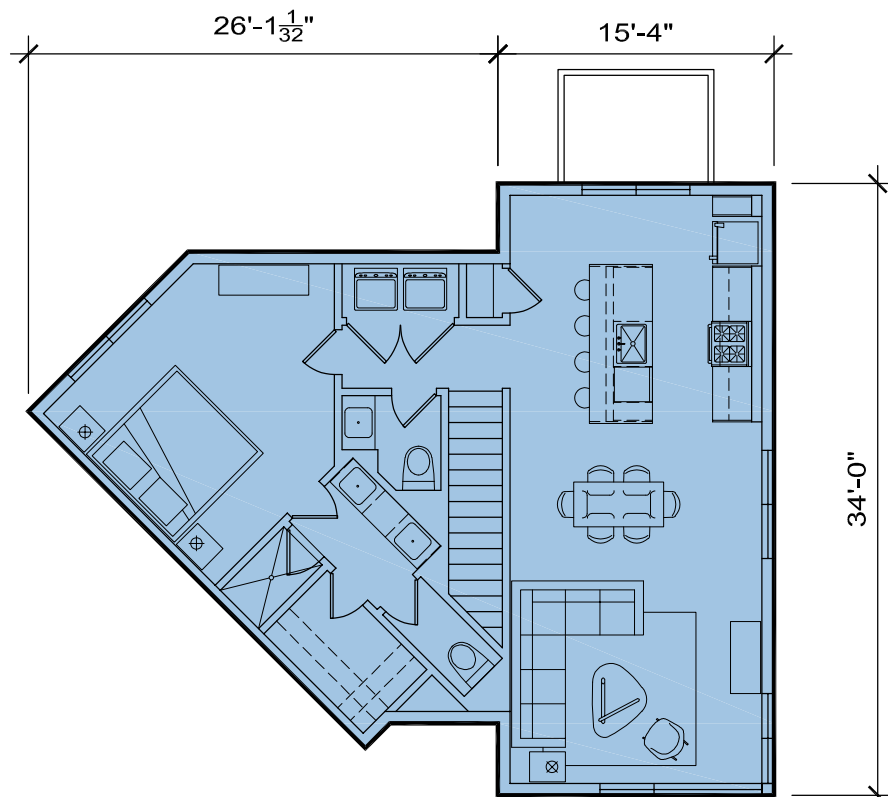
676 SF - GROUND FLOOR PLAN

NET AREA
1,663 SF

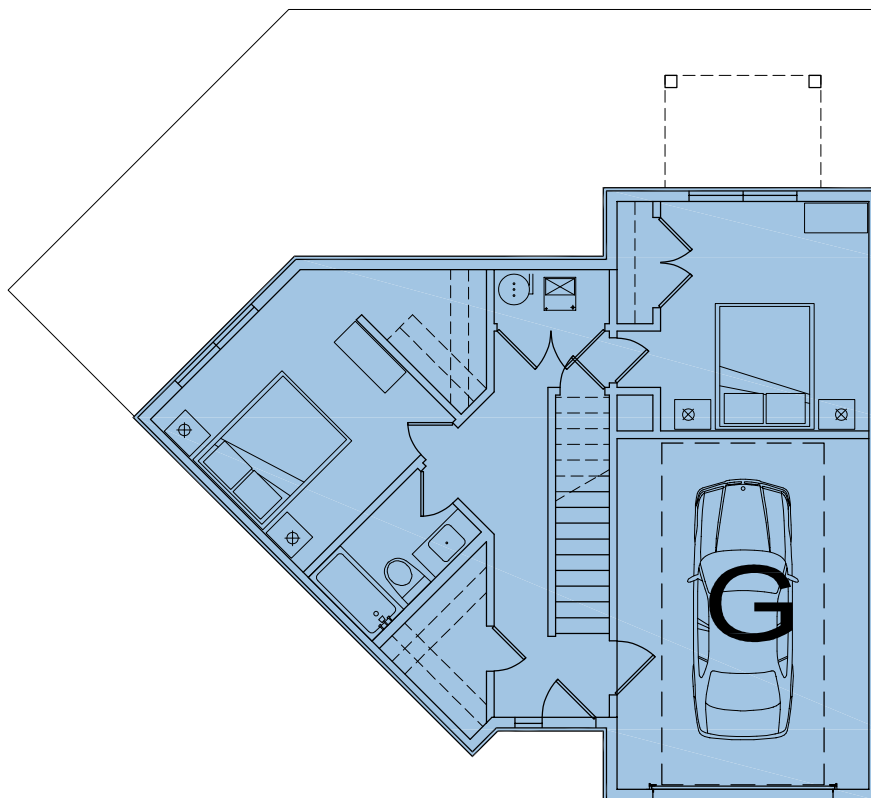
GROSS AREA
1,974 SF

0' 8'

UNIT F



1,017 SF - SECOND FLOOR PLAN



706 SF - GROUND FLOOR PLAN

NET AREA
1,723 SF

GROSS AREA
2,034 SF



UNIT G



PROJECT IMAGES



PROJECT IMAGES

FitzGerald



SIGNAGE CONCEPT

NOTICE OF PRE-APPLICATION MEETING

Clarity Strategic Opportunities is requesting a pre-application meeting with the Glen Ellyn Plan Commission to obtain preliminary feedback on a concept plan for a potential attached single-family development on the properties located at 22W140 and 22W164 Butterfield Road. The applicant is proposing a 24-unit townhome development on the two unincorporated properties on the north side of Butterfield Road, between Arboretum Road and Illinois Route 53. The subject property is currently zoned R-3 Single-Family Residential District in unincorporated DuPage County. The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, February 24, 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 for consideration by the Village.

Plans related to the proposed development 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 18, 2022.

On February 4, 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. All public comments received by 4:30 pm on Thursday, February 24, 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/83530684185?pwd=bFRidnBkQ2VQbE5mUmMvT2I2Vy8zQT09>

Passcode: 298240

Or One tap mobile :

US: +13126266799,,83530684185#,,, *298240# or
+16465588656,,83530684185#,,, *298240#

Or Telephone:

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

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

Webinar ID: 835 3068 4185

Passcode: 298240

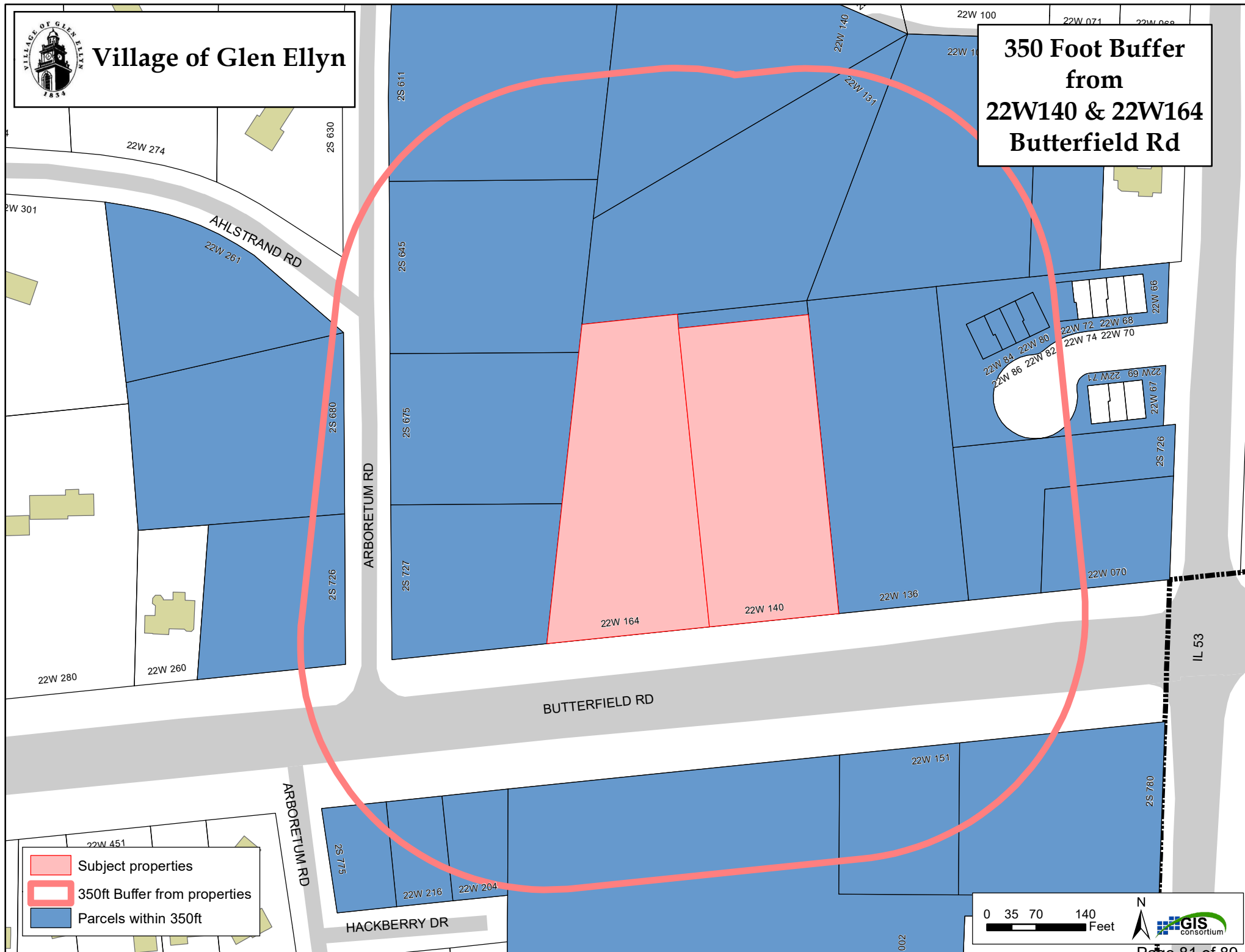
List of Addresses for Public Notice
22W140 and 22W164 Butterfield Road

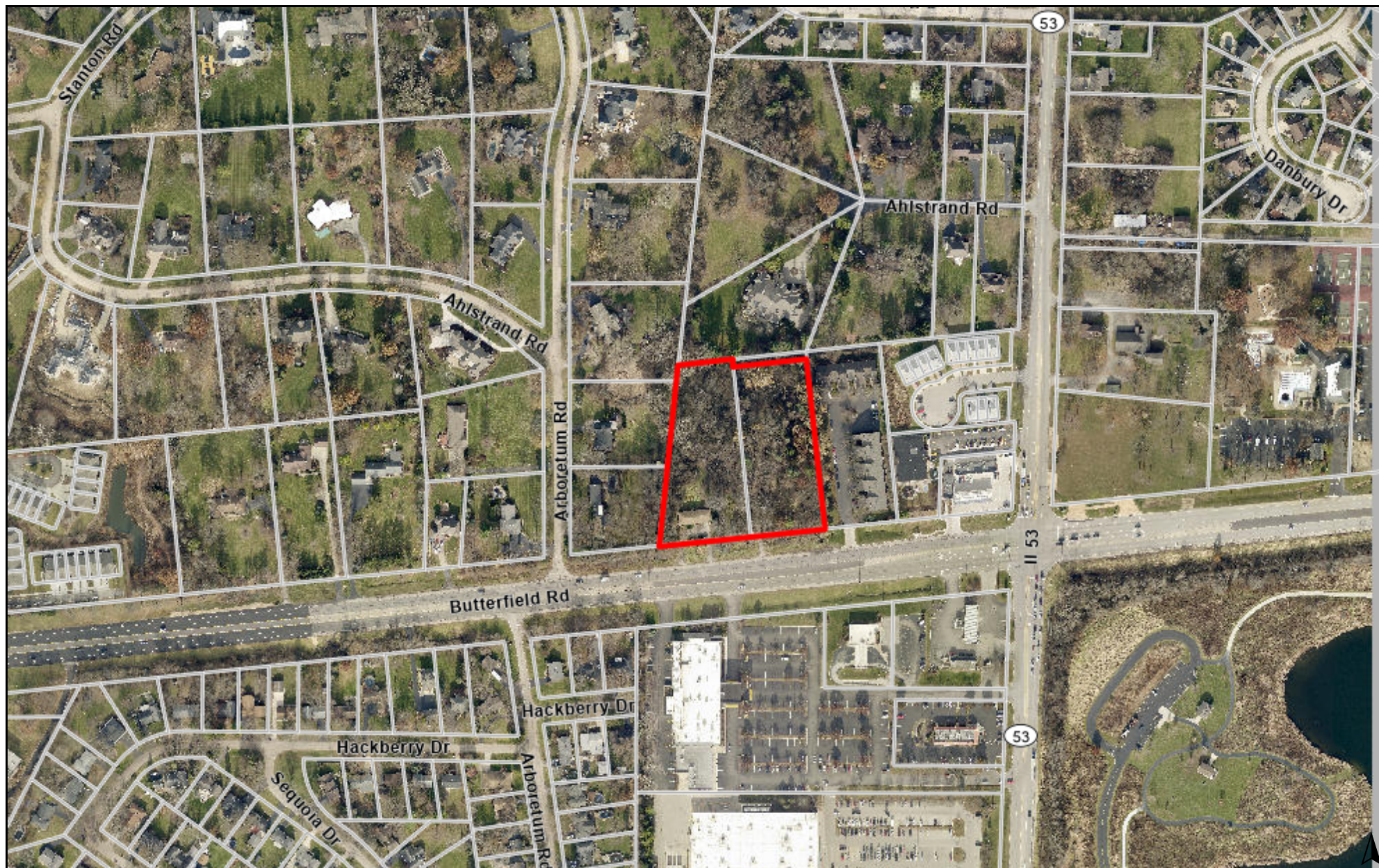
Recipient	Street #	Street Dir.	Street Name	Apt #	City	State	Zip
Baker, Kevin	22W124		Butterfield Rd	10	Glen Ellyn	IL	60137
Bass, Lutisha	22W080		Prairie Green Ct		Glen Ellyn	IL	60137
Borgens, Dean	22W134		Butterfield Rd	15	Glen Ellyn	IL	60137
Burke, Michele & Joseph	2S611		Arboretum Rd		Glen Ellyn	IL	60137
Catholic Charities	16555		Weber Rd		Crest Hill	IL	60403
Cline, Sigle J & Linda	2S726		Arboretum Rd		Glen Ellyn	IL	60137
Conley, Ray & E Kasman	2S675		Arboretum Rd		Glen Ellyn	IL	60137
Dolan, Agnes L & James	22W120		Butterfield Rd		Glen Ellyn	IL	60137
Dougherty, Dennis L	2S645		Arboretum Dr		Glen Ellyn	IL	60137
Dupage Habitat For Humant	1600	E	Roosevelt Rd		Wheaton	IL	60189
Fmi Properties Llc	2429		Old Tavern Rd		Lisle	IL	60532
Fmi Properties Llc	2S780		Butterfield Rd		Glen Ellyn	IL	60137
Fugate, Joseph & Heather	2S727		Arboretum Rd		Glen Ellyn	IL	60137
Garafolo, Donna	2S775		Arboretum Road		Glen Ellyn	IL	60137
Goldsborough, William J	22W131		Ahlstrand Rd		Glen Ellyn	IL	60137
I K I Real Estate Llc	22W070		Butterfield Rd		Glen Ellyn	IL	60137
Imran, Seema & Mohammed	22W112		Butterfield Rd		Glen Ellyn	IL	60137
Jedlicka, Timothy & Marla	22W204		Hackberry Dr		Glen Ellyn	IL	60137
Kcp Re Llc C/O Schwartz Kales Acct	6310		San Vicente	250	Los Angeles	CA	90048
King, Gary A	22W118		Butterfield Rd		Glen Ellyn	IL	60137
Krueger, Michael B	22W136		Butterfield Rd		Glen Ellyn	IL	60137
Latif, Mohammad & Z	22W075		Ahlstrand		Glen Ellyn	IL	60137
Magnuson, Sara A	22W122		Butterfield Rd	9	Glen Ellyn	IL	60137
Mar Lac House Ltd	3S002		Rt 53		Glen Ellyn	IL	60137
O Halloran, Nina	22W110		Butterfield Rd		Glen Ellyn	IL	60137
Piraino, Colleen	22W130		Butterfield Rd		Glen Ellyn	IL	60137
Pothiawala, A & N Hoda	22W132		Butterfield Rd		Glen Ellyn	IL	60137
Prairie Green Habitat Llc	1600	E	Roosevelt Rd	B	Wheaton	IL	60187
Rampelberg, Rosalie J	22W114		Butterfield Rd		Glen Ellyn	IL	60137
Read, Katherine	22W116		Butterfield Rd	6	Glen Ellyn	IL	60137
Soro Campus Llc	2286		Decade Ct		Riverside	CA	92506
Sostak, Linda J	22W261		Ahlstrand Rd		Glen Ellyn	IL	60137
Stastny, John	22W128		Butterfield Rd		Glen Ellyn	IL	60137
Stone, Nicole Terese	22W106		Butterfield Rd		Glen Ellyn	IL	60137
Taylor, Gary M	2S680		Arboretum Rd		Glen Ellyn	IL	60137
Taylor, Mark J& Christine	22W216		Hackberry Dr		Glen Ellyn	IL	60137
Tchapda, Diderot & Audrey	22W084		Prairie Green Ct		Glen Ellyn	IL	60137
Torres, Juana	22W086		Prairie Green Ct		Glen Ellyn	IL	60137
Verymiyenko, Oleh & Maryna	22W082		Prairie Green Ct		Glen Ellyn	IL	60137
Wass, Shirley	22W126		Butterfield Rd	11	Glen Ellyn	IL	60137
Zurich, Gerald & Charlotte	22W108	S	Butterfield Rd	2	Glen Ellyn	IL	60137



Village of Glen Ellyn

**350 Foot Buffer
from
22W140 & 22W164
Butterfield Rd**



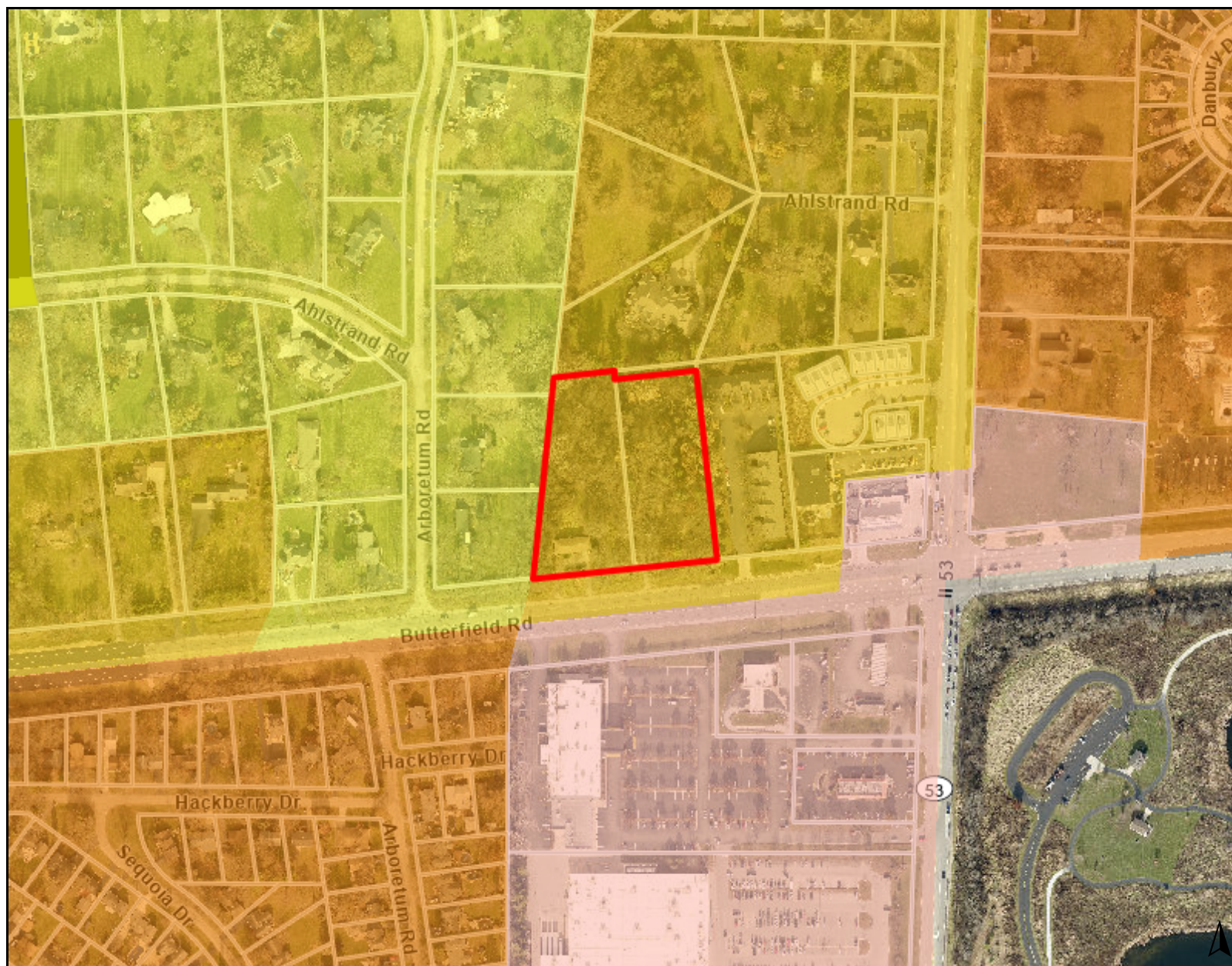


0 500 1000
ft

Print Date: 2/18/2022

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**

DuPage County GIS - Unincorporated Zoning

Uninc_Zoning

- R-2 Single Family
- R-3 Single Family
- R-4 Single Family
- B-1 Local Business

Zoning and Development

Zoning

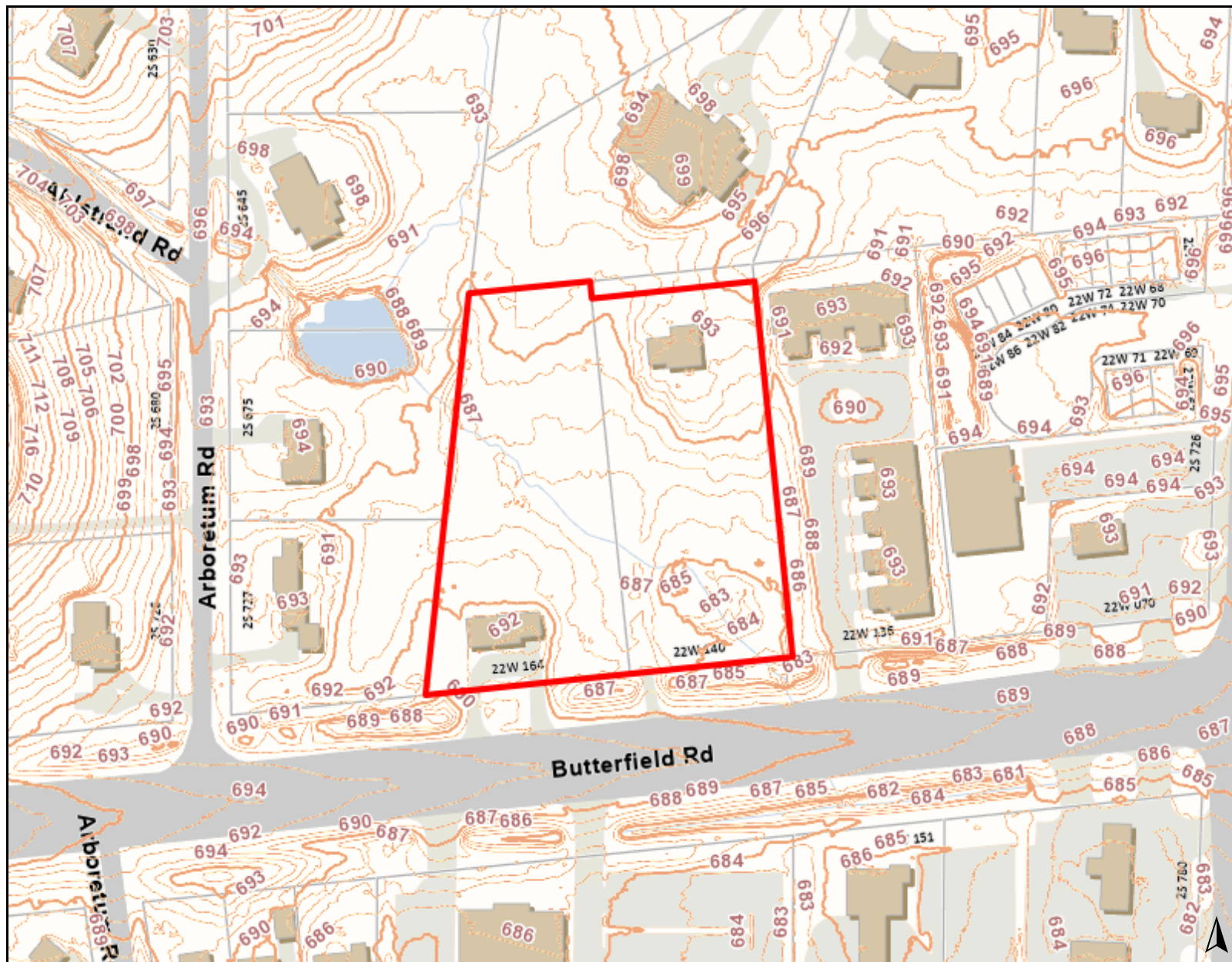
- RE: Residential Estate District

0 500 1000
ft

Print Date: 2/18/2022

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**

DuPage County

DuPage County 1' 2017 Contours

— Contour Line, Intermediate

— Contour Line, Major

0 300 600
ft

Print Date: 2/18/2022

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.



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

Meeting 2/24/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Taylor Gendel

**AGENDA ITEM (ID
2022-1915)**

DOC ID: 2022-1915

Discussion Item - Adoption of the Official Zoning Map for 2022

Statement of the Issue:

Please see attached Staff Report

Analysis:

Please see attached Staff Report

Budget Impact:

Please see attached Staff Report

Action Requested:

Please see attached Staff Report

Attachments:

1. Official Zoning Map Adoption 2022 - PC Staff Report
2. Draft 2022 Zoning Map
3. Draft 2022 Address & Zoning Map with Changes Highlighted

STAFF REPORT

TO: Glen Ellyn Plan Commission

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

DATE: February 14, 2022

SUBJECT: February 24, 2022, Plan Commission Meeting
Consideration of the Draft Glen Ellyn Zoning Map of 2022

BACKGROUND: The Illinois Compiled Statutes require that the Village publish an updated Zoning Map by April 1st of each year. This update typically includes annexations, zoning map amendments, and the correction of any scrivener's errors. Staff is requesting that the Plan Commission review and make a recommendation regarding the Official Zoning Map of 2022 to the Village Board.

PUBLIC HEARING: Public hearings were held before any annexations or zoning map amendments were approved. Since the public has already had an opportunity to comment on these changes, a public hearing is not required for approval of the Official Zoning Map of 2022.

MAP AMENDMENTS: The following changes were adopted by the Village Board in 2021. A map highlighting the changes to the map has been attached for the Commission's review.

450 S. Ellyn Avenue

On June 28, 2021, the Village Board adopted Ordinance 6880 and 6881 which approved an annexation agreement and the annexation of one single-family property located at 450 S. Ellyn Avenue, formerly 1S724 S. Ellyn Avenue. Upon annexation, the property was automatically zoned R1 Single Family Residential District zoning district as permitted by Section 10-3-3 of the Zoning Code.

PLAN COMMISSION ACTION:

The Plan Commission is being asked to review the proposed 2022 Zoning Map and make a recommendation to the Village Board regarding its adoption as the Official Glen Ellyn Zoning Map of 2022. The Board is expected to act on the updated Zoning Map at their March 14, 2022 meeting.

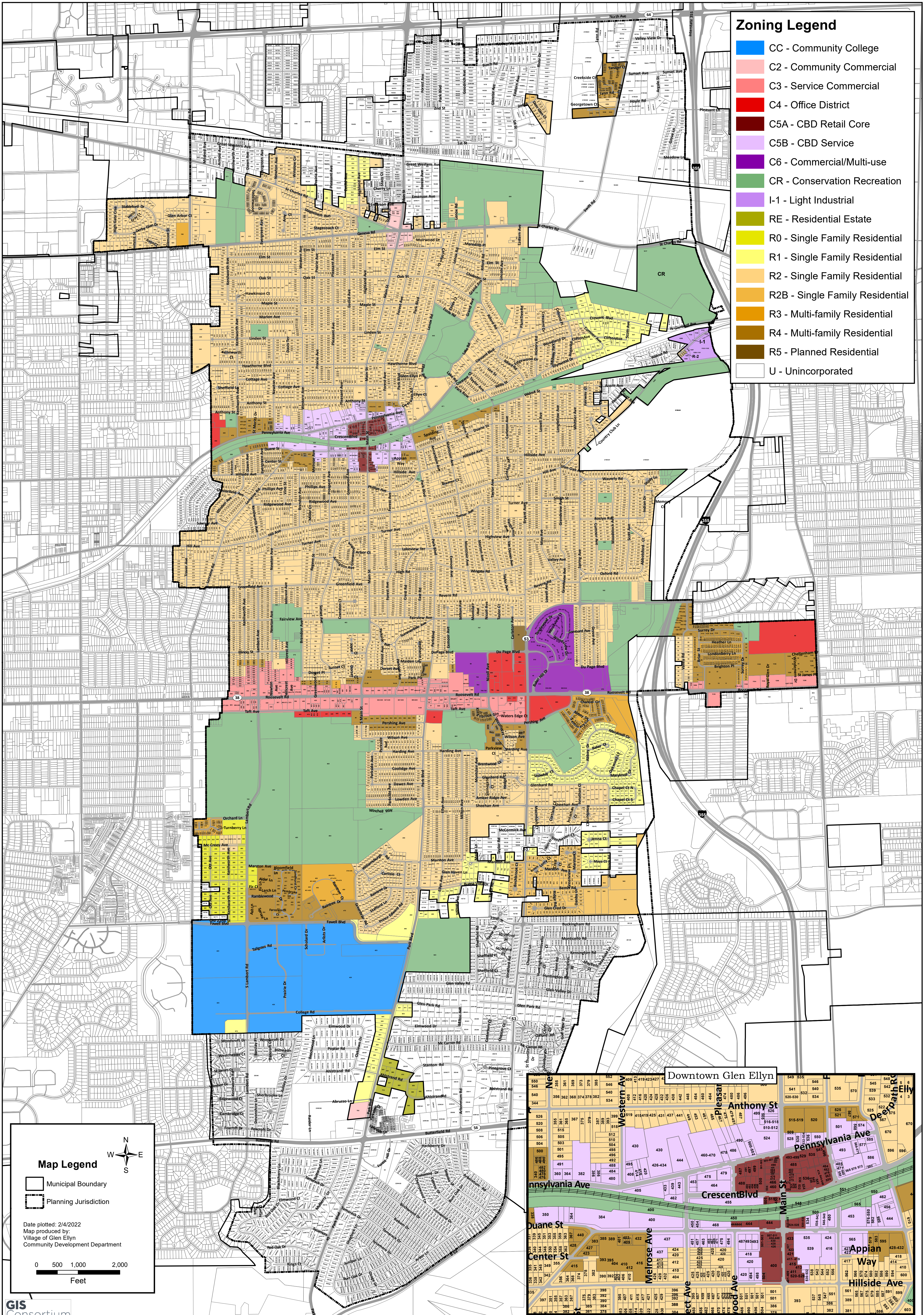
ATTACHMENTS:

- Draft 2022 Zoning Map
- Draft 2022 Address & Zoning Map with Changes Highlighted

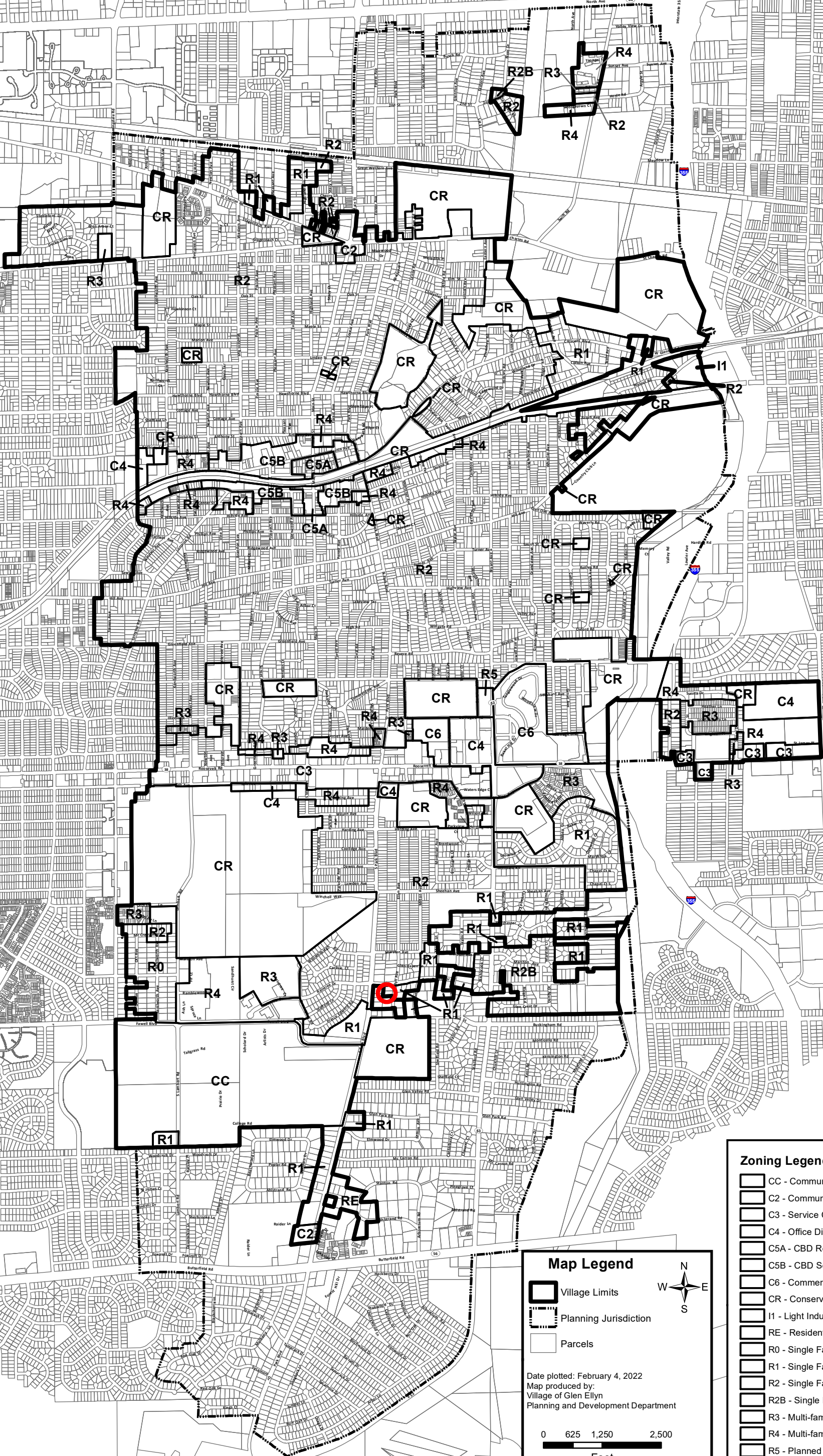
CC: Staci Springer, AICP, Community Development Director
Kelly Purvis, AICP, Planning Manager



Village of Glen Ellyn Address and Zoning Map February 4, 2022



Village of Glen Ellyn 2022 Zoning Map



Zoning Legend

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

Map Legend

- Village Limits
- Planning Jurisdiction
- Parcels

Date plotted: February 4, 2022
Map produced by:
Village of Glen Ellyn
Planning and Development Department

0 625 1,250 2,500
Feet

