

AGENDA
Glen Ellyn Plan Commission
Thursday, March 10, 2022 - 7:00 p.m.
Remote Meeting, Via Zoom



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

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/85917773215?pwd=OFFWaFRvajcySTNFdGIrT2xmUXFwUT09>

Webinar ID: 859 1777 3215 Passcode: 451428

Or One tap mobile :

US: +13126266799,,85917773215#,,, *451428# or +16465588656,,85917773215#,,, *451428#

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

1. **Call to Order.**
2. **Public Comment (non agenda items).**
3. **Approval of Draft Minutes.**
 - February 24, 2022 Plan Commission Meeting Minutes
4. **New Business.**
 - Public Hearing – 494 Hillside Avenue & 420 Glenwood Avenue – St. Petronille Church.
The Petitioner is requesting an amendment to their Special Use Permit, Zoning Variations and Exterior Appearance approval for an addition to their parking lot at 420 Glenwood Avenue. As part of the project, the property located at 494 Hillside Avenue would be consolidated with the existing parking lot and a new driveway approach would be added along Hillside Avenue.
 - Pre-Application Meeting – 322 Taylor Road – Sotiel Polena of Polena Realty, LLC.
The Petitioner is requesting preliminary feedback on a concept plan to subdivide the 1.75-acre site into four single-family lots.

- Pre-Application Meeting – 543 Duane Street – Hilltop Acquisitions, LLC.
The Petitioner is requesting informal feedback from the Plan Commission on their proposal for a 2-story office development on the subject property.

5. **Trustee's Report.**

6. **Chairman's Report.**

7. **Staff Report.**

8. **Other Business and Adjourn.**

cc: Glen Ellyn Plan Commission
Liaison Trustee Thompson
Mark Franz, Village Manager
Emily Rodman, Assistant Village Manager
Staci Springer, Community Development Director
Kelly Purvis, Planning Manager
Atrian Fard, Planner
Taylor Gendel, Associate Planner
Meredith Hannah, Economic Development Manager
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 3/10/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2022-1999)**

DOC ID: 2022-1999

Draft Minutes of February 24, 2022 Plan Commission Meeting

Statement of the Issue:

See attached minutes.

Analysis:

See attached minutes.

Budget Impact:

NA

Action Requested:

See attached minutes.

Attachments:

1. 2-24-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
February 24, 2022

Call to Order and Roll Call

Chairman Tim Loftus announced that the evening's meeting is being held remotely because of a disaster declaration related to Covid-19 and public health concerns, and described remote proceedings. He officially called the meeting to order at 7:02 p.m., and gave a rundown of the Plan Commission's function and operation. Mr. Loftus reviewed public hearing procedures, including protocols for public comment, which, he said, would be recorded. Mr. Loftus introduced Village Board Trustee Liaison Steve Thompson, Village Community Development Director Staci Springer, Planning Manager Kelly Purvis, Planner Atrian Fard, Planning Intern Josh Hankins and Recording Secretary Barbara Dutton-Thomas.

Roll was called. Besides the Chairman, Commissioners Lloyd Berry, Laura Brown, Angela Fanella, Matt Halkyard, Peter Cooper and Mohammed Saeed were present. Commissioner Jamie Vondruska was absent.

Motion to Allow Remote Participation

A motion to allow remote participation by the Plan Commission was made by Commissioner Saeed and seconded by Commissioner Halkyard. The motion passed unanimously by roll call vote.

Public Comment Non-Agenda Items

None.

Approval of January 27, 2022 and February 10, 2022 Draft Minutes

A motion to approve the draft minutes of the January 27, 2022 and February 10, 2022 meetings was made by Commissioner Berry; seconded by Commissioner Saeed, the motion passed unanimously by roll call vote.

Public Hearing – 764 St. Charles Road – Parkview Community Church

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

Staff Introduction

Sworn in, Josh Hankins, Village Planning Intern, 535 Duane St., stated that the Petitioner, Parkview Community Church, seeks a sign variation to install a backlit wall sign in the R2 Residential Zoning District, where illuminated signs are prohibited. The Petitioner, he said, is represented by Michael Bigda, of Divine Signs, and Michael Poorman, operations pastor for the church. The subject property, explained Mr. Hankins, is located on the north side of St. Charles Road, surrounded by Ackerman Park (CR) to the west, north, and east, and to the south, Forest Hill Cemetery (R2 Residential District). He pointed out two homes to the southeast of the church, which, he said, are owned by the church.

Mr. Hankins went on to note that the church currently has two identical freestanding signs on the property – one on the northwestern portion and the other in the south central facing St. Charles Rd. According to the Petitioner, said Mr. Hankins, the church has night-time activities and that signage doesn't do enough to alert drivers on St. Charles of the church. The Petitioner, said Mr. Hankins, proposes installing the sign on the elevation of the church facing St. Charles Road. The sign will be 44SF, continued Mr. Hankins, who explained that Village Code allows up to 100SF, based on the size of the building, so the proposed sign size is compliant. He outlined action to be taken by the Plan Commission and suggested conditions of approval, including one stipulating brightness level. (To a question from the Chairman, Ms. Purvis, who was sworn in, said the narrowest dimension of the sign would be 36".)

Commissioner Fanella asked if the existing signs would have come down; Mr. Hankins replied that they do not. (Planning Manager Purvis interjected that the existing freestanding signs are legal non-conforming, so couldn't be reconstructed without a variation.) Commissioner Halkyard asked how the proposed sign's brightness compares to the backlit Ackerman sign. Ms. Purvis said that, while she imagined the latter to be much brighter, she isn't sure. Commissioner Cooper asked if there are examples of other backlit signs in R2 district. Mr. Hankins said he hasn't seen any but that doesn't mean they don't exist. Ms. Purvis said this would have to be researched, but no such have been requested in her time at the Village. Commissioner Cooper identified some backlit signs, which Ms. Purvis said are permitted in certain districts other than R2 district. Commissioner Brown asked the hours of the backlit feature of the sign. Mr. Hankins advised asking the Petitioner.

Petitioner's Presentation

Sworn in were Michael Poorman, 764 St. Charles Rd., Glen Ellyn, Ill., and Michael Bigda, Divine Signs and Graphics, 601 Estes, Ave., Schaumburg, Ill. Mr. Bigda state that the intention of the sign is to be a beacon, not meant to cause harm to the community and the environment, but to create more visibility, particularly at night, in an understated way. Saying that the church wants to be a place where people can find hope and healing, Pastor Poorman explained that the church hosts recovery ministries on Monday evenings and Bible studies and wants the community to know the church is there. He said the guess is that the proposed sign would be lit from dusk to midnight. He said that since the church already has a backlit cross, the proposed sign would be consistent with it and the surroundings. He also stated that "a lot of confusion with Ackerman" arises, so the proposed sign would help distinguish between the two facilities. He added that there are no residential houses adjacent to the church's property, as it owns the two parcels next to it. Listing dimensions associated with the church's property, he indicated that he believes the backlit sign presents less light pollution than would gooseneck lighting.

Commissioner Questions

Commissioner Halkyard asked why the sign is to be placed on the right-hand side of the church face, rather than the left, near the entrance. Noting that the church has two entrances, Mr. Poorman replied that the positioning was chosen to keep the sign clear of foliage. The Commissioner asked if programs go to midnight. The Pastor responded that some do, though most end at 10. Commissioner Halkyard asked the church try to coordinate lighting with the majority if they end by 10. Pastor Poorman replied that this is something the church could do and accommodate.

Chairman Loftus asked which property line the ordinance considers with regard to the 1 foot-candle provision. Ms. Purvis said the Zoning Code treats properties owned by a single entity as one zoning lot of record, so the Village would probably look at it as a whole (i.e., the entirety of the three parcels owned).

Public Comment

Mr. Hankins read into the record the following letter received:

Dan & Anna Wilt, 734 Meredith Place, Glen Ellyn: *We reside at 734 Meredith Place, Glen Ellyn and received a notice in regards to the signage that is being proposed for the Parkview Church location at 764 St. Charles Road. After careful consideration, we do not feel that an illuminated sign is necessary. While the renderings that were provided are in good taste, we do not feel that this fits with the neighborhood and do not support the proposed signage. There is quite a bit of light pollution that is emitted from the Ackerman complex as it is, and we feel that adding to this will increase the light pollution.*

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

Commissioner Discussion

Commissioner Berry expressed hopes that the church, as per Commissioner Halkyard's suggestion, balance operations with the hours the sign is on, but said he's otherwise fine with the proposed sign. Commissioner Halkyard said that he can be supportive of the proposed in the understanding that the church will be a good neighbor, and thought it would be ideal if the church were to install a timer to control the lighting. Commissioner Fanella said she is supportive of the proposal, and agrees with the suggestion to manage lighting. Chairman Loftus said he can support the proposed, remarking that the backlit sign is not going to be that bright. Regarding the concerns expressed by the residents at 734 Meredith, he said the church building configuration would provide blockage to Meredith, which is a great distance away. Mr. Saeed said he is in support of the sign, but asked that the sign be turned once when church activities conclude. Commissioner Cooper said he agreed with everyone, but acknowledged that the subject is in a unique location, so would advise any other houses of worship in R2 district to understand they would not be granted the same variation by the Plan Commission.

Commissioner Brown asked when the Ackerman's exterior lights are turned off. Chairman Loftus said he thinks the center is open until 10:30 p.m., so guesses toward that time, and asked if the Commissioners want to make a 10:30 turn-off a condition of approval. Commissioner Brown urged for 10 p.m., and said that while she is sensitive to neighbors, she understands the wayfinding challenges. Commissioner Halkyard expressed support for a 10 p.m. turn-off, calling the hour "reasonable." Chairman Loftus suggested that 10:30 would afford some leeway, and Commissioner Saeed said he thinks 10:30 is reasonable, and should be part of the conditions. While Commissioner Brown voiced that 10 is "a considerate time" for the neighbors, Mr. Halkyard agreed with making time a condition, but said that he is indifferent as to whether it's 10 or 10:30. Commissioner Fanella asked if the Public Hearing could be reopened so to get the Petitioner's opinion. A motion made by Commissioner Fanella and seconded by Commissioner Brown to reopen the Public Hearing passed unanimously by roll call vote.

Again sworn in, Michael Poorman, 764 St. Charles Rd., Glen Ellyn, Ill., stated that 10:30 would give the church time to clean up after an event, so this would be his preference. He added that the 50-ft. foot candle level is “fairly low.” Commissioner Brown asked if the Petitioner would like a provision for Christmas Eve or other special service. Mr. Poorman responded that, since the church has a Christmas Eve service and a springtime middle school event that have later hours, it would welcome this. Chairman Loftus asked if allowing later lighting for the two days would work. Pastor Poorman responded affirmatively. Commissioner Cooper asked the appropriate sign illumination time for nights when there aren’t events. Mr. Poorman replied that, besides wayfinding relative to Ackerman, in the evening when people are driving by the church wants to let them know that the it’s “here for them and that they can come here to find connection with people, connection with God,” so believes 10:30 would also be an appropriate time for nights when there are no programs. A motion by Commissioner Fanella to close the Public Hearing, seconded by Commissioner Brown, carried unanimously by roll call vote.

Commissioner Halkyard suggested a simple condition specifying two nights of the year as permissible for late lighting. Saying that the sign serves as advertising, Commissioner Cooper expressed disfavor with having the sign on until 10:30 nights when the church is unused, so urged for not setting 10:30 as the number. Commissioners Halkyard and Brown expressed a preference for a 10 p.m. turn-off, Commissioners Fanella, Berry and Saeed and Chairman Loftus opted for 10:30. Commissioner Halkyard moved for the following:

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 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.
4. That the sign be programmed to turn off at 10:30;
5. That the church be allowed two special events where they can keep the sign on past 10:30, not to exceed more than two nights a year.

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

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

Staff Introduction

Village Planner Atrian Fard said the Petitioner, Clarity Strategic Opportunities, represented by Mr. Matt Beary, is requesting a review of a Planned Unit Development (PUD) concept plan for a 24-unit rental townhome development on the properties located at 22W140-164 Butterfield Road. To proceed with the project, explained Ms. Fard, the Petitioner will need to receive approval of a Zoning Map Amendment, a Preliminary and Final PUD Plat and Plan with deviations, and Exterior Appearance reviewed. Staff would suggest the Preliminary and Final PUD plans be reviewed as a one-step process. 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. The subject site is currently unincorporated and located in DuPage County's R-3 Single-Family Residential District, and surrounded by all unincorporated lots (including commercial uses to the south). Concurrent with the entitlement process, a petition for annexation of the subject property will be submitted for consideration by the Village Board.

The Petitioner is seeking a Zoning Map Amendment to rezone the subject property to the R3 or R4 Residential zoning district to allow the construction of attached single-family developments that are generally encouraged as a transition between commercial and single-family zoning districts. As proposed, she continued, the attached single-families will have four dwelling units per building, permitted in the R3 district; if the Petitioner wishes to change to six dwelling units per building, Staff would be amenable to the R4 zoning district, since six are permitted here by right (with the rest of the standards being similar).

The subject site is approximately 3.72 acres and is comprised of two interior lots with a combined frontage of 418.79 feet along Butterfield Road, said Ms. Fard. The east parcel ("140" address) has been vacant since approximately 2007, and the west parcel is occupied by a vacant single-family residence. The subject lot is 411.5' in width and 444' in depth, which, she said, are both well over the minimum lot width and depth requirements for attached single-family dwellings in the R3 and R4 districts. The Petitioner proposes assembling 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 11 three-story units with 3 to 4 bedrooms and 3.5 bathrooms at 2,406SF; six two-story units with 3 bedrooms and 2.5 bathrooms at 1,974SF; and seven two-story units with 3 bedrooms and 2.5 bathrooms at 2,034SF. Every unit would incorporate an attached one- or two-car garage on the first level of the building. The maximum building height permitted in the R3 and R4 districts is 30 ft., but with a Special Use Permit they may be constructed up to 45 ft., she said, noting that the Petitioner has indicated they will be below 45 ft. The proposal, she said, calls for a two-way access drive to the site on Butterfield Road. The residential development, she continued, will be self-contained and have two cul-de-sac/turnarounds (and that as part of the formal project review the Village's Traffic Consultant would examine access, circulation and increased traffic generated).

Noting that the Code requires a lot area of 4,950SF per unit for attached single-family dwellings in the R3 and R4 districts, Ms. Fard said the project is density is compliant in that 24 units are proposed, when 30 are permitted. Also, she said, the floor-area-ratio is below that permitted for residential PUDs. She reviewed driveway dimensions and parking allotments proposed. Ms. Fard said that, while the proposed parking supply well exceeds the Code requirement of two parking spaces for each dwelling unit, 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. She reviewed setback requirements (which, she explained, are large due to lot width) and the proposed setbacks, explaining that the placement of the buildings is largely due to the wetlands on the property. The spacing between adjacent principal buildings is proposed to be 8 feet, where the Residential PUD standards require 18-feet, she said, therefore, a deviation will be required. Staff, she said, suggests the Petitioner consider rearranging the dwelling units to reduce the number of buildings on the site, creating four buildings of six dwelling units, to allow additional spacing between buildings.

Planner Fard said each townhome unit would include a second-story deck atop a private patio at the back of the building. Per Code, she said, 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 percent of the lot width. From the 3D drawings, she observed that 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 (or 10 percent of the lot width). Therefore, she said, 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. According to the Code, said Ms. Fard, a patio or terrace shall be only 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. Planner Fard said that the project seems to comply with the maximum impervious surface coverage requirements.

Pointing on a drawing to a patio located on the northwest of the site that she said appears to be the closest impervious surface to a property line, Ms. Fard said deviations will be needed for impervious surface setbacks if the patios are not removed from the plans (or modified). The development, continued, Ms. Fard, offers amenities such as 65.5-percent open space, enclosed parking garages, a fenced dog run, and benches. (Part of the dog run, she noted, would encroach into a right-of-way, so the Village Engineer has recommended moving the run.) At the request of Staff, she related, the Petitioner has indicated that they plan to construct sidewalks throughout the site: 5-foot-wide sidewalks along the local streets and cul-de-sacs and 4-foot-wide path around the designated detention areas. 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 monument sign is proposed, she said.

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, continued Ms. Fard. The Petitioner, she related, has made efforts to design the buildings and roadways around these natural areas and their potential buffer zones to the extent possible. Staff, she indicated, expects that the U.S. 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, noted Planner Fard, Post Construction Best Management Practices will be required to reduce stormwater runoff and enhance water quality, and the stormwater management requirements will be further evaluated as part of the formal submittal. The Plan Commission is asked to give comments to help the Petitioner prepare an application, said Ms. Fard, who listed considerations. Commissioner Halkyard asked why 18 feet are required between buildings. Ms. Fard guessed it could be due to Fire Code, while Ms. Purvis thought perhaps to provide green space. Commissioner Halkyard asked if there are any environmental issues for the wetlands related to tree removal. Ms. Fard responded by saying that as part of the formal process, the Petitioner will provide a landscape plan addressing trees, and Ms. Purvis added that submittal of a tree survey and analysis and plan for trees. Commissioner Saeed asked if the impervious surfaces would be within Village limits. Ms. Fard said the impervious surface coverage proposed meets standards, though the impervious surface setbacks for the private patios in the back of the houses do not (and that removal of the patios would diminish the Petitioner's request for relief).

Chairman Loftus asked if annexation would provide a continuous connection to the Village, and if so, how, given the distance from the boundary. Ms. Fard said that properties in between are scheduled to be annexed by March 2023, providing contiguity. Mr. Loftus asked the differential on this project's variations from R3 district to R4 district. Planner Fard replied that R4 district allows greater density by right, but otherwise the two are similar. Mr. Loftus asked the size of the site's non-buildable areas. Ms. Fard said she didn't know, nor does Staff know the quality of the wetlands, which determines the required buffers around them. Consulting Civil Engineer Amy McKenna explained that the wetlands in this case are likely to be regulated by the U.S. Army Corps of Engineers, which will evaluate their quality. She said wetlands can be un-buildable due to soils content, and that a builder would want to put buildings in higher spots. Expressing concern about units being close to neighbors' properties, Chairman Loftus has asked about the setback requirements for RE Residential Estate-zoned properties. Ms. Fard replied that the setbacks won't change upon annexation, but that a 10-ft. landscape buffer and utility easement is required around the property lines. Community Development Director Springer noted the RE Residential Estate zoning classification established for the subdivision to the west. Commissioner Cooper asked if there'd been any discussion of affordable housing with respect to the subject proposal. Ms. Fard replied that as far she knows there wasn't, but as the proposed units are to be high-end rentals, she doubts it.

Petitioner's Presentation

Matt Beary, principal with Clarity Strategic Opportunities; Len Monson, attorney with Kuhn, Heap & Monson, 552 S. Naperville, Naperville; and Eric Mancke, principal/civil engineer, ESM Civil Solutions, introduced themselves. Mr. Monson pointed to neighboring properties to the east of the subject

property, which he said have “a lot of impervious surface.” He also listed what he called “unique features” of the proposed development to consider.

The use, he said, is high-end luxury rental (\$3,500 to \$4,000 a month) townhome units expected to attract young professionals, and empty nesters wanting to simplify their lives and eliminate maintenance. He listed outdoor amenities, and argued that currently in the county there are a limited number of rental townhomes, which he said are much needed. Mr. Monson reviewed the site plan, saying that the proposed development exceeds open space requirements for a PUD, and will provide a nice transition between residential properties of differing densities. He said that “at first blush” the deviations requested may appear excessive, but they are based on lot width, therefore the setbacks imposed are unreasonable on wider sites. He said that while the Petitioner is amenable to the Staff requests concerning relocating the auxiliary parking and the dog run, the suggestion of four six-unit buildings “doesn’t fit.” He called the proposed plan “innovative” in its approach to balancing wetlands protection, storm water management compliance and open space desires, and maintained that the proposed is consistent with existing townhomes, as far as setbacks lines with neighbors. Mr. Monson added that the developer wants to keep as much of the old hardwood trees on the property as possible.

Commissioner Questions

Chairman Loftus asked the Petitioner if there have been any conversations about the wetlands with the US Army Corps of Engineers. Mr. Mancke said, while the Petitioner has petitioned the Army Corps for a jurisdictional determination (and noting that one of the parcels has already been determined to be under Army Corps jurisdiction, the quality of the wetlands has been found to be low grade – a condition that allows opportunity to enhance the corridor and make it attractive and more environmentally friendly.

Commissioner Cooper asked if the Petitioner what they can do to assist with affordable housing in the community. Mr. Monson said this wasn’t taken into consideration in planning the development, and that the developer is limited to what it can do given the character of the property and as working to appeal to empty nesters.

Chairman Loftus asked the differences between the County and Glen Ellyn regarding impervious surfaces. Mr. Monson said he’s not familiar with the County Code relative to properties to the east, but merely made observations, but that this aspect of the plan would be finalized. In a brief discussion of roof height, Mr. Beary said the developer is not looking to have a “wall of buildings.”

Mr. Loftus asked the nature of the site’s topography, to which Mr. Mancke replied that he would classify it as having a subtle grade change. Commissioner Saeed asked if the patios could be eliminated to increase the impervious surface setback. Mr. Beary said it’s important to have an outdoor area for each house, and a patio fits with the site.

Public Comment

Ms. Fard read into the record the following letters received:

Elina Kasman, 25675 Arboretum Rd.: Dear Glen Ellyn Plan Commission,

My name is Elina Kasman and I'm a resident at 2S675 Arboretum Rd, sharing a property border on the West side of the proposed development at 22W140 and 22W164 Butterfield Road.

A few points that I would like to have considered when the development is planned:

- 1. Effort must be made to preserve the few large old trees on the property; prevent clear-cutting before submission of plans (as developers often do)*
- 2. Access to the future bicycle trail at EBDRT, pedestrian/bicycle crosswalk at Rte 53 and Butterfield. This will aid the future residents of this development, and safe passage to Glenbriar Park of Butterfield Park District, Hidden Lake Forest Preserve, and the businesses on the south side of Butterfield. The current draft plan includes a walking path along Butterfield, but it is not clear how close it is to the roadway and how it can be made to be both attractive and safe.*
- 3. Comprehensive flood evaluation study must be conducted to fully consider impact of this development on existing flooding issues (our neighbors routinely get flooded basements). This might include watershed mitigation planning, where the developers could consider applying for the DuPage County Watershed Grant (typically covers 25% of efforts). I am encouraged with the proposed plan that includes wetlands and detention basins throughout the development.*
- 4. Conservation efforts to aid point 3 above, to include planting of native plants, trees, and bushes to support local wildlife, bird population, beneficial insects, and soil drainage. The Conservation Foundation is an excellent resource. The property is currently home to diverse wildlife that includes multiple coyotes. Efforts must be made to minimize disruptions.*
- 5. Lighting on the development should be Dark Sky compliant.*
- 6. ComEd recently completed repair work to overhead electric lines along the West border of the property. These lines might need to be re-routed with the development efforts.*

Shelly Wass, The Butterfield Club Townhome Association: *Dear Members of Glen Ellyn Plan Commission,*

If the Clarity Strategic Opportunities' project is approved, our Townhome Association will become its immediate neighbor to the west. Looking at the drawings on the village website, the project will be built on a wetland site. We are very concerned about this, as we already incur substantial amounts of water from the Habitat for Humanity complex, our neighbor to the east. When that complex was being built, we were told that Habitat's retention pond would eliminate any water problems for our property but that did not turn out to be true. In light of this, we are asking the Commission to seriously consider what impact this new housing development will have on our property.

Should the Commission approve the CSO project, we are also requesting that the Village receive a commitment from CSO to communicate and work with us before and throughout the project to ensure that our property will not experience any water issues or any other negative effects. We would like the ability to engage with the on-site project manager(s), as we did with Habitat for Humanity, so that our Association will continue to offer the same quality of property and privacy that our residents now enjoy.
Sincerely,

The Butterfield Club Townhome Association

Shirley Wass, President 22 W. 126 Butterfield Rd., Glen Ellyn, IL 60137

Michael Krueger, Treasurer 22 W. 136 Butterfield Rd., Glen Ellyn, IL 60137

Nicole Stone, Secretary 22 W. 106 Butterfield Rd., Glen Ellyn, IL 60137

Colleen Piraino, Director 22 W. 130 Butterfield Rd., Glen Ellyn, IL 60137
Dean Borgens, 22 W. 134 Butterfield Rd., Glen Ellyn, IL 60137

Planner Fard related that Ms. Watts asked, "Are these townhome units going to be sold to private individuals or will they be rented out?" Ms. Fard said she told Ms. Watts they'd be high-end rentals.

The following individuals delivered comments during the meeting:

Steve Johnson, 22W381 Stanton Rd., Glen Ellyn, said he lives in Arboretum Estates East, which will be annexed next year. He said the wetlands area is very wet, and that his neighborhood drains into the subject property. He urged the Commission to take into consideration plans for the East Branch DuPage River Trail, as well as to become familiar with the new RE Residential Estate zoning classification.

Colleen Piraino, 22W130 Butterfield Road (Butterfield Club condos), opined that while the wetlands on the subject property might not have been exquisite, the Petitioner is proposing reducing them. She ventured that her community and the Habitat's were probably approved because the two lots in question were undeveloped and open for drainage. During thaw times, she said, "We are basically a lake." She requested an engineering study, and asked if there will be requirement of no less than a 12-month lease for the leased townhomes.

Emily Dougherty, 2S645 Arboretum, said she adjoins the subject property Kitty corner and that while she appreciates the idea of having multi-family housing as a transition between other multi-family housing and a single-family residential district, thinks single-family lots might be a better choice, but if it is to be multi-family, requests "each and every" R3/4 zoning requirement be met." She said she's an engineer and intends to FOIA storm water conveyance calculations, and asked the Village to look into plans to widen Butterfield Road.

Skip Searcy, 2S610 Arboretum Rd., said he challenges the Commission to come and take a look at the two subject lots and the effect development will have on neighbors. He's concerned about looming a building, and said there's already a problem with people driving through the neighborhood, and that it doesn't need more transient traffic to make things less safe. A traffic analysis needs to be studied.

Stephen King, 22W350 Stanton Rd., Glen Ellyn (Arboretum East Estates), related that almost 20 years the Village was petitioned to create the area of estate zoning, and understood the two subject lots to have been part of this, and that the idea was to maintain the quality of the neighborhood by not breaking up lots. He bemoaned the density of the proposed rental complex and closeness to homes that signed the agreement. He extended an invitation to go through the Estates and imagine a new building.

Melissa Footlick, 2S727 Arboretum, said the three previous speakers hit the "nail on the head," adding that said she only recently purchased her home and is greatly concerned as to what the proposed development will do to her family's quality of life and the resale value of their home.

Matt Beary said that his company typically has 12-month leases for all of its properties, but makes some exceptions, such as in the case of a tenant who is trying to buy a house and needs a short-term extension. Chairman Loftus asked who will be the landlord. Mr. Beary said, Clarity Property Management is based in Downers Grove.

Chairman Loftus said permission is needed to walk a private property, and that doing so otherwise is trespassing. (Mr. Beary said tree density on the site is “tough to get through.”)

Mr. Loftus asked if the Village of Glen Ellyn had any say in the Habitat for Humanity installation. Community Development Director Springer said the Village was involved in the approval process for that project, and that a public hearing process was required to obtain subdivision approval. She said that the Village granted variations from the Subdivision Code, and the property would annex once it’s contiguous to the Village corporate limits.

Mr. Loftus asked if a traffic study will be required for the formal submission. Ms. Fard said, “Yes.”

Ms. McKenna said the development of the site will have to conform with the County Stormwater Ordinance as well as the Village’s amendments to that ordinance. And since it’s likely that the Army Corps of Engineers has jurisdiction over the wetlands/stream area, they will work with the developer (who is required to provide “100-year” stormwater detention) to mitigate as needed. She observed that the site is lower than other properties, so doesn’t anticipate a drainage problem for adjoining properties, and added that water quality improvements are required.

Commissioner Discussion

Commissioner Fanella said, that although Petitioner did a great job to avoid building on the wetlands, she can’t agree with the layout, which pushes up against single-family homes. She further told the Petitioner that the modern look of the townhomes “is I don’t think helping you here,” saying that she doesn’t feel like it integrates into the neighborhood.

Commissioner Brown said she echoes Ms. Fanella’s comments.

Commissioner Halkyard said that while he’s comfortable with the stormwater management solution proposed, he finds the development “backing into” neighbors’ properties a concern, and is not comfortable with the “current setup.”

Commissioner Berry said he had nothing to add.

Commissioner Saeed recommends getting an opinion from the Army Corp of Engineers relative to mitigation. He also wishes to see the patios eliminated and the size of the buildings reduced to alleviate setback concerns.

Expressing skepticism concerning stormwater and the wetlands disposition, Commissioner Cooper said he hopes the Army Corps of Engineers will be engaged early on. He added that, while multi-family transitional units are important, he’s not sure that, as designed, this concept works.

Chairman Loftus said he is uneasy about the setbacks from neighbors but understands the nature of the property, as far as buildable space goes, so thinks the layout is creative. He said he’s not so concerned about the modern design, as it can be hidden with landscaping. He said he concurs with Commissioner Saeed that there hasn’t been enough investigation with the Army Corps of Engineers to verify the proposed plan, and cited what he called “unanswered questions” regarding the wetlands. He added that he’s not too worried about whether the development is zoned R3 or R4 district.

Discussion Item – Adoption of the 2022 Official Zoning Map

Planning Manager Purvis stated that the only change to the Official Zoning Map, a current version of which needs to be adopted annually (by April 1st) is the annexation and rezoning of 1S724 S. Ellyn Ave., a single-family lot, now 450 S. Ellyn Ave.

A motion made by Commissioner Fanella to approve the 2022 Official Zoning Map, seconded by Commissioner Halkyard, carried unanimously by roll call vote.

Trustee's Report

Trustee Liaison Thompson reported that the US Bank site TIF request was discussed at the recent Village Board Workshop, as were body cameras and cameras for Village police squads by 2025. Mr. Thompson remarked that he “has a problem” with the “TIF ask,” along with some of the design elements, as well as has reservations about the timing of such a project, given that similar others are underway in the Downtown. He recognized, however, the need to balance this against potentially on missing out, and expressed admiration for the developer in point.

Mr. Thompson said the Board will be hosting an open house at the Village Links on March 7th to talk about the Roosevelt Road hotel property, about which he said that, in his mind, “everything is on the table,” as far as potential use goes. Commissioner Halkyard suggested that the meaning of the term “affordable housing” be clearly defined. Director Springer said the Consultant will address this.

Chairman's Report

Chairman Loftus said that a list of candidates was submitted to President Senak for review, since a position will be opening up as Lloyd Berry will be retiring from the Commission. He said the Commission will have one more Zoom meeting before returning to in-person gatherings.

Staff Report

Planning Manager Purvis announced that Connie Arango will be starting as a Commissioner on the Plan Commission. Ms. Purvis said that three items are slated for the March 10th meeting: the 534 Duane Street pre-app, amendments for St. Petronille parking lot improvements, and a subdivision pre-app for 322 Taylor Ave. Recruitment will take place for the Architectural Appearance Commission, she added.

Adjournment

Chairman Loftus adjourned the meeting at 10:27 p.m., following passage by roll call vote of a motion to adjourn made by Commissioner Brown and seconded by Commissioner Halkyard.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 3/10/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2022-1982)**

DOC ID: 2022-1982

Public Hearing - 494 Hillside Avenue & 420 Glenwood Avenue - St. Petronille Church

Statement of the Issue:

See attached Staff Report.

Analysis:

See attached Staff Report.

Budget Impact:

See attached Staff Report.

Action Requested:

See attached Staff Report.

Attachments:

1. PC Staff Report
2. Location & Zoning Map
3. Aerial Photo
4. 420 Glenwood - Existing Conditions Photos
5. 494 Hillside - Existing Conditions Photos
6. Public Hearing Notice
7. Map of Properties Receiving Notice
8. Mailing List for Public Notice
9. Certificate of Publication
10. 2001 Comp Plan Section
11. 2009 Downtown Plan Section
12. 2022 Draft Comp Plan Section
13. Special Use Application
14. Zoning Variation Application
15. Exterior Appearance Application
16. Proof of Ownership
17. Petitioner's Narrative Statement
18. Plat of Survey
19. Site Plan - Aerial Exhibit

20. Site Plan
21. St. Petronille School Drop-off & Pick-up Exhibit
22. Impervious Surface Exhibit
23. Grading Plan
24. Landscape Plan
25. LUO Compliance Letter
26. IDNR Eco Cat
27. Example Bollard Cut Sheet
28. Applicable Sections from Zoning Code
29. Draft Findings of Fact
30. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Kelly Purvis, Planning Manager

DATE: March 1, 2022

FOR: March 10, 2022 - Plan Commission Public Hearing

SUBJECT: 494 Hillside Avenue and 420 Glenwood Avenue – St. Petronille Church
Special Use, Zoning Variations and Exterior Appearance approval for a proposed parking lot addition

PETITIONER: The petitioner is Bishop Ronald A. Hicks, representing St. Petronille Church, the owner of the properties located at 494 Hillside Avenue and 420 Glenwood Avenue.

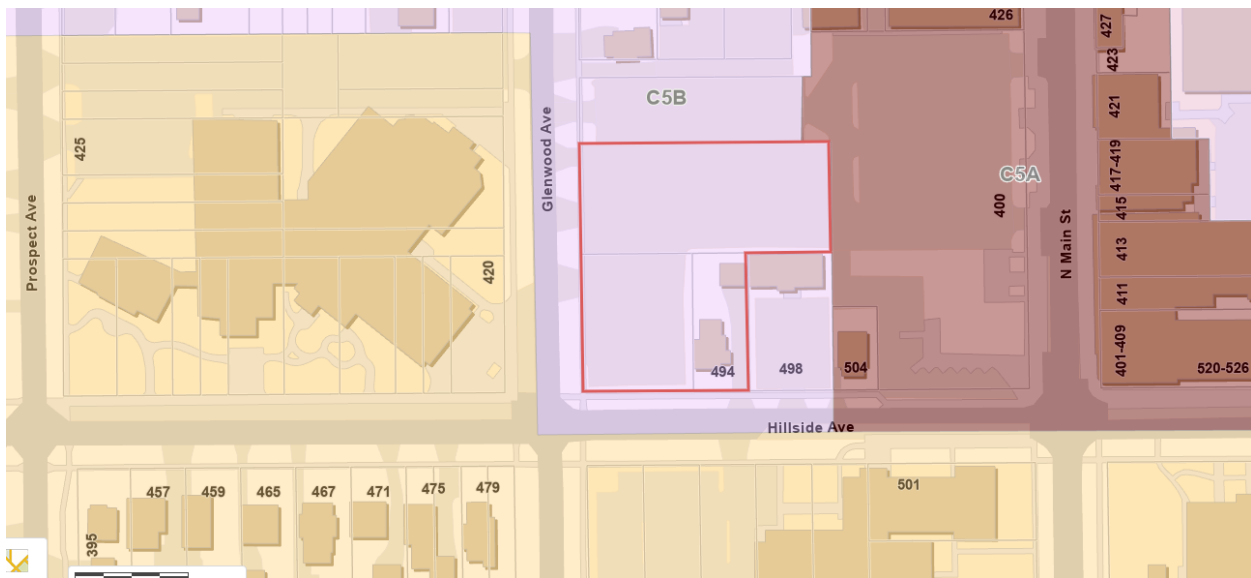
REQUEST: Public hearing regarding a request for approval of a Special Use Permit, Zoning Variations and the Exterior Appearance to accommodate an expansion of the parking lot located at 420 Glenwood Avenue onto the property located 494 Hillside Avenue. In order to construct the parking lot addition as proposed, the petitioner is specifically requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-17-2(B)26 to allow the expansion of an existing parking lot in the C5B Zoning District; and
2. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - a. Section 10-5-8(H) to allow two new landscape islands with widths of 5.3 feet and 7.9 feet in lieu of 9 feet;
 - b. Section 10-5-8(I) to allow a parking aisle of 24 feet for two-way traffic and parking aisle widths of as little as 18 feet for one-way traffic in lieu of 25 feet;
 - c. Section 10-5-8(I) to allow new parking stalls to be constructed with a length no less than 17.5 feet in lieu of 19 feet as required;
 - d. Section 10-5-11(B) to allow 3 driveway approaches where 1 driveway approach is permitted per zoning lot;
 - e. Section 10-5-11(F) to allow a driveway approach of 25 feet where the maximum permitted is 24 feet.
3. Exterior Appearance Approval for the parking lot.

LOCATION**ZONING:**

The properties are zoned C5B Central Business District and are located on the north side of Hillside Avenue, east of Glenwood Avenue. The surrounding zoning and land uses are as follows:

North:	C5B Zoning	Apex 400 Parking Garage
East:	C5A Zoning	Apex 400 Mixed-Use Building
	C5B Zoning	Office Building/Parking Lot
South:	R2 Zoning	Glen Ellyn Bible Church
		Building/Parking Lot
West:	R2 Zoning	St. Petronille Church Campus

**LONG RANGE****PLANS:**

The 2001 Comprehensive Plan identifies the property as part of Site A. The Comprehensive Plan states that, “Site A would be an ideal location for a new mixed-use retail, residential and/or parking project to anchor the south end of Downtown. As much of the block as possible should be combined to accommodate planned new development, including church parking, municipal parking, and the retail and commercial properties along Main, Duane and Hillside” (pg. 52). It is further suggested that if the property were to be redeveloped, parking within the development should be adequate to serve adjacent churches and new tenants, as well as provide parking support to the surrounding commercial area. Please note, since the adoption of the Comprehensive Plan a large portion of Site A has been redeveloped into a mixed-use residential building with enclosed parking.

The 2009 Downtown Plan identifies the site as Opportunity Site S. The plan recommends “Redevelop[ing] parking lots to new uses such as a mixed-use building along Main Street and multiple family residential buildings along

Glenwood Avenue, yet retain the parking supply” (pg. 7.7 of 12).

Similarly, the Draft 2022 Comprehensive Plan identifies the property as part of Opportunity Site #8 and suggests “this site could be appropriate for a mixed-use or multi-family residential development with structured parking” (pg. 30).

Each of the above noted plan sections have been attached for the Plan Commission’s review.

**PUBLIC
HEARING:**

Notice of the public hearing was published in the February 22, 2022 edition of The Daily Herald. Property owners within 250 feet of the subject property were notified by mail of the public hearing and a placard was placed on the site.

**EXISTING
CONDITIONS:**

The existing St. Petronille parking lot, with an address of 420 Glenwood Avenue (the same address as the church building’s property) is an “L” shaped lot with 99 parking stalls and three driveways along Glenwood Avenue. The existing asphalt parking lot lines up with the concrete sidewalk along the west property limit (there is no landscape buffer between the parking lot and the sidewalk). The property located at 494 Hillside Avenue is also owned by St. Petronille Church and was the location of the former rectory for the Church. The rectory was demolished in 2020, with the planned expansion of the parking lot in mind. The Hillside property is currently serving as the staging site for the construction trailer for the Apex 400 project. The whole site is made up of 3 lots totaling 40,924 square feet (.94 acres). Existing conditions photos of both properties are attached.

**PROJECT
SUMMARY:**

St. Petronille Church is proposing to expand their existing parking lot at 420 Glenwood Avenue to include the property at 494 Hillside Avenue. With the completion of the project, there would be no net increase in the number of parking stalls provided on the property, however the expansion would allow access to the parking lot from a driveway approach to be constructed on Hillside Avenue. According to the petitioner, the main purpose of the project is to create a more efficient and safer school drop-off/pick-up by getting cars off Hillside Avenue and into the parking lot to queue. The driveway access on Hillside Avenue would help to facilitate the flow of traffic through the site.

Much of the existing parking lot is considered legal non-conforming, including the parking stall dimensions, the aisle widths, lack of screening, number of driveway approaches, slope, lighting, no curbing around the perimeter, and no landscape islands. The existing parking lot on the property

at 420 Glenwood Avenue does not have to be brought into full compliance with the requirements of the Zoning Code because the proposed parking lot addition would not increase the number of parking spaces by 10% or more, which is the threshold for triggering full compliance. However, the parking lot addition must fully comply with the requirements of the Zoning Code, or variations must be granted. Any parts of the existing parking lot that are impacted by the parking lot addition will also require variations. Additional information about the project and variations requested is below.

1. Access & Circulation. The petitioner has submitted a drop-off/pick-up exhibit which shows the planned circulation of cars within the parking lot. Cars will enter the site from Hillside Avenue and will circulate through the parking lot to designated drop-off/pick-up locations. Eight parking stalls will temporarily be blocked off during drop-off/pick-up so that cars can travel south along the west side of the lot and exit on Hillside Avenue. As indicated on the exhibit, there will be two retractable gates in place during drop-off/pick-up times to provide a safe crossing zone for students on Glenwood Avenue.
2. Safety Bollards. As requested by Village staff, the petitioner is proposing the installation of protective bollards along the west property line to separate the sidewalk from the parking lot drive aisle. Since the church will be using the parking lot for traffic flow and queuing and creating a temporary drive aisle along the west part of the lot, staff felt it was necessary to provide a protective barrier between the asphalt parking lot and the existing sidewalk. The bollards are proposed to have some sort of decorative cover to improve their appearance (an example bollard cut sheet is attached).
3. Driveway Approaches. The Zoning Code permits one driveway approach per zoning lot. As previously mentioned, there are currently three driveways along Glenwood Avenue that provide access to the parking lot. One driveway approach also exists on Hillside Avenue for the rectory site. The middle driveway on the Glenwood property will be removed as part of the project, but the driveway on Hillside Avenue will be moved over and expanded for two-way traffic. A variation will need to be granted to allow three driveways on the property where only one driveway is permitted per lot. The petitioners are also requesting a 25-foot driveway approach where a maximum of 24 feet is permitted for the new driveway approach on Hillside Avenue.
2. Parking Stalls. As noted above, the parking lot expansion will not result in an increase in parking stalls. The Site Plan shows five new parking stalls will be constructed, the lengths of which will match the adjacent stalls in each of the rows of parking. The Village Code requires a parking stall length of 19 feet, whereas the proposed parking stall lengths vary

from 17.5 feet to 18.9 feet. A variation is requested to allow the new parking stall lengths to match existing adjacent stall lengths (being no less than 17.5 feet).

As part of the proposal, four parking spaces will be removed from the two northernmost rows of parking stalls. These stalls are being removed to allow one-way circulation between the two northernmost drive aisles, which are significantly narrower than the two-way drive aisles (approximately 20 feet versus 24-25 feet). Striping will be added to the parking lot to indicate one-way traffic flow for these aisles and “Do Not Enter” signs will be posted as indicated on the Site Plan. The overall safety of the parking lot will be improved by making the two northernmost drive aisles one-way, where two-way traffic is currently permitted.

3. Drive Aisles. Where parking stalls are angled at 90 degrees, a drive aisle of 25 feet is required. There would be three drive aisles impacted by the project’s construction, for which a variation would be needed. The one-way drive aisle north of the parking lot addition has a width of 20.4 feet and the two-way drive aisle at the south of the site has a width of 24 feet. These drive aisles are currently legal non-conforming at this width, but variations for the newly constructed parts of these aisles are required. With the permanent removal of four parking stalls from the northernmost rows of parking, a new north/south one-way drive aisle of 18-feet in width would be created. The Village Code does not provide an exception for widths of one-way drive aisles, but 18-feet is adequate for one-way travel. A variation is requested for these three drive aisle widths.
4. Landscape Islands. The existing parking lot does not have any landscape islands. As part of the addition, the new portion of the parking lot must have landscape islands, at least the size of the parking stalls, at the end of every row of parking. There are four new landscape islands proposed. One of the islands would be 5.3 feet wide and one would be 7.9 feet wide, where 9 feet is required. Increasing the size of the landscape islands would decrease the size of the parking stalls or the drive aisles. A variation is being requested for the size of two of the landscape islands. The landscape islands will have plantings of turf, trees and shrubs.
5. Landscaping. As part of the project, landscape screening along the south property line will be planted. The screening will include 21 36-inch Viburnum Blue Muffin bushes. Four new shade trees and three new evergreen trees will be planted along with a variety of ornamental shrubs. One parkway tree will be removed to make way for the relocated and expanded driveway approach on Hillside Avenue.
6. Lighting. There is no new lighting proposed as part of the project. The

existing, non-conforming parking lot lighting will remain.

7. Impervious Surface Setbacks. The new portion of the parking lot is compliant with the impervious surface setback requirement of 7.5 feet. There is 16 feet of green space proposed between the east property line and the new driveway approach on Hillside Avenue.
8. Exterior Appearance. The Village does require Exterior Appearance compliance for parking lot additions. Due to the nature of the improvements proposed for the parking lot addition, the only applicable guidelines are related to landscaping. The project is in compliance with the following guidelines:
 - All of the trees selected are from the recommended plant list (guideline 2.1)
 - Perimeter landscaping is used to screen the view of the parking lot (guideline 2.1.2)
 - Landscape islands will be installed at the end of every row of parking on within the parking lot addition (guideline 2.1.3)
9. Lot Consolidation. In accordance with Section 10-10-10(B)10 of the Zoning Code, as part of the project, the property will be consolidated into one lot. The Plat of Consolidation is administratively reviewed and approved.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner's requests for a Special Use Permit, Zoning Variations and the Exterior Appearance for a proposed parking lot addition on the properties located 494 Hillside Avenue and 420 Glenwood Avenue. The Plan Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial of the requests. In deliberating this recommendation, the Plan Commission should consider the criteria set forth in Section 10-10-14(E) and, Section 10-10-12 (C) - (D) of the Zoning Code and the Appearance Review Guidelines. Staff has prepared draft findings of fact for a recommendation of approval of the requests. Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of the requests and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commission's review and use.

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

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the Plan Commission public hearing.
2. That the proposed landscaping on the site shall be installed in compliance with the approved landscape plan and be continuously maintained in perpetuity.
3. Prior to the issuance of a building permit, the Plat of Consolidation shall be recorded with the DuPage County Recorder of Deeds.

ATTACHMENTS:

- Location & Zoning Map
- Aerial Photo of Property
- 420 Glenwood - Existing Conditions Photos
- 494 Hillside – Existing Conditions Photos
- Public Hearing Notice
- Location Map for Public Hearing Notice
- Mailing List for Public Hearing Notice
- Certificate of Publication
- 2001 Comprehensive Plan Section
- 2009 Downtown Plan Section
- 2022 Draft Comprehensive Plan Section
- Application for a Special Use Permit
- Application for Zoning Variations
- Application for Exterior Appearance Approval
- Proof of Ownership
- Plat of Survey (Existing Conditions)
- Site Plan – Aerial Exhibit
- Site Plan
- St. Petronille School Drop-off/Pick-up Exhibit
- Impervious Surface Exhibit
- Grading Plan
- Landscape Plan
- Land Use Opinion Letter
- IDNR Eco Cat
- Example Bollard Cut Sheet
- Applicable Sections from Zoning Code
- Draft Findings of Fact
- Draft Motion to Approve

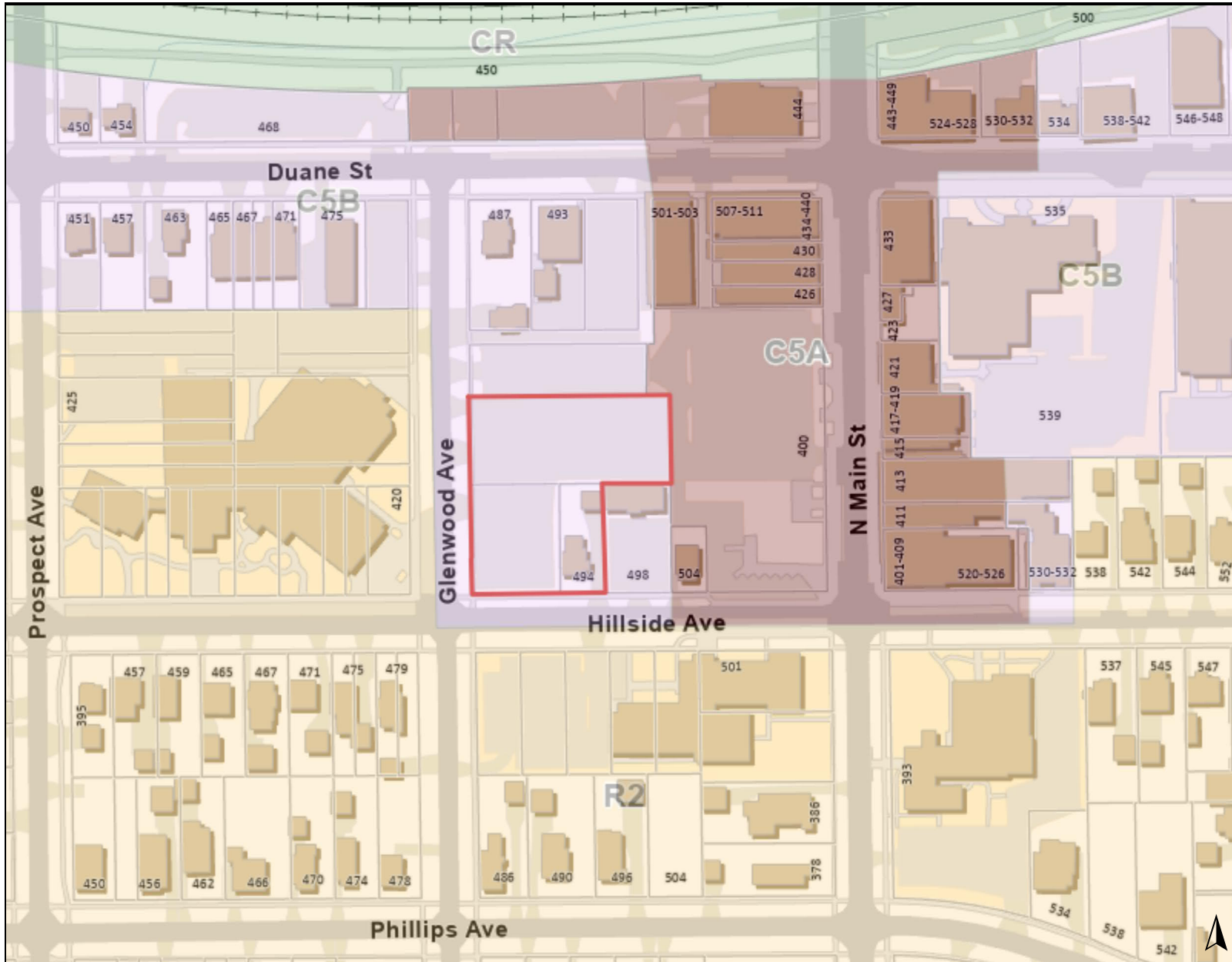
cc: Staci Springer, Community Development Director
Steve Witt, Building & Zoning Official
Amy McKenna, Consulting Engineer

St. Petronille – 420 Glenwood Avenue & 494 Hillside Avenue
Special Use Permit, Zoning Variations and Exterior Appearance

Page 8

Maureen Harton, St. Petronille Attorney
Dwayne Gillian, St. Petronille Engineer
Reverend Thomas Milota, St. Petronille
Mark Reinke, St. Petronille

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- SUP, ZV, EA\Meeting Materials\Plan Commission\PC Staff Report.doc



Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District

0 300 600
ft

Print Date: 3/3/2022

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

Bishop Ronald A. Hicks, applicant on behalf of St. Petronille Church, is requesting a public hearing for consideration of a Special Use Permit and Zoning Variations to allow the expansion of the parking lot located at 420 Glenwood Avenue. As part of the project, the property located at 494 Hillside Avenue would be consolidated with the existing parking lot and a new driveway approach would be added along Hillside Avenue. The petitioner is specifically requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-17-2(B)26 to allow the expansion of an existing parking lot in the C5B Zoning District; and
2. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:
 - a. Section 10-5-8(H) to allow two new landscape islands with widths of 5.3 feet and 7.9 feet in lieu of 9 feet;
 - b. Section 10-5-8(I) to allow a parking aisle of 24 feet for two-way traffic and parking aisle widths of as little as 18 feet for one-way traffic in lieu of 25 feet;
 - c. Section 10-5-8(I) to allow new parking stalls to be constructed with a length no less than 17.5 feet in lieu of 19 feet as required;
 - d. Section 10-5-11(B) to allow 3 driveway approaches where 1 driveway approach is permitted per zoning lot;
 - e. Section 10-5-11(F) to allow a driveway approach of 25 feet where the maximum permitted is 24 feet.

The properties are zoned C5B Central Business District and are located on the north side of Hillside Avenue, east of Glenwood Avenue. Before the Glen Ellyn Village Board can consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requests for the Special Use Permit and Zoning Variations on **Thursday, March 10, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

The subject property is legally described as follows:

LOT 1 (EXCEPT THE EAST 175 FEET THEREOF), 6 AND 7 IN BLOCK 13 IN COUNTY CLERKS FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.

PINs: 05-11-327-007, 05-11-327-008, and 05-11-327-025

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, March 4, 2022.

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

disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

All persons who are interested are invited to attend the public hearing to observe and participate via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Kelly Purvis, Planning Manager, at kpurvis@glenellyn.org. All public comments received by 4:30 pm on Thursday, March 10, 2022 will be read into the record at the public hearing. The Zoom information is provided below. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/85917773215?pwd=OFFWaFRvajcySTNFdGlrT2xmUXFwUT09>

Webinar ID: 859 1777 3215 Passcode: 451428

Or One tap mobile :

US: +13126266799,,85917773215#,,, *451428# or
+16465588656,,85917773215#,,, *451428#

Or Telephone:

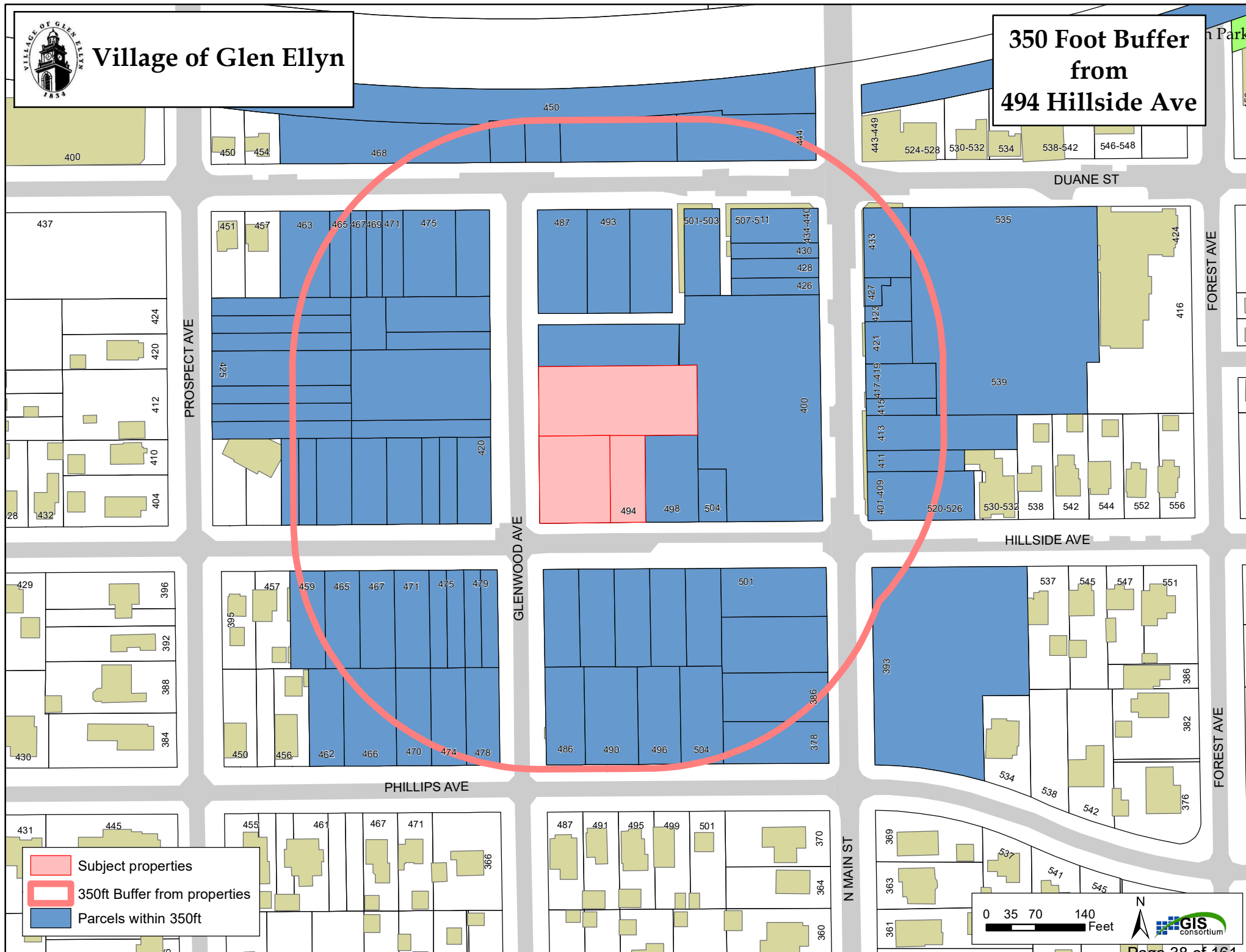
Dial (for higher quality, dial a number based on your current location):

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



Village of Glen Ellyn

350 Foot Buffer
from
494 Hillside Ave



494 Hillside
Address List

Name	Number	Direction	Street Name	Apt	City	State	Zip
413 MAIN ST LLC	1	W	DUNDEE RD	200	BUFFALO GROVE	IL	60089
428 NORTH MAIN STREET LLC	428	N	MAIN ST		GLEN ELLYN	IL	60137
493 DUANE ST LLC	1900	S	HIGHLAND	104	LOMBARD	IL	60148
AIM DUANE LLC	600		ENTERPRISE DR	120	OAK BROOK	IL	60523
APEX 400 LLC	1111	E	TOUHY	230	DES PLAINES	IL	60018
BAPTISTA JR, ROBERT C	467		DUANE ST		GLEN ELLYN	IL	60137
BRICKS ON MAIN LLC	411	N	MAIN ST		GLEN ELLYN	IL	60137
CALLAWAY, ANDREW & E	467		HILLSIDE AVE		GLEN ELLYN	IL	60137
CASAZZA, JUSTIN & J	386	N	MAIN ST		GLEN ELLYN	IL	60137
CITIGROUP INC			PO BOX 30508		TAMPA	FL	33630
CJI MAIN ST PROPERTY LLC	1800		PADDOCK CT		NAPERVILLE	IL	60565
COMMUTER RAIL DIVISION	547	W	JACKSON BLVD		CHICAGO	IL	60661
DARMONI, ARIEL	5070	N	KIMBERLY AVE	C	CHICAGO	IL	60630
DIOCESE OF JOLIET	16555		WEBER RD		CREST HILL	IL	60403
DOERFLER, TRUSTEE OF	1900	S	HIGHLAND AVE 104		LOMBARD	IL	60148
DUDLEY, GEORGIA D	479		HILLSIDE AVE		GLEN ELLYN	IL	60137
DUPAGE COUNTY HWY DEPT	130	N	COUNTY FARM RD		WHEATON	IL	60187
DVORAK, FRANCES	7433		SHELLRIDGE TERF		LAKE WORTH	FL	33467
EICHIN, RICHARD & E A	471		DUANE ST		GLEN ELLYN	IL	60137
FRANKLIN & KENT DESIGNS	155		FOREST AVE		GLEN ELLYN	IL	60137
GLEN ELLYN BIBLE CHURCH	501		HILLSIDE		GLEN ELLYN	IL	60137
GLEN ELLYN BIBLE CHURCH	390		MAIN ST		GLEN ELLYN	IL	60137
HOPKINS, GEMMA & DANIEL	474		PHILLIPS AVE		GLEN ELLYN	IL	60137
HUMBLE, ANDREW & JULIE	462		PHILLIPS ST		GLEN ELLYN	IL	60137
JOHANSON, MATTHEW & SUSAN	475		HILLSIDE		GLEN ELLYN	IL	60137
KATYS BOUTIQUE	427		MAIN ST		GLEN ELLYN	IL	60137
KOUROS, CHRISTOPHER	465		HILLSIDE AVE		GLEN ELLYN	IL	60137
LLOYD, JEFFERY & ERIN	466		PHILLIPS AVE		GLEN ELLYN	IL	60137
MAUDE, JOSEPH & SUSAN	475		DUANE ST		GLEN ELLYN	IL	60137
MEIER, FRANCIS & BETTY	470		PHILLIPS AVE		GLEN ELLYN	IL	60137
MJR PROPERTIES LLC	601		FOREST		GLEN ELLYN	IL	60137
MORRIS, STEVEN & CARRIE	478		PHILLIPS AVE		GLEN ELLYN	IL	60137
O MALLEY, CHRIS & LEMARIE	496		PHILLIPS AVE		GLEN ELLYN	IL	60137
ROSCH, JOHN	497		MAIN ST		GLEN ELLYN	IL	60137
SCHAEFER, KARL & CAROLYN	486		PHILLIPS AVE		GLEN ELLYN	IL	60137
SCIGOUSKY, GEORGE	490		PHILLIPS AVE		GLEN ELLYN	IL	60137
SCOBEE, BRIAN & DAENON	471		HILLSIDE AVE		GLEN ELLYN	IL	60137
SGE LLC	5248	N	GLENWOOD		CHICAGO	IL	60640
SHANNON, JENNIFER	640	N	MAIN ST		GLEN ELLYN	IL	60137
SHOUB, SCOTT	711		DUANE ST		GLEN ELLYN	IL	60137
SIMMONS, KAREN	465		DUANE ST		GLEN ELLYN	IL	60137
SIMONEIT, DANIEL J	504		HILLSIDE		GLEN ELLYN	IL	60137
ST MARKS EPISCOPAL CHURCH	393	N	MAIN ST		GLEN ELLYN	IL	60137
TABACK, SCOTT & PENELOPE	378	N	MAIN ST		GLEN ELLYN	IL	60137
TERMOSJ LLC	1315		CINDY LN		SANDWICH	IL	60548
VILLAGE OF GLEN ELLYN	535		DUANE ST		GLEN ELLYN	IL	60137
WESBURY, BRIAN	459		HILLSIDE AVE		GLEN ELLYN	IL	60137

NOTICE OF PUBLIC HEARING

Bishop Ronald A. Hicks, applicant on behalf of St. Petronille Church, is requesting a public hearing for consideration of a Special Use Permit and Zoning Variations to allow the expansion of the parking lot located at 420 Glenwood Avenue. As part of the project, the property located at 494 Hillside Avenue would be consolidated with the existing parking lot and a new driveway approach would be added along Hillside Avenue. The petitioner is specifically requesting approval of the following:

1. A Special Use Permit in accordance with Section 10-4-17-2(B)26 to allow the expansion of an existing parking lot in the CSB Zoning District; and

2. The following Zoning Variations in accordance with Section 10-10-12 of the Zoning Code:

a. Section 10-5-8(H) to allow two new landscape islands with widths of 5.3 feet and 7.9 feet in lieu of 9 feet;
b. Section 10-5-8(I) to allow a parking aisle of 24 feet for two-way traffic and parking aisle widths of as little as 18 feet for one-way traffic in lieu of 25 feet;
c. Section 10-5-8(I) to allow new parking stalls to be constructed with a length no less than 17.5 feet in lieu of 19 feet as required;

d. Section 10-5-11(B) to allow 3 driveway approaches where 1 driveway approach is permitted per zoning lot;
e. Section 10-5-11(F) to allow a driveway approach of 25 feet where the maximum permitted is 24 feet.

The properties are zoned CSB Central Business District and are located on the north side of Hillside Avenue, east of Glenwood Avenue. Before the Glen Ellyn Village Board consider the requests, the Plan Commission must conduct a public hearing. The Plan Commission will consider the requests for the Special Use Permit and Zoning Variations on Thursday, March 10, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.

The subject property is legally described as follows:
LOT 1 (EXCEPT THE EAST 175 FEET THEREOF), 6 AND 7 IN BLOCK 13 IN COUNTY CLERKS FIFTH ASSESSMENT DIVISION IN THE SOUTHWEST ¼ OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DUPAGE COUNTY, ILLINOIS.
PINS: 05-11-327-007, 05-11-327-008, and 05-11-327-025.

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, March 4, 2022.

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration due to the Covid-19 pandemic. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

All persons who are interested are invited to attend the public hearing to observe and participate via Zoom. Any public questions or comments regarding this request should be submitted in advance of the meeting via email to Kelly Purvis, Planning Manager, at kpurvis@glenellyn.org. All public comments received by 4:30 pm on Thursday, March 10, 2022 will be read into the record at the public hearing. The Zoom information is provided below. These temporary meeting procedures will be eliminated once the emergency declaration is lifted.

Please click the link below to join the meeting:
<https://us02web.zoom.us/j/85917773215?pwd=OFFWwFRvaICySTNFQGIPTXxmUXFwU107>

Webinar ID: 859 1777 3215 Passcode: 451428

Or One tap mobile:

US: +13126266799, 85917773215#,,,,*451428# or

+16465588656, 85917773215#,,,,*451428#

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

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

Published in Daily Herald February 22, 2022 (4578322)

RECEIVED

MAR 04 2022

VILLAGE OF GLEN ELLYN

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 02/22/2022 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.

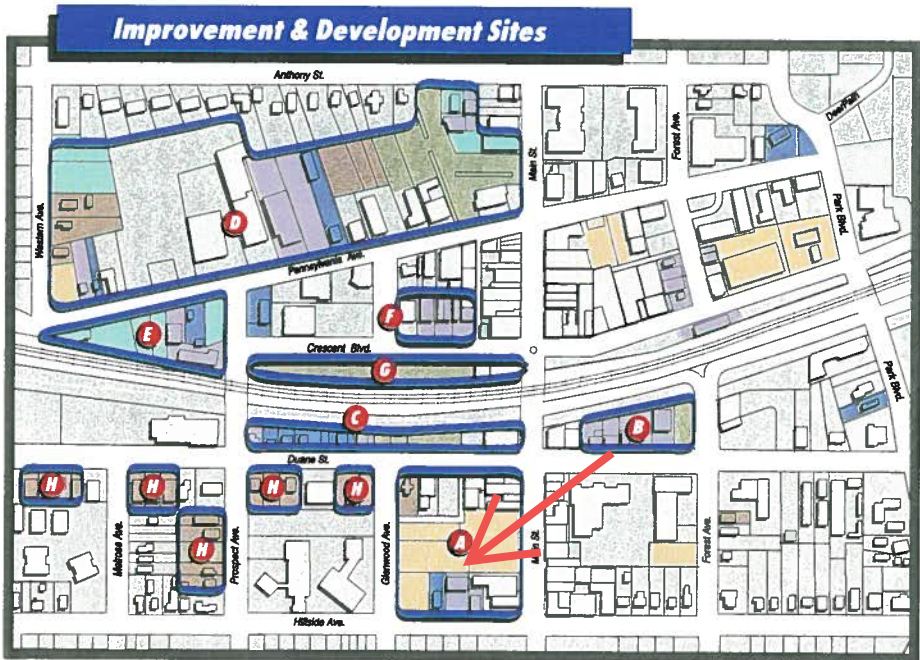
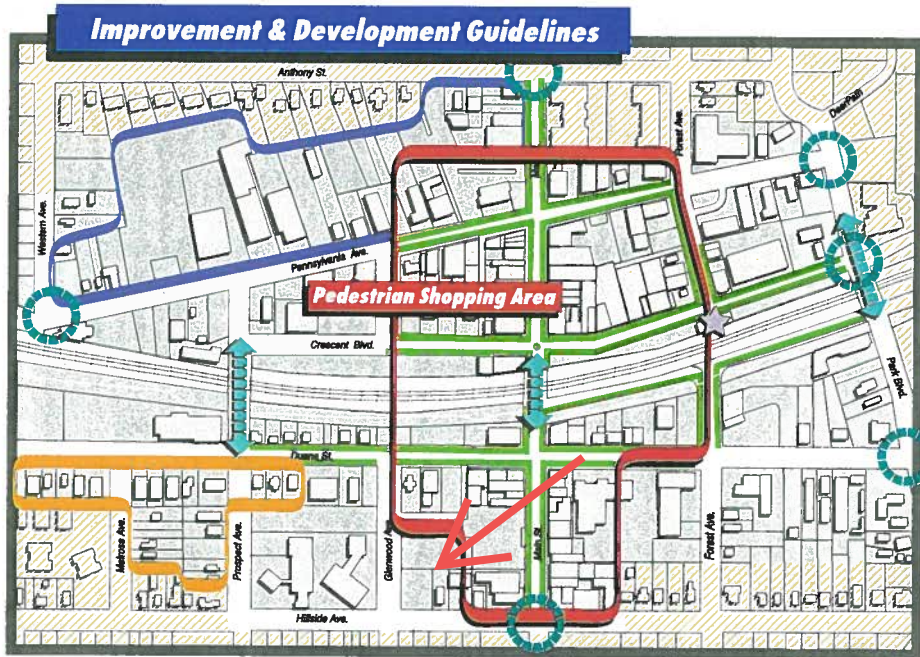
PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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

Control # 4578322

Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

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

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

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

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

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

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

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

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

Improvement & Development Sites:

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

Vacant buildings and land parcels should be reused or redeveloped.

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

Residential properties that may be subject to redevelopment.

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

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

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

OPPORTUNITY SITES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Opportunity Sites

Communities will always change and evolve, and Glen Ellyn is no exception. The properties illustrated and listed below are identified for their potential to be redeveloped, repurposed, and/or reinvigorated.



Figure 23: Properties Susceptible to Change

Source: Town Builder Studios

North side of Pennsylvania, left to right:

- A. Redevelop or retrofit vacant small office building.
- B. Redevelop or repurpose buildings and utilize back yards of adjacent residential properties.
- C. Redevelop Fire Station property – with or without relocation of Fire Station.
- D. Redevelop or repurpose buildings, and retain historic features.
- E. Redevelop or retrofit auto service property.

South side of Pennsylvania, left to right:

- F. Potential residential redevelopment with structured parking.
- G. Potential residential redevelopment with structured parking.
- H. Convert properties to a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern.

North side of Duane, left to right:

- I. Preliminary Planned Unite Development (PUD) approved for 20 townhomes on the three westernmost properties. (The developer will not be moving forward with this project.)
- J. House and Duane/Lorraine lot could be converted to other uses yet retain parking.
- K. PUD approved for a row house development between Prospect and Glenwood.
- L. Retrofit properties to historically-sensitive, mixed-use building designs, and include some greenspace.
- M. Retrofit bank property into a mixed-use parking structure with a pedestrian-friendly and historically-sensitive development pattern.
- N. Convert low-activity corner to new uses that cater to Illinois Prairie Path users.

South side of Duane, left to right:

- O. Redevelop existing multiple-family to new multiple-family with a historically-sensitive development pattern.
- P. Redevelop parking lot with a new multiple-family use.
- Q. Convert office building and parking lot into a more context-sensitive, office or mixed-use development.
- R. Redevelop funeral home (optional) and multiple family buildings into a new multiple-family redevelopment.

West side of Main Street:

- S. Redevelop parking lots to new uses such as a mixed-use building along Main Street and multiple family residential buildings along Glenwood Road, yet retain the parking supply. The building should have the same setback as the neighboring buildings.

Multi-Modal Transportation Analysis

Access to and within the Downtown is critical to its success. Streets, sidewalks, pathways and the railroad are the paths of access to the Downtown. Many residents who live near the Downtown choose to walk due to the short distance, for the exercise, and to avoid driving around Downtown looking for a parking space.

Pedestrians

Many participants in the planning process mentioned that one of the positive attributes of the Downtown is its pedestrian-friendliness. Many of these same people also mentioned that parking is not convenient, while others said that if someone is willing to walk just a block or two there is ample parking. Pedestrian-friendliness is more than just walking a block or two – the walk also needs to be enjoyable enough that a one- or two-block walk doesn't seem like a long distance.

Sidewalks and crosswalks are key components of pedestrian-friendliness – too narrow and people bump into each other as they pass by; too wide/empty and the ambiance can feel cold and uninviting; too poorly maintained and they become a safety hazard; and too much snow and ice and people might go home or shop in an enclosed mall. Not every driver yields to pedestrians in crosswalks, so crossing streets can sometimes result in an unpleasant experience.

Multiple participants mentioned issues regarding the maintenance of the sidewalks – either sections of concrete that are in need of repair/replacement or that sidewalks are not completely cleared of snow/ice. Piles of snow along the curb line also make it difficult for people to get in and out of their cars when they utilize on-street parking.

Bicycles

Finding safe routes of travel to and from the Downtown – for recreation or for transportation purposes – must be a high priority.

The DuPage County Bikeways and Trails Map, indicates a “Proposed Local Bikeway” along Lorraine Road from Duane Street, south to Roosevelt Road (via Greenfield Avenue and Lambert Avenue), past the Glen Ellyn Village Links, east on Fawell Boulevard, to points east of I-355.

Observations indicate that many more racks are needed in the Downtown due to high bicycle parking demand – especially on nice days (i.e. bikes are locked up to lamp posts, trees, and fences).

Prairie Path Park is listed as a point of interest along the Illinois Prairie Path, and a drinking fountain is the only amenity listed for Downtown Glen Ellyn in the DuPage County Trail Guide⁴. The Downtown has more than that to

⁴ <http://www.dupageco.org/bikeways/trailGuide.pdf>

Potential Redevelopment Sites

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

- 1

Commercial and office uses, vacant land. This property in whole or in part would be appropriate for single-family attached development. As an alternative, the northerly two lots could be developed with single family attached units and the frontage along Pennsylvania Avenue could be redeveloped with commercial uses.
- 2

Office uses and detached single-family homes. This area should be redeveloped in whole or in part to include commercial and office development. Some of the office buildings are in good condition and could remain. Medical and dental offices could be encouraged due to proximity to DuPage Medical Group's office building.
- 3

AT&T office/facility. If this site becomes available it should be redeveloped into an office or commercial building.
- 4

A small commercial building, a historic single-family residence that has been converted into a business, a dental office, and a small park. As many parcels as possible should be combined to create a new development on this site. Commercial and service uses would be appropriate in this location to support downtown residents.
- 5

Small commercial buildings. This site, while small would be appropriate for a mixed use building with commercial on the first floor and residential units above. The site could also be redeveloped for a commercial or office use.
- 6

Detached single-family structures. These properties should be assembled and redeveloped as a small single-family attached development similar to the property directly east.
- 7

A single-family home and an office building. This site would be appropriate for a mixed use development including first floor commercial use with office or residential use on the upper levels.
- 8

St. Petronille parking lot, and two office buildings. This site could be appropriate for a mixed use or multi-family residential development with structured parking.
- 9

Commercial buildings in the National Register District. These buildings should either be improved and maintained or redeveloped with a commercial or mixed-use building.
- 10

Funeral home with large surface parking lot, detached single-family home and an office use. The site could be combined with the multi-family residential housing to the east to create a multi-family residential development or a mixed use building.
- 11

Glen Ellyn Post Office and small commercial building. The Post office and the small commercial site to the north should be redeveloped into a commercial building.
- 12

Village Parking Lot, and various office and commercial uses. This site could accommodate a mixed use development or could be an appropriate location for a structured parking garage on the north side of the tracks
- 13

Small commercial buildings. Commercial redevelopment is appropriate for this site.
- 14

Multi-tenant buildings containing office and service uses. This site would be appropriate for a commercial or mixed use redevelopment.
- 15

Automotive and office uses. This site would be appropriate for a commercial or mixed use redevelopment.



APPLICATION FOR SPECIAL USE PERMIT

CLEAR PAGE

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

Date Filed: 03/17/21 Application No: _____

Name of Applicant: Bishop Ronald A. Hicks

Address of Applicant: 16555 Weber Road Crest Hill, IL 60403

Business Phone: 815.221.6100 Fax: 815.221.6083

Home Phone: _____ Mobile Phone: _____

Email: mharton@dioceseofjoliet.org

Property Interest of Applicant: Successor Trustee

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Roman Catholic Diocese of Joliet Trust

Address of Owner: 16555 Weber Road Crest Hill, IL 60403

Business Phone: 815.221.6211 Fax: 815.221.6083

Home Phone: _____ Mobile Phone: 708.846.3246

Email: mharton@dioceseofjoliet.org

Property Address: 494 Hillside Ave. and 420 Glenwood Ave. Glen Ellyn

Legal Description of Property:

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055. in DuPage County, Illinois.

Permanent Index No. (PIN): 05-11-327-008 and 05-11-327-025 Zoning: C5B

Lot Dimensions: 50' x 125' and 100' x 225' Lot Area: .14 acre and .51 acre

Present Use:

Vacant lot and existing parking lot

Requested Use/Construction:

St. Petronille parking lot expansion and renovation

Estimated Date to Begin New Use/Construction: 08/01/21

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

CLEAR PAGE

Dwayne Gillian, V3 Companies - Senior Project Manager
7325 Janes Avenue, Woodridge, IL
W 630.729.6144 / C 630.936.0330 / E dgillian@v3co.com

Chris Bartosz, V3 Companies - Director of Surveying, PLS
7325 Janes Avenue, Woodridge, IL
W 630.729.6124 / C 630.688.6170 / E cdbartosz@v3co.com

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

See attached narrative within the cover letter.

Describe How the Special Use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this Zoning Code:

It will enlarge and enhance St. Petronille's parking area, thereby alleviating parking congestion and increasing street parking in the immediate area.

2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area:

The parking lot will be enlarged and enhanced. Thus, the appearance will be harmonious with the essential character of the general area.

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

Enlarged and enhanced parking in the area is needed, so this special use will not disturb existing or future neighborhood uses.

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

The net increase in impervious area is less than 700 square feet, so no changes to any public facilities are needed.

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

The land is privately owned and the improvements will be paid for by the owner. No public costs are involved.

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

On the contrary, the special use will increase St. Petronille's parking area and open up street parking for patrons of downtown businesses.

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

This is a replacement and improvement of the existing entrance on Hillside. Internal traffic circulation in the lot will also be improved.

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

The potential for flood damage to adjacent property will not be increased by the minimal increase in impervious area.

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

There are no natural, scenic or historic features on the property now, so there will be destruction of any such features.

CLEAR PAGE

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

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

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

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

<u>3/17/21</u>	<u>Ronald A. Hicks</u>	<u>+ Ronald A. Hicks</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

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

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: **03/17/21**

Address: **494 Hillside Ave. and 420 Glenwood Ave.**

Legal Description:

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat

TRUSTEE: **Ronald A. Hicks, Successor Trustee** TRUST NO.: **n/a**

Address: **16555 Weber Road Crest Hill, IL 60403**

LIST ALL BENEFICIARIES:

Name: **Roman Catholic Diocese of Joliet** Address: **16555 Weber Road, Crest Hill, IL 60403**

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

Name: Address:

AFFIDAVIT OF AUTHORIZATION

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I, Ronald A. Hicks, Succesor Trustee owner of the property described as

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055. in DuPage County, Illinois.

verify that Maureen A. Harton

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

+ Ronald A. Hicks

OWNER SIGNATURE

Subscribed and sworn to before me this

17th day of March, 20 21
Maureen A. Harton

Notary Public



REIMBURSEMENT OF FEES AGREEMENT

CLEAR PAGE

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

- I. DESCRIPTION OF PROJECT: St. Petronille Parking Lot Expansion and Renovation
- II. OWNER:
- A. Owner of Property: Roman Catholic Diocese of Joliet Trust
- B. Owner's Address: 16555 Weber Road Crest Hill, IL 60403
- C. Owner's Home Phone Number: 708.846.3246 Fax: 815.221.6083
- D. Owner's Work Phone Number: 815.221.6211
- E. Owner's E-mail: mharton@dioceseofjoliet.org
- F. If Owner is a Land Trust or Corporation, the attached disclosures of interest should be filled out.
- III. PERSON MAKING REQUEST (Petitioner):
- A. Name of Petitioner: Ronald A. Hicks
- B. Petitioner's Address: 16555 Weber Road Crest Hill, IL 60403
- C. Petitioner's Home Phone Number: _____
- D. Petitioner's Work Number: 815.221.6100
- E. Petitioner's E-mail: mharton@dioceseofjoliet.org
- IV. LOCATION OF PROPERTY:
- A. General Location of Property: 494 Hillside Ave. & 420 Glenwood Ave.
- B. Acreage of Parcel: .14 acre and .51 acre
- C. Permanent Index Number(s): 05-11-327-008 and 05-11-327-025
- D. Legal Description (Please attach)
- V. REIMBURSEMENT OF FEES:

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

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

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

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

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

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

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

Upon the failure of the petitioner or owner to reimburse the Village in accordance with this Agreement, no further action shall be undertaken on the application by the Village President and Board of Trustees, or by any other official or quasi-official individual or body thereunder, including the conduct of any hearings or deliberations, reviews of any plans or applications, the granting of any relief or approvals, issuance of any permits or occupancies, performance of inspections and the execution or recording of any documents, until all such outstanding fees are paid in full and/or the initial deposit is restored to its full amount. Upon any failure to reimburse the Village in accordance with this Section, the Village may in its discretion, apply any or all of the initial deposit to the outstanding balance due.

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

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

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

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

+ Ronald G. Hulse
Petitioner

+ Ronald G. Hulse
Owner

Date: 3/17/2021

Village of Glen Ellyn

By: _____
Planning and Development Director

Date: _____

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

CLEAR ALL PAGES

APPLICATION FOR VARIATION

For the property at 494 Hillside Ave. & 420 Glenwood Ave. Glen Ellyn, IL 60137

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

You may attach separate sheets if additional space is needed for the following answers.

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

I. APPLICANT INFORMATION:

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

Name: Bishop Ronald A. Hicks

Address: 16555 Weber Road

Home Phone No.: 815.221.6211 Cell Phone No.: _____

Fax No.: 815.221.6083

E-mail: mharton@dioceseofjoliet.org

Ownership Interest in the Property in Question:

The fee simple owner is the Roman Catholic Diocese of Joliet Trust dated December 31, 1949 (the "Trust"). Bishop RONALD A. Hicks is the Successor Trustee of the Trust.

II. INFORMATION REQUIRED BY SECTION 10-10-10(B) OF THE ZONING CODE, IF APPLICABLE:

NOTE: All parties, whether petitioner, agent, attorney, representative and or organization et al. must be fully disclosed by true name and address in compliance with Section 10-10-10(B) of the Zoning Code. Disclosure forms are attached for your convenience.

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

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

Is the property in question subject to a contract or other arrangement for sale with the fee owner? (Choose "Yes" or "No")

☐ YES

☒ NO

If YES, the contract purchaser must provide a copy of the contract to the Village and must either be a co-petitioner to this application or submit the attached Affidavit of Authorization with the application packet.

Is the property in question the subject of a land trust agreement? (Choose "Yes" or "No")

☐ YES

☒ NO

If YES, (1) either the trustee must be a co-petitioner or submit the attached Affidavit of Authorization from the trustee to represent the holders of the beneficial interests in the trust and (2) the applicant must provide a trust disclosure in compliance with "An Act to Require Disclosure of All Beneficial Interests", Chapter 148, Section 71 et seq., Illinois Revised Statutes, signed by the trustee.

III. PROPERTY INFORMATION:

Common address: 494 Hillside Ave. & 420 Glenwood Ave.

Permanent tax index number: 05-11-327-008 & 05-11-327-025

Legal description:

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055, in DuPage County, Illinois.

Zoning classification: C5B

Lot size: 50x125 ft. x 100x225 ft. Area: 28,750 sq. ft.

Present use:

494 Hillside Ave. is a vacant lot. 420 Glenwood Ave. is an existing parking lot.

IV. INFORMATION REGARDING THE VARIATION(S) REQUESTED:

Description of the variation(s) requested (including identification of the Zoning Code provisions from which variation is sought) and proposed use(s):

- a. Section 10-5-8(H) to allow two new landscape islands with widths of 5.3 feet and 7.9 feet in lieu of 9 feet;
- b. Section 10-5-8(I) to allow a parking aisle of 24 feet for two-way traffic and a parking aisle of as little as 18 feet for one-way traffic in lieu of 25 feet;
- c. Section 10-5-8(I) to allow new parking stalls to be constructed with a length no less than 17.5 feet in lieu of 19 feet as required;
- d. Section 10-5-11(B) to allow 3 driveway approaches where 1 driveway approach is permitted per zoning lot;
- e. Section 10-5-11(F) to allow a driveway approach of 25 feet where the maximum permitted is 24 feet.

Estimated date to begin construction: 4/15/2022

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

1. Dwayne Gillian, V3 Companies - Senior Project Manager
7325 Janes Avenue, Woodridge, IL
W 630.729.6144/ C 630-936-0330/ E dgillian@v3co.com
2. Chris Bartosz, V3 Companies - Director of Surveying, PLS
7325 Janes Avenue, Woodridge, IL
W 630.729.6124/ C 630-688-6170/ E cdbartosz@v3co.com
3. Greg Sagen, Signature Design Group, Inc. - Landscape Architect
132 N. Washington Street, Naperville, IL
W 630.305.3980/ E greg@sgntrgroup.com

V. EVIDENCE RELATING TO ZONING CODE STANDARDS FOR A VARIATION:

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

A. Standards Applicable to All Variations Requested:

1. Provide evidence that due to the characteristics of the property in question, there are practical difficulties or particular hardship for the applicant/owner in carrying out the strict letter of the Zoning Code:

- A. Failure to reduce the parking island width from 9' to 7.9' would result in parking stall widths that do not meet current village standards.
- B. Parking aisle widths of 20' and 24' in lieu of 25', respectively, are necessary to maximize the number of parking spaces while maintaining a workable traffic flow.
- C. Three (3) driveway approaches are necessary to the proposed traffic flow in the lot during peak drop-off and pick-up times. The applicant has already agreed to remove one driveway approach on Glenwood Ave.
- D. A driveway approach of 25' on Hillside is necessary to the overall functional and aesthetic design of the parking lot expansion.

2. a. Provide evidence that the property in question cannot yield a reasonable return if permitted to be used under the conditions allowed by the Zoning Code (i.e., without one or more variations):

Without the requested variations, the expansion and renovation of the existing parking lot at 420 Glenwood and concomitant consolidation with the adjoining lot at 494 Hillside will not yield a reasonable return for St. Petronille Parish. The parish needs more parking and better traffic flow in the parking lot due to the large numbers of parishioners and school families. The design that has been submitted to the Village makes the highest and best use of the available square footage at the least cost to the parish.

OR

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

This situation is unique because 1) the two parcels are adjacent to one another; 2) the Diocese demolished the former dilapidated residence at 494 Hillside Ave. for the purpose of expanding the parking lot at 420 Glenwood Ave.; 3) St. Petronille Parish is landlocked and is in need of additional parking; and 4) the two parcels are uniquely configured such that expansion of the existing parking lot will enhance the aesthetics of St. Petronille's campus and the downtown Glen Ellyn neighborhood.

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

420 Glenwood Ave. has been a parking lot for several decades. Expansion of the lot to include the 6,250 square feet that is currently 494 Hillside Ave. will not alter the character of the area.

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

1. Provide evidence that the particular physical surroundings, shape or topographical condition of the property in question would bring particular hardship upon the applicant/owner as distinguished from a mere inconvenience if the strict letter of the Zoning Code were to be carried out:

The fact that the two parcels are adjacent to one another and are able to be combined into a single parking facility is unique to this situation. The design that has been submitted to the Village makes the highest and best use of the available square footage at the least cost to the parish. The Diocese of Joliet and St. Petronille Parish would suffer a hardship if the strict letter of the Zoning Code were enforced because additional costs and further delays will be incurred if the relatively minor variations are not approved.

2. Provide evidence that the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district:

St. Petronille's situation is unique because 1) the two parcels are adjacent to one another; 2) the Diocese demolished the former dilapidated residence at 494 Hillside Ave. for the purpose of expanding the parking lot at 420 Glenwood Ave.; 3) St. Petronille Parish is landlocked and is in need of additional parking; and 4) the two parcels are uniquely configured such that expansion of the existing parking lot will enhance the aesthetics of St. Petronille's campus and the downtown Glen Ellyn neighborhood. These conditions are not generally applicable to other properties in the same zoning district.

3. Provide evidence that the purpose of the variation is not based exclusively upon a desire to make more money out of the property in question:

The Diocese of Joliet and St. Petronille Parish are not-for-profit entities. Parking in the St. Petronille parking lot is free to parishioners and school families.

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

The need for more parking and better traffic flow in and around St. Petronille Parish and School (the "hardship") has been created by the number of registered parishioners and school families. There are approximately 2,776 registered parish families and 489 children from 270 families enrolled in the school.

5. Provide evidence that the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property in question is located.

420 Glenwood Ave. has been a parking lot for several decades. Expansion of the lot to include the 6,250 square feet that is currently 494 Hillside Ave. will neither cause detriment to the public welfare nor injury to other property and improvements in the neighborhood. On the contrary, expansion of the existing parking lot will improve traffic flow in the area and open up more street parking for patrons of downtown businesses.

6. Provide evidence that the proposed variation will not:

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

Expansion of the existing parking lot will have no impact on the current supply of light and air to the adjacent property.

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

Expansion of the existing parking lot will have no impact on fire hazards or other dangers to the adjacent property.

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

Expansion of the existing parking lot will enhance the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because it will improve traffic flow in the area and open up street parking to patrons of downtown businesses.

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

Expansion of the existing parking lot will not have a negative impact on property values in the neighborhood.

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

Expansion of the existing parking lot will improve traffic flow in the area, especially during peak drop-off and pick-up times of St. Petronille School, as well as peak times of parish masses and services. Expansion of the lot will also open up street parking.

- f. Create a nuisance; or

No nuisance will be created by expansion of the existing parking lot.

- g. Results in an increase in public expenditures.

The property in question is privately owned; no public funds are involved.

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

The variations requested are minimal. The design that has been submitted to the Village makes the highest and best use of the available square footage at the least cost to the parish. The Diocese of Joliet and St. Petronille Parish would suffer a hardship if the strict letter of the Zoning Code were enforced because additional costs and further delays will be incurred if the relatively minor variations are not approved.

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

St. Petronille Parish was established in 1925; it is an integral part of the history and fabric of Glen Ellyn. It would be unreasonable for the Village to deny the requested variances when St. Petronille has been a good neighbor and has cooperated with the Village in every aspect of this proposed project.

VI. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

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

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

02/04/2022

Date

Bishop Ronald A. Hicks

Print Name



Signature of Applicant

Date

Print Name

Signature of Applicant

Date

Print Name

Signature of Applicant

AFFIDAVIT OF AUTHORIZATION

I, Bishop Ronald A. Hicks, Successor Trustee owner of the property described as

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055, in DuPage County, Illinois.

verify that Maureen A. Harton, General Counsel

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.



+ Ronald A. Hicks

Owner Signature

Subscribed and sworn to before me this

4th day of February, 2022
Maureen A. Harton

Notary Public

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: Maureen A. Harton

Title: General Counsel

Applicant's Name: Bishop Ronald A. Hicks, Successor Trustee

Subscribed and sworn to me this

4th day of February, 2022.

Deborah A. Camp
Notary Public



**EXTERIOR APPEARANCE REVIEW
APPLICATION**

CLEAR ALL PAGES

Please complete and return this form to the Community Development Department, 535 Duane St.,
Glen Ellyn, IL 60137. If you have questions, please phone: 630.547.5250

I. APPLICATION INFORMATION:

A. Date Filed: 05/20/2021 B: Application No. _____

C. Project Name: St. Petronille Parking Lot Expansion and Renovation Project

D. Project Description:

The Diocese seeks to expand and renovate its existing parking lot at 420 Glenwood Avenue by consolidating it with the adjoining lot located at 494 Hillside Avenue, enhancing the existing entrance/exit on Hillside, and establishing a traffic circulation pattern within the new expanded lot which will allow vehicles to enter and exit the lot to/from Glenwood and Hillside Avenues.

E. Address of Property: 420 Glenwood Avenue and 494 Hillside Avenue

F. Permanent Index No.: 05-11-327-008 & 05-11-327-025 G. Zoning: C5B

H. Name of Applicant: Bishop Ronald A. Hicks, Successor Trustee

I. Address of Applicant: 16555 Weber Road, Crest Hill, IL 60403

J. Phone No. (Business): 815.221.6100 (Home) _____

K. (Mobile) 708.846.3246 (Other) _____

L. Fax No.: 815.221.6083

M. E-mail Address of Applicant: mharton@dioceseofjoliet.org

N. Name of Property Owner: Roman Catholic Diocese of Joliet Trust

O. Address of Property Owner: 16555 Weber Road, Crest Hill, IL 60403

P. Phone No. (Business): 815.221.6100 (Home) _____

Q. E-Mail Address of Property Owner: mharton@dioceseofjoliet.org

II. COMFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

R. Please explain why the proposed architectural style was chosen.

The design of the expanded and renovated parking lot was chosen to achieve the maximum use of the available square footage. The landscape design was chosen to provide aesthetic appeal to the parking lot and to enhance the appearance of St. Petronille Parish and the downtown Glen Ellyn neighborhood.

S. Provide information about the architectural style and exterior materials of the buildings in the surrounding area:

The buildings in the surrounding area are brick. To the east of 494 Hillside is a brick office building and parking lot. To the south is the parking lot of Glen Ellyn Bible Church. To the west is the south end of St. Petronille Parish's existing parking lot at 420 Glenwood Ave. To the north is St. Petronille's existing parking lot at 420 Glenwood Ave.

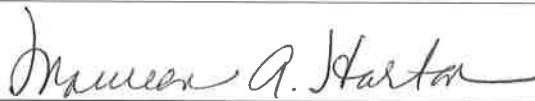
T. Please explain how the project complies with the Appearance Review Guidelines:

The project is surrounded on all sides by existing parking lots. It matches the character of the area and adjacent properties. The project calls for landscaped parking islands and other green space that does not currently exist.

U. Please explain why any deviations from the Appearance Review Guidelines are proposed:

No deviations are proposed.

Signature:



Date:

05/20/2021

Project Submittals List

1. Application Form	x
2. Application Fee	x
3. Escrow	x
4. Proof of Ownership	x
5. Affidavit of Authorization	x
6. Disclosure of Interest	x
7. Narrative Statement / Project Description	x
8. Plat of Survey/Legal Description	x
9. Existing Site Plan	x
10. Site Plan	x
11. Landscape Plan	x
12. Tree Survey	_____
13. Building Elevation Drawings – Existing	_____
14. Building Elevation Drawing – Proposed	_____
15. Floor Plans	_____
16. Color Rendering	_____
17. Photo, Slide(s)	_____
18. List of Building Materials & Colors	_____
19. Rooftop Plan	_____
20. Specifications for Rooftop Screening	_____
21. Sign Plan	_____
22. List of Signs	_____
23. Sign Elevations	_____
24. Building Elevation Drawings-Sign Location	_____
25. Trash Enclosure Exterior Equipment/ Fences/Screening	_____
26. Lighting Plan	_____
27. Light Fixture Cut Sheets	_____
28. Streetscape Elevation	_____
29. Outline Perspective View, Photo Imaging	_____
30. Staff & Developer Site Visit Pre-Arranged	_____
31. Affidavit Affirming No Conflict of Interest	x

MBR- May be Required

OWNERSHIP BY LAND TRUST

Date: **05/20/2021**

Address: **420 Glenwood Avenue and 494 Hillside Avenue**

Legal Description:

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055, in DuPage County, Illinois.

TRUSTEE: **Bishop Ronald A. Hicks, Successor Trustee** TRUST NO. **n/a**

Address: **16555 Weber Road, Crest Hill, IL 60403**

LIST ALL BENEFICIARIES:

Name: **Roman Catholic Diocese of Joliet** Address: **16555 Weber Road, Crest Hill, IL 60403**

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

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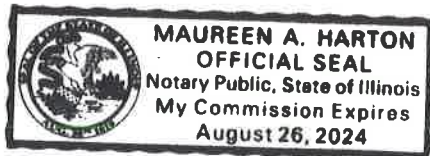
AFFIDAVIT OF AUTHORIZATION

I, **Bishop Ronald A. Hicks, Successor Trustee** owner of the property described as

Lots 1 (except the east 175 feet thereof), 6 and 7 in Block 13 in County Clerk's Fifth Assessment Division to Section 11, Township 39 North, Range 10, East of the Third Principal Meridian, according to the Plat thereof recorded July 3, 1906 as Document 88055, in DuPage County, Illinois.

verify that **Maureen A. Harton**

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



+ Ronald A. Hicks

OWNER SIGNATURE

05/20/2021

DATE

Subscribed and sworn to before me this

20th day of May, 2021
Maureen A. Harton

Notary Public

Affidavit Affirming No Conflict of Interest

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

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

Further affiant sayeth naught.

Name: Maureen A. Harton

Title: Diocesan Attorney

Applicant's Name: BISHOP RONALD A. HICKS

Subscribed and sworn to me this

19th day of May, 2021.

Deborah A. Camp
Notary Public





**AFFIDAVIT OF AUTHENTICITY OF
DECREE APPOINTING THE DIOCESAN BISHOP**

I, David Castronovo, on oath deposes and states the following:

- That I am the Chancellor for the Roman Catholic Diocese of Joliet, a Trust, and the archivist of the Diocesan records including the records reflecting the appointment of a Diocesan Bishop and any other office governing this local church;
- That attached hereto is a true and correct copy of the Decree from the Holy Father, Pope Francis, appointing the Most Rev. Ronal A. Hicks to be the Diocesan Bishop of the Roman Catholic Diocese of Joliet.
- That Bishop Ronald Aldon Hicks enjoys the rights, duties and faculties that belong to a diocesan Bishop. He has power and authority to act on behalf of the Diocese of Joliet.

Dr. David Castronovo, JD, JCD
Chancellor of the Diocese of Joliet

Subscribed and Sworn to me this 13th Day of November 2020

Notary Public



AFFIDAVIT
OF
AUTHENTICITY
OF
THE TRUST AGREEMENT
OF
THE ROMAN CATHOLIC DIOCESE OF JOLIET, IL

I, Sister Judith Davies, O.S.F., on oath deposes and states the following:

1. That I am the Chancellor for the Roman Catholic Diocese of Joliet, and the archivist of the Diocese;
2. That attached hereto is an exact copy of the Trust Agreement establishing the civil legal entity of the Roman Catholic Diocese of Joliet, as a Trust.

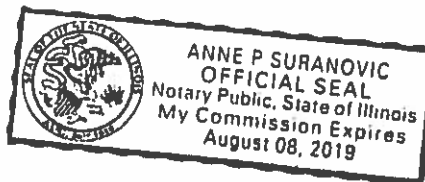


Sister Judith Davies,
Chancellor for
the Roman Catholic Diocese of Joliet

Subscribed and Sworn to before me
this 2nd Day of JUNE
2016.



Notary Public



C
B

70831

TRUST AGREEMENT

WITH APPENDIX A ATTACHED

DIOCESE OF JOLIET

DATED: DECEMBER 31, 1949

THE TWENTIETH CENTURY PRESS, INC., CHICAGO

THIS AGREEMENT made and entered into this 31st day of December, A. D., 1949, by and between THE CATHOLIC BISHOP OF CHICAGO, a corporation sole, created and existing under and by virtue of a Special Act of the Legislature of the State of Illinois; and MARTIN D. McNAMARA, Bishop of the Roman Catholic Diocese of Joliet, in the State of Illinois,

WITNESSETH:

WHEREAS the Roman Catholic Diocese of Joliet in the State of Illinois (hereinafter sometimes called the Diocese of Joliet), was recently canonically erected by the Holy See and Martin D. McNamara has been canonically appointed and consecrated and is now acting as Bishop of said Diocese, and has assumed canonical possession of said Diocese and of all of the property within said Diocese; and

WHEREAS the greater portion of the property both real, personal and mixed, located within the said Diocese of Joliet was, prior to the erection of the said Diocese of Joliet, a part of the Archdiocese of Chicago, and the title and ownership thereto is now vested in The Catholic Bishop of Chicago, a corporation sole; and

WHEREAS all of the property in the Diocese of Joliet, immediately upon the assumption of possession thereof by the Bishop of the Diocese of Joliet, became subject to his management, administration and control; and

WHEREAS The Catholic Bishop of Chicago, a corporation sole, is about to convey, transfer, assign and deliver to Martin D. McNamara, Bishop of the Diocese of Joliet, all of the property in said Diocese owned by it and described in Appendix "A" attached hereto and made a part hereof (hereinafter called the trust fund).

Now, THEREFORE, Martin D. McNamara does hereby certify that when he will take title thereto or to any other property real, personal or mixed assigned, transferred or conveyed to him as Trustee hereunder, he will hold it together with all rents, income or profits therefrom; and all additions and accumulations thereto (hereinafter called the trust estate) in trust for the use and benefit of the said Roman

Catholic Diocese of Joliet in the State of Illinois, its parishes and institutions and for the religious, educational or charitable purposes of said Diocese, parishes and institutions, subject only to any restrictions contained in particular gifts, devises, bequests and conveyances and subject to the usages and Canon law controlling the Diocese of Joliet.

Insofar as any of the said property is restricted to a special institution, parochial or diocesan purpose, such restriction is shown by the records in the Chancery Office of the Diocese of Joliet.

ARTICLE ONE

1. The trust hereby created shall be known by the name of "ROMAN CATHOLIC DIOCESE OF JOLIET" or by such other name or names as the Trustee may from time to time designate.

2. The term "Trustee" as used herein means the said Martin D. McNamara in his capacity as Trustee hereunder, and each of his successors in trust hereinafter provided for in his capacity as Trustee thereunder.

ARTICLE TWO

The Trustee shall hold, manage and control the trust estate and shall have full power and authority,

(1) to collect and sue for and to receive and receipt for all income of the trust estate, and all other property and money to which the Trustee may be or become entitled, and to commence and prosecute any and all actions, suits or other proceedings which the Trustee shall deem necessary or advisable;

(2) to defend, compound, compromise, abandon or adjust by arbitration or otherwise any actions, suits, proceedings, disputes, claims, demands and things relating to the trust estate or to the trusts herein declared;

(3) to pay and discharge all indebtedness and obligations of and claims against the Trustee or the trust estate or any part thereof, and to pay and discharge all assessments, levies and charges of every kind which may at any time be payable by the Trustee or be levied or assessed against or constitute a claim against or lien upon the trust estate or any part thereof, and to pay the costs of administration of the trust estate and of the trusts herein declared, including reimbursement for outlays by the Trustee hereunder and

all other costs and expenses incurred in the exercise of the powers herein given to the Trustee;

(4) to deposit money with any bank or trust company, subject to withdrawal by the Trustee, or by some other person or persons duly authorized by the Trustee so to do, and to withdraw such money from time to time for the purposes of the trusts herein declared; but no such bank or trust company shall be required to see to the application of any money withdrawn by the Trustee or such other person duly authorized by him, and every such bank and trust company shall be fully protected in honoring any check or order of withdrawal signed by the Trustee or such other person duly authorized by him, irrespective of who the payee may be, and irrespective of the fact that the Trustee may be named as payee therein, or that the money so withdrawn may be deposited to the individual account of the Trustee;

(5) to invest and reinvest all or any part of the trust estate in real property, improved or unimproved and wheresoever situated, and in personal property of every kind, character and description, including (without limitation of generality) first and junior mortgages on improved or unimproved real estate wheresoever situated, secured or unsecured bonds, debentures and notes of any corporations, companies, associations, trusts, partnerships or individuals, shares of stock or shares of beneficial interest listed or unlisted of any domestic or foreign corporations, companies, associations or trusts; interests in partnerships or joint adventures; chattels and interests in chattels; and every species of claim, demand and choses in action; all whether or not of the character of investment permitted by the law of the State of Illinois for the investment of trust funds; and to exercise any and all rights of subscription or conversion created or available in connection with any securities forming a part of the trust estate;

(6) to borrow money as and when the Trustee in his uncontrolled discretion shall deem it necessary or advisable, upon such terms as he shall deem advisable, and to mortgage, pledge or otherwise encumber or convey the trust estate or any part thereof, as security for the repayment of the money so borrowed;

(7) to buy or to join with any person or persons in buying any property which may be sold to enforce the lien of any mortgage, pledge or any form of security, if the Trustee shall at any time have an interest in the property so sold or in the indebtedness so secured;

(8) to contract to sell, to grant options to purchase, to sell on any terms at public or private sale and to assign, transfer, convey

and deliver all or any part of the trust estate for cash or wholly or partly on credit with or without security, or wholly or partly in exchange for other property of the kinds described in paragraph 5 of this Article; to lease all or any of the real estate held by the Trustee, by leases to commence *in praesenti* or *in futuro*, on any terms for any considerations and for any period or periods not exceeding in the case of any single demise a period of 99 years, and to amend, modify, extend or terminate any of such leases; to keep the buildings and improvements on said real estate insured and in good repair; to demolish, move, alter and reconstruct such buildings and improvements and to construct any new buildings and improvements thereon; to grant easements or charges of any kind upon said real estate and to make contracts relating thereto; to make and vacate subdivisions and resubdivisions of said real estate and to dedicate highways, streets, alleys, parks and other public places thereon; to grade, fill, curb and pave highways, streets and alleys and to improve parks and other public places; to construct sidewalks and to lay and maintain sewers, water and gas mains and pipes and to acquire any property, the ownership of which by the Trustee may appear advisable for the benefit or protection of said real estate;

(9) to exercise from time to time in such manner as the Trustee may deem advisable the voting rights of all shares of stock, shares of beneficial interest and other securities held by the Trustee; and to take any other and further actions and to give or execute any proxy, voting trust agreement, plan of reorganization or consent, which an owner of such shares or other securities could take, give or execute with the same force and effect as though the Trustee were at the time the absolute owner of such shares or other securities;

(10) to employ from time to time, in the discretion of the Trustee and at the expense of the trust estate, agents and attorneys at law or in fact for the purpose of carrying out the trust herein declared;

(11) subject always to the limitations and restrictions herein imposed, to hold, manage, control, sell, dispose of, invest, reinvest, mortgage, pledge and hypothecate the trust estate and every part thereof in all respects as if the Trustee were the absolute owner thereof.

The Trustee does hereby assume and agree to pay all existing debts and liabilities incurred in connection with the trust fund, or any part thereof, or in connection with any of the parishes or institutions constituting a part of the Diocese of Joliet.

ARTICLE THREE

1. In general, the Trustee shall have every power and authority over the trust estate that it would have if as an individual it were the absolute owner thereof and no enumeration of special powers granted by any provision of this trust agreement shall be construed to limit any grant of general powers to either the Trustee or his successors in trust contained in, conferred by or reasonably implied from any other of the provisions of this trust agreement.

2. No insurance company issuing any life insurance policy payable to the Trustee hereunder shall be required to see to the application of the proceeds thereof; and no person loaning money to the Trustee for purchasing, leasing or otherwise acquiring any part of the trust estate from the Trustee shall be under any duty to see to the application of the money so lent or of any purchase money, rent or other considerations received by the Trustee, or to inquire into the necessity or expediency of the exercise by the Trustee of any of the powers given by this trust agreement.

3. The term "trust estate" as used herein means the trust fund and all other property and money at any time held by or paid, conveyed, assigned, transferred and delivered to the Trustee, and all additions and accumulations thereto and rents, income and profits therefrom.

ARTICLE FOUR

1. The Pastor or the administrator of each and every Roman Catholic parish now existing or hereafter canonically erected within the Diocese of Joliet, the property of which parish is held by the Trustee under the terms of this trust agreement, and the head of each and every Roman Catholic hospital, college, school, cemetery or other institution now existing or hereafter canonically erected within said Diocese, the property of which hospital, college, school, cemetery or other institution is held by the Trustee under the terms of this trust agreement, shall have such administrative powers and authority as the Trustee may from time to time grant to him.

2. The Trustee shall have the right to grant to other persons such administrative powers and authority which he, in his discretion, shall deem necessary or advisable in administering the trust estate or any part thereof.

ARTICLE FIVE

1. All gifts, bequests and devises made to any named parish, church or institution located in the Diocese of Joliet, the property of which parish, church or institution is held by the Trustee under the terms of this trust agreement, shall be deemed to be gifts, devises and bequests to the Trustee hereunder for the use and benefit of the particular parish, church or institution so named.

ARTICLE SIX

1. In the event of the death of the Trustee or his inability to act as, or his ceasing for any reason to be the Bishop of the Diocese of Joliet, then the person who shall at that time be the Chancellor of the Diocese of Joliet shall be Successor Trustee hereunder until such time as an administrator is canonically selected for said Diocese; whereupon, such administrator shall be Successor Trustee hereunder until such time as a Successor Bishop for said Diocese shall have been canonically appointed and shall have assumed canonical possession; whereupon, such Successor Bishop shall be Successor Trustee hereunder.

2. In order to provide for an uninterrupted and perpetual succession of Trustees hereunder, the method for providing for the selecting of trustees hereunder shall apply in exactly the same manner to each and every successor to the office of Bishop in the regular line of succession of Roman Catholic Bishops in the Diocese of Joliet in Illinois, so that in the event of the death of any successor Bishop, or of his inability to act as, or his ceasing for any reason to be the Bishop of the Diocese of Joliet, then the person who shall at that time be the Chancellor of the Diocese of Joliet shall be the Successor Trustee hereunder until such time as an administrator is canonically selected for said Diocese; whereupon, such administrator shall be Successor Trustee hereunder until such time as a Successor Bishop for such Diocese shall have been canonically appointed and shall have assumed canonical possession; whereupon, such Successor Bishop shall be Successor Trustee hereunder.

3. If for any reason not now known or which cannot now be foreseen, a temporary or permanent Successor Trustee hereunder cannot be selected as hereinabove provided, then in case of any vacancy a Successor Trustee shall be appointed by the person who shall at the time be occupying the office of Archbishop or canonical Administrator of the Roman Catholic Archdiocese of Chicago, Illinois. Such power of appointment shall not be exhausted by a single exercise thereof, but shall

be a continuing power and may be exercised from time to time as occasion may require. To further insure an uninterrupted and perpetual succession of trustees hereunder, it is hereby provided that if a dispute or uncertainty shall arise as to who shall be trustee hereunder, then in such case, the person who shall at the time be occupying the office of the Archbishop or canonical Administrator of the Roman Catholic Archdiocese of Chicago, Illinois, shall appoint a Successor Trustee for the interim until the dispute shall have been settled or the uncertainty shall have been removed, or a Successor Trustee is selected as hereinabove provided. Such power of appointment shall not be exhausted by a single exercise thereof, but shall be a continuing power and may be exercised from time to time as occasion requires.

4. All right, title and interest of the Trustee in and to the trust estate and all powers, rights, privileges, liabilities, duties and obligations, discretionary and otherwise, hereby given to and imposed upon the Trustee hereunder shall become and be vested and imposed upon his Successors, including any Chancellor or administrator.

No Successor Trustee at any time herein or otherwise appointed shall be required to demand or enforce any accounting of the trust hereby created, against the prior Trustee or his executors or administrators, and upon such succession the Successor Trustee shall be accountable only for such assets as come into his possession.

ARTICLE SEVEN

This trust agreement may be amended or modified by the Trustee at any time and from time to time; provided that no such amendment or modification shall change the uses and purposes of the trust herein expressed.

IN WITNESS WHEREOF, The CATHOLIC BISHOP OF CHICAGO, a corporation sole, has caused these presents to be signed by SAMUEL A. STUTCH, Archbishop of Chicago, and its corporate seal to be hereto affixed; and MARTIN D. McNAMARA has hereunto set his hand and seal the day and year first above written.

THE CATHOLIC BISHOP OF CHICAGO,
a Corporation Sole

By *Samuel A. Stutch*
Archbishop of Chicago

+ *Martin D. McNamara* (SEAL)

STATE OF ILLINOIS, } ss. 732607
 Will County, } No.

I hereby certify that the within instrument
 was filed for record in the office of the Re-
 corder of Deeds in the County aforesaid, on the
 5 day of October, A. D., 1953,
 at 3:25 o'clock P. M., and recorded in
 book 1447 page 599

Charles S. J. J. J.
 Recorder of Deeds.

Fee 4.20 Paid.



March 4, 2022

Ms. Kelly Purvis
Planning Manager
Village of Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137
kpurvis@glenellyn.org

Re: St. Petronille Church Parking Lot Expansion Project

Dear Ms. Purvis:

In anticipation of the upcoming Plan Commission meeting on March 10, 2022, I submit the following updated narrative statement in support of the above-referenced project

The Diocese seeks to expand and renovate its existing parking lot at 420 Glenwood Avenue by consolidating it with the adjoining lot located at 494 Hillside Avenue, enhancing the existing entrance/exit on Hillside, and establishing a traffic circulation pattern within the new expanded lot which will allow vehicles to enter and exit the lot to/from Glenwood and Hillside Avenues. The Project will vastly improve St. Petronille's parking amenities, improve traffic flow in the immediate area, and open more street parking to patrons of the downtown businesses. In addition, now that the dilapidated house previously located at 494 Hillside has been demolished, the new parking facility will enhance the appearance of the general area as a newly paved and striped lot with landscaped islands.

Referencing the St. Petronille School Drop-off and Pick-up Exhibit, the traffic flow pattern was designed to remove as much school traffic off Hillside as possible for the benefit of the Village and APEX residents and create a queue and Child Safe Zones across Glenwood Avenue in conjunction with the 3 barriers (candy cane stripe barriers). This routing also allows for morning Church Service traffic to also enter and park in the parking lot. School cars will follow the route in yellow and then School Staff will administer to the drop off along the western edge of the parking lot. Children will exit their cars and use one of the two safe zones to then head to the North or South School Entrances.

The northern-most parking lot Entrance/Exit #1 will serve as a relief valve during drop-off for anyone who is not with the school, as well as for any Church goers who are trying to exit during Drop-Off or Pick-up. The two northern most aisles/lanes were originally designed as one-way lanes, the northern most lane heading west and therefore coincides with the use of the Entrance/Exit #1.

One retractable barricade will be installed just to the south of Entrance/Exit #1, which will temporarily prohibit vehicular traffic heading south on Glenwood from entering the Child Safe Zones. A second retractable barrier will be placed north of the intersection of Glenwood and Hillside, which will temporarily prohibit vehicular traffic heading north on Glenwood from entering the Child Safe Zones. The exact locations of these barricades will be worked out with the Police Department and Public Works Department. A depiction of these barriers is attached hereto.



In addition, as shown on the St. Petronille School Drop-off and Pick-up Exhibit , a tubular metal swing gate will be installed on the east side of the new driveway on Hillside, and a catch pole will be installed on the west side of the driveway. The gate will swing towards the north. A depiction of this gate is also attached.

St. Petronille Parish was established in 1925; it is an integral part of the history and fabric of Glen Ellyn. We are asking the Village to give serious consideration to the Diocese's applications for a special use permit and for variances.

Very truly yours,

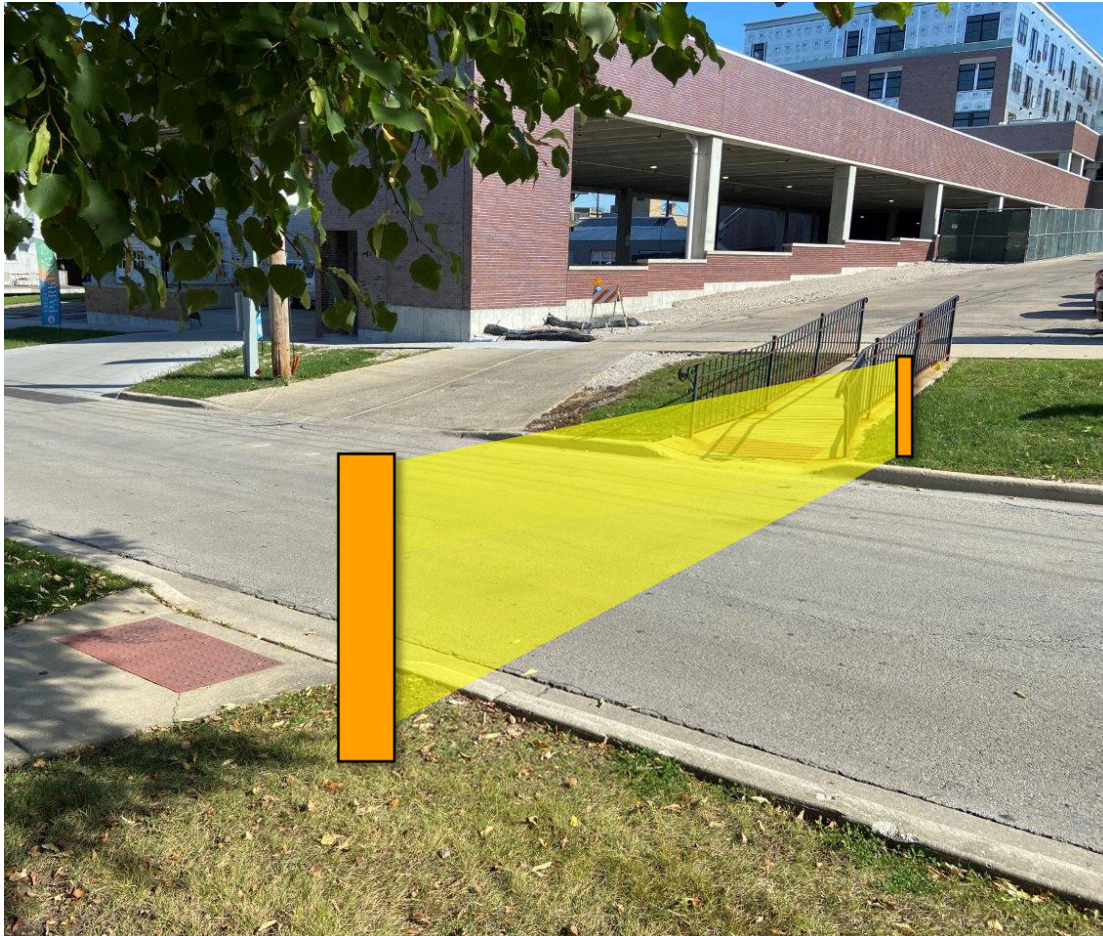
A handwritten signature in blue ink that reads "Maureen Harton".

Maureen Harton
Diocesan Attorney
815.221.6211
mharton@dioceseofjoliet.org

cc: Rev. Thomas Milota
Mark Reinke

GATE PROPOSAL #1: 24' RETRACTABLE BARRICADE

Anchor Bases: installed on east & west sides of street, just south of crosswalk
(Due to water utilities present north of sidewalk)



GATE PROPOSAL #2: 40' RETRACTABLE BARRICADE

Anchor Bases: installed on east & west sides of street, just north of crosswalk

3-4 Decorative Bollards installed next to sidewalk to protect retractable barricade anchor base, channel pedestrian traffic



AKON
SKIRTING AND BELLOWS

Home / Retractable Barricade / 305-0200 - Retractable Barricade

Choose Barricade Dimensions

Shade Style
☐ 4' x 6' Post
☒ Double Post

Shade Size
☐ 24' x 6' H
☒ 40' x 6' H

Please choose a connecting post for the middle

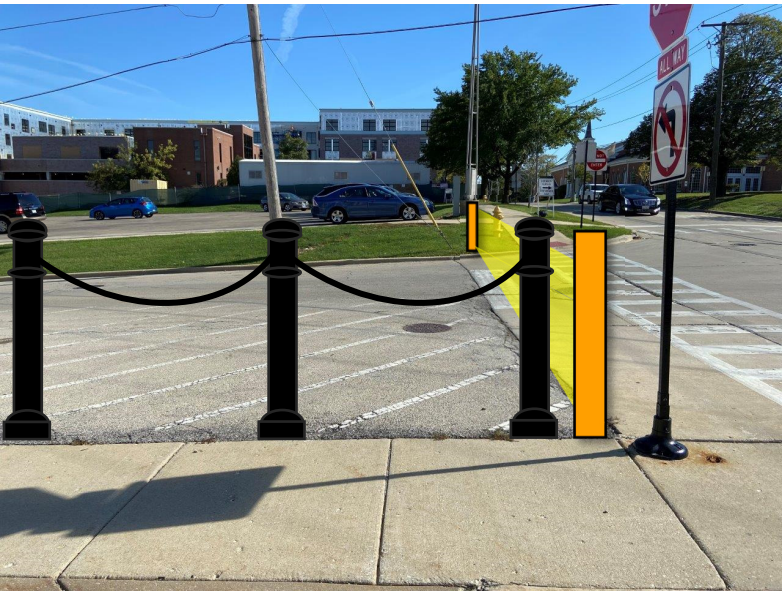
Connector
☒ Style 2
☐ 42" x 4"
☐ 42" x 2"

Double Post

Special Request

Please place here special notes (if any) on how you want this product. We will fabricate your order after an AKON professional sends you a detailed order review and confirmation.

Total \$7,140.00



BRAND: VESTIL MODEL: BOL-CI-38-8 CONDITION: NEW SKU: 5747218

Vestil BOL-CI-38-8 DUCTILE IRON DECORATIVE BOLLARD 38X8BASE

Call or Chat for lead time [confirm availability](#)

Typically ships in: 1 day

Weight: 120.0 lb

Unit of measure: each

Contact supplier for technical support on: 260-665-7586 ex: 762

\$222.70 Each

FREE SHIPPING

ON ORDERS OVER \$1

Call or Chat for lead time [confirm availability](#)

Select Quantity

-

1

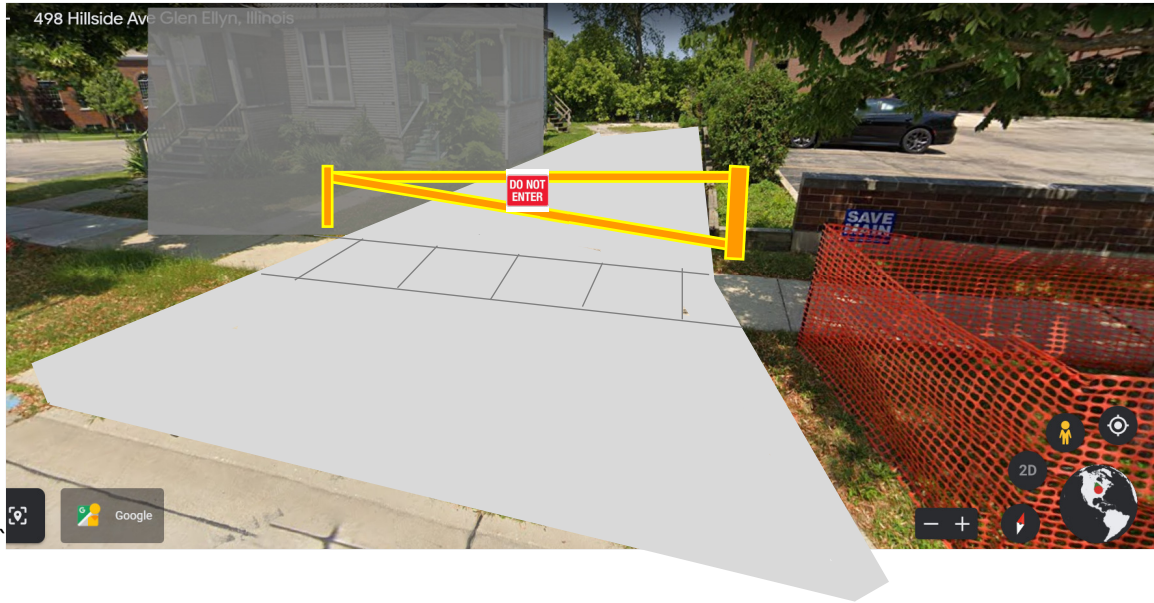
+

GATE PROPOSAL #3: 24-28' TUBULAR METAL SWINGING GATE

Anchor Base: installed on east side of driveway

Catch Pole: installed on west side of driveway

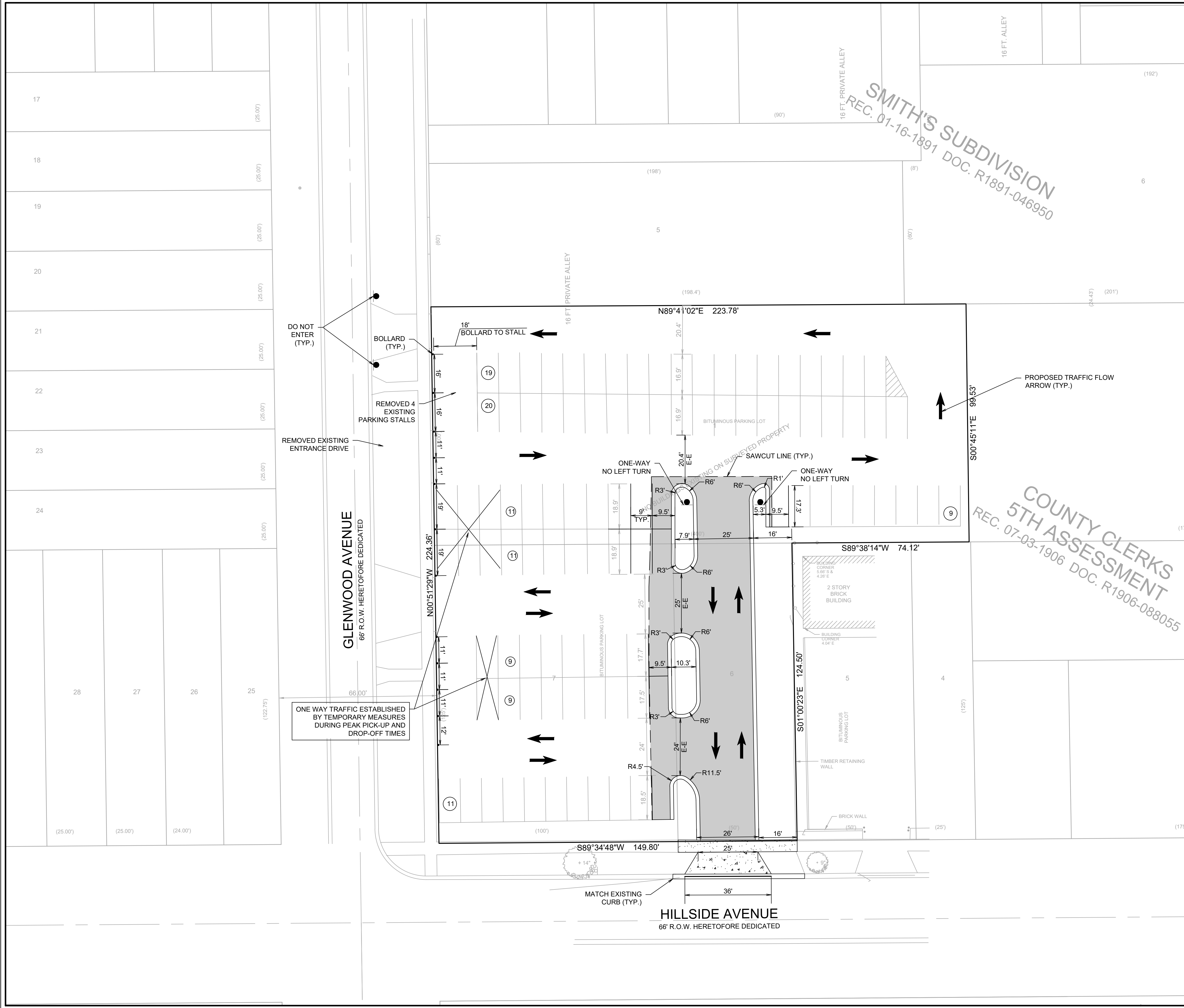
Gate will swing backward (northbound)



STATE PLANE MERIDIAN

THE BASIS OF BEARINGS IS THE STATE PLANE
COORDINATE SYSTEM (SPCS) NAD 83 (2007) ZONE
1201 (ILLINOIS EAST) WITH PROJECT ORIGIN AT
LATITUDE: 41° 52' 29.61691" N
LONGITUDE: 88° 04' 06.49066" W
ELLIPSOIDAL HEIGHT: 648.882 SFT
GROUND SCALE FACTOR: 1.0000500176
ALL MEASUREMENTS ARE ON THE GROUND.

PROFESSIONAL LAND SURVEYOR
EDWARD J. MURRAY
4037
WOODRIDGE,
ILLINOIS
STATE OF ILLINOIS



- NOTES:
1. ALL DIMENSIONS SHOWN ARE TO BACK OF CURB UNLESS OTHERWISE NOTED.
 2. ALL PROPOSED ON-SITE STRIPING SHALL BE PAINTED WHITE.
 3. ALL CURB AND GUTTER SHALL BE B6.12 UNLESS OTHERWISE NOTED.

PARKING SUMMARY	
PROPOSED PARKING	= 99 SPACES
EXISTING PARKING	= 99 SPACES

PAVING LEGEND

REGULAR HMA

2" HMA SURFACE COURSE, MIX D N50

6" AGGREGATE BASE COURSE - CA6

CONCRETE SIDEWALK

5" P.C. CONCRETE PAVEMENT

4" AGGREGATE BASE COURSE - CA6

CONCRETE PAVEMENT

6" P.C. CONCRETE PAVEMENT

4" AGGREGATE BASE COURSE - CA6

REVISIONS	
NO.	DESCRIPTION
1	04-27-21
2	09-14-21
3	02-04-22
4	02-18-22
5	03-01-22

SITE PLAN

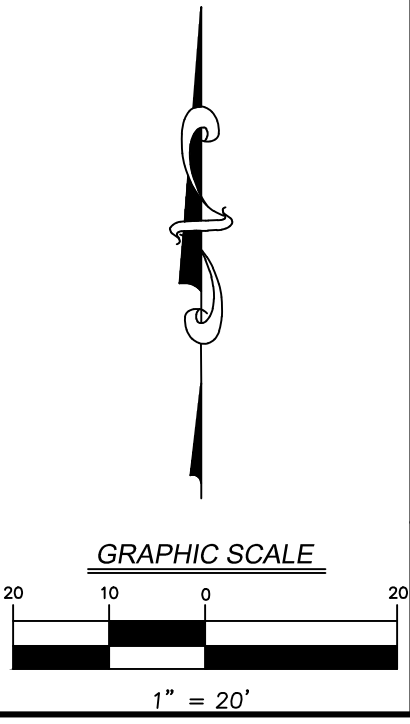
ST. PETRONILLE CHURCH

GLEN ELLYN

ILLINOIS

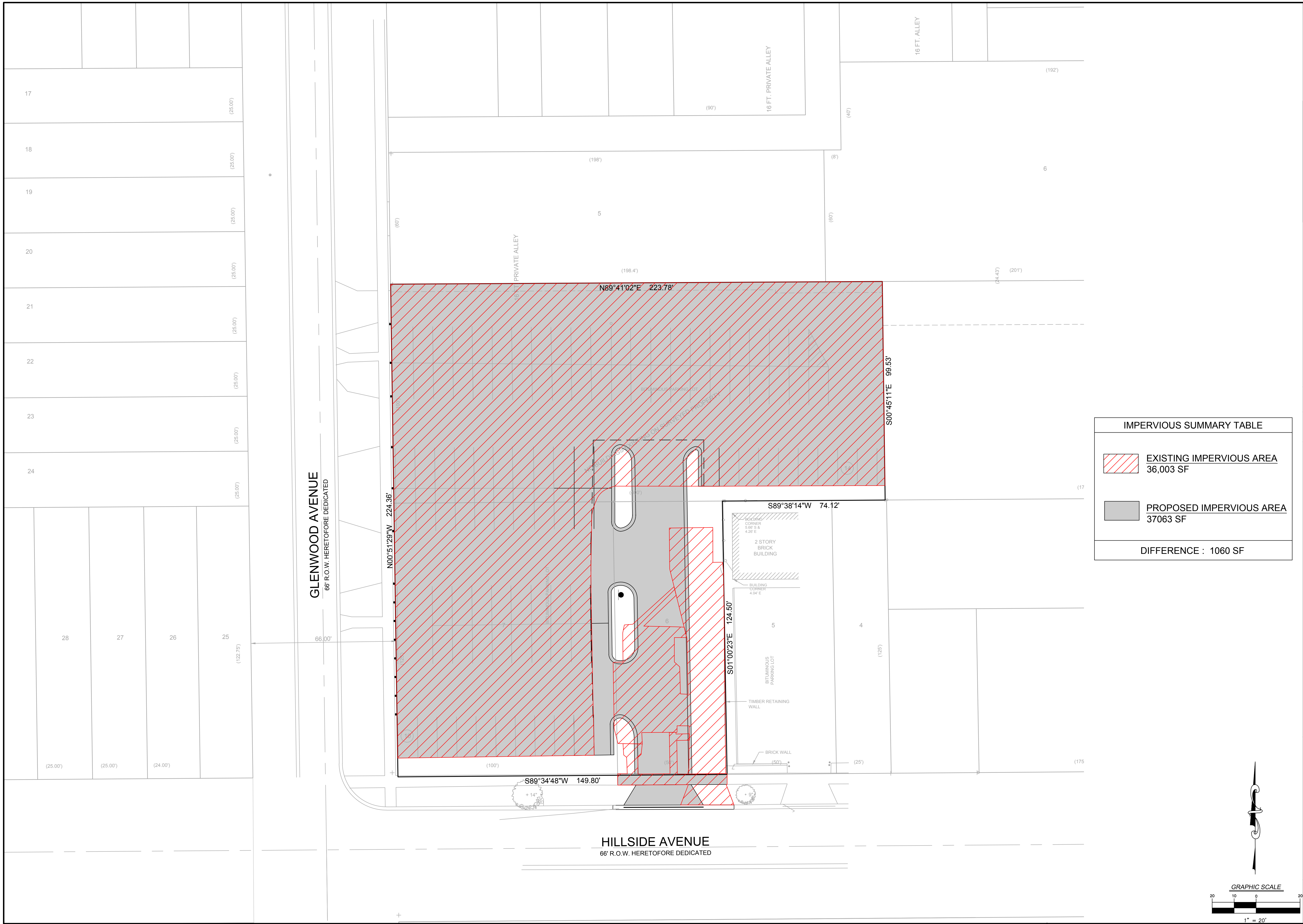
7325 Janes Avenue
Woodridge, IL 60517
630.724.9200 phone
www.v3co.com

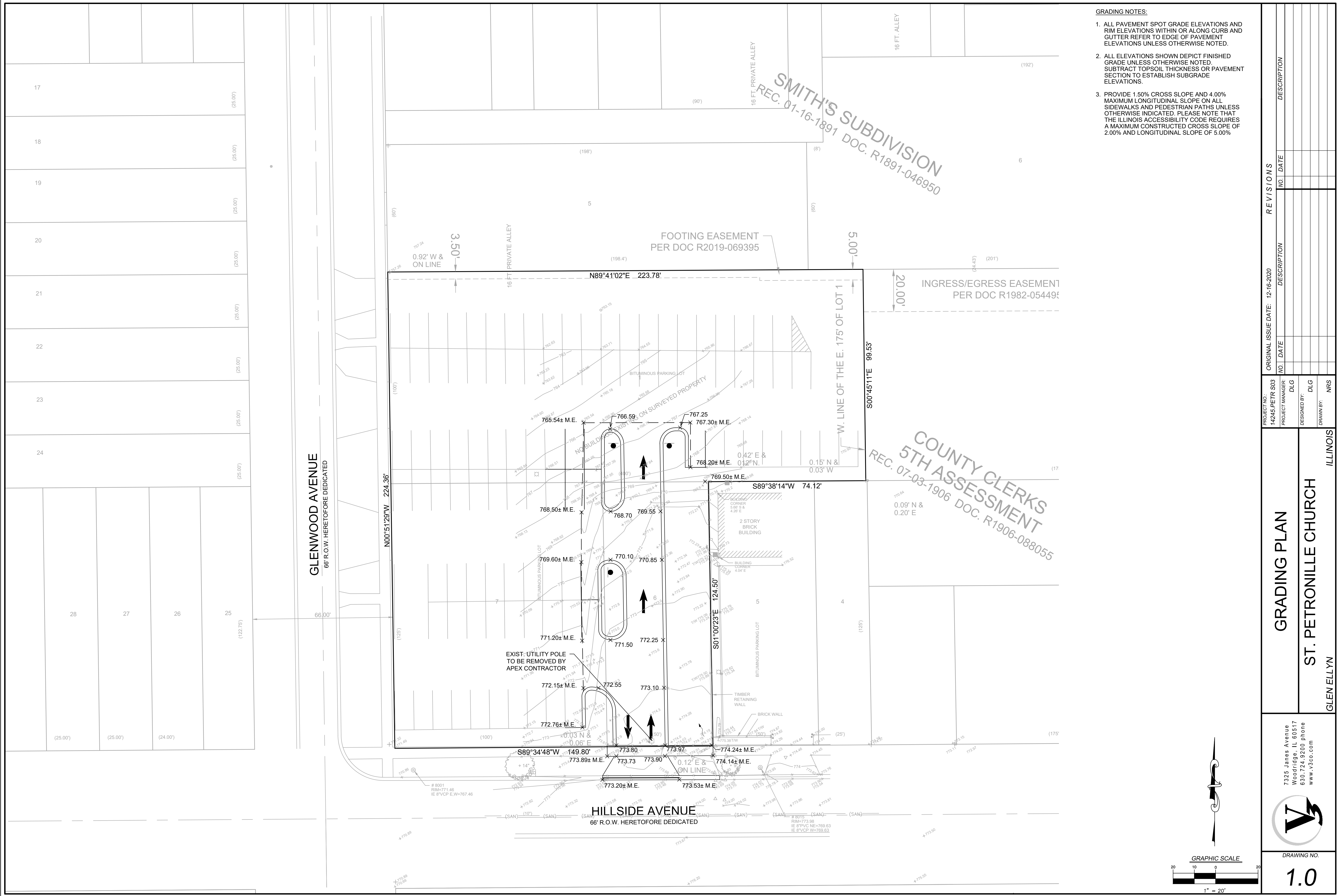
DRAWING NO.
1.0





ST. PETRONILLE PARISH / SCHOOL DROP-OFF & PICK-UP
(post APEX 400 construction & rectory lot improvement)





- GRADING NOTES:**
1. ALL PAVEMENT SPOT GRADE ELEVATIONS AND RIM ELEVATIONS WITHIN OR ALONG CURB AND GUTTER REFER TO EDGE OF PAVEMENT ELEVATIONS UNLESS OTHERWISE NOTED.
 2. ALL ELEVATIONS SHOWN DEPICT FINISHED GRADE UNLESS OTHERWISE NOTED. SUBTRACT TOPSOIL THICKNESS OR PAVEMENT SECTION TO ESTABLISH SUBGRADE ELEVATIONS.
 3. PROVIDE 1.50% CROSS SLOPE AND 4.00% MAXIMUM LONGITUDINAL SLOPE ON ALL SIDEWALKS AND PEDESTRIAN PATHS UNLESS OTHERWISE INDICATED. PLEASE NOTE THAT THE ILLINOIS ACCESSIBILITY CODE REQUIRES A MAXIMUM CONSTRUCTED CROSS SLOPE OF 2.00% AND LONGITUDINAL SLOPE OF 5.00%

 7325 Janes Avenue Woodridge, IL 60517 630.724.9200 phone www.v3co.com	GRADING PLAN	PROJECT NO.: 14245/PETR S03	ORIGINAL ISSUE DATE: 12-16-2020		REVISIONS		
			NO.	DATE	NO.	DATE	DESCRIPTION
ST. PETRONILLE CHURCH		PROJECT MANAGER:	DLG				
		DESIGNED BY:	DLG				
		DRAWN BY:					
GLEN ELLYN ILLINOIS							
DRAWING NO.		1.0					

project:

St. Petronille Church

420 Glenwood Ave.
Glen Ellyn, Illinois

sheet description:

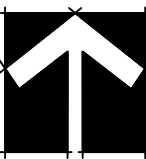
Parking Lot Entrance Landscape Plan

owner:

St. Petronille Parish
420 Glenwood Ave.
Glen Ellyn, IL 60137



north: scale: 1" = 20'0"



revisions: 5.5.2021 Per Village Review Letter dated 4.20.2021

original issue date: 24 March 2021

drawn by:

checked by:

project no.: 20230

sheet no.:

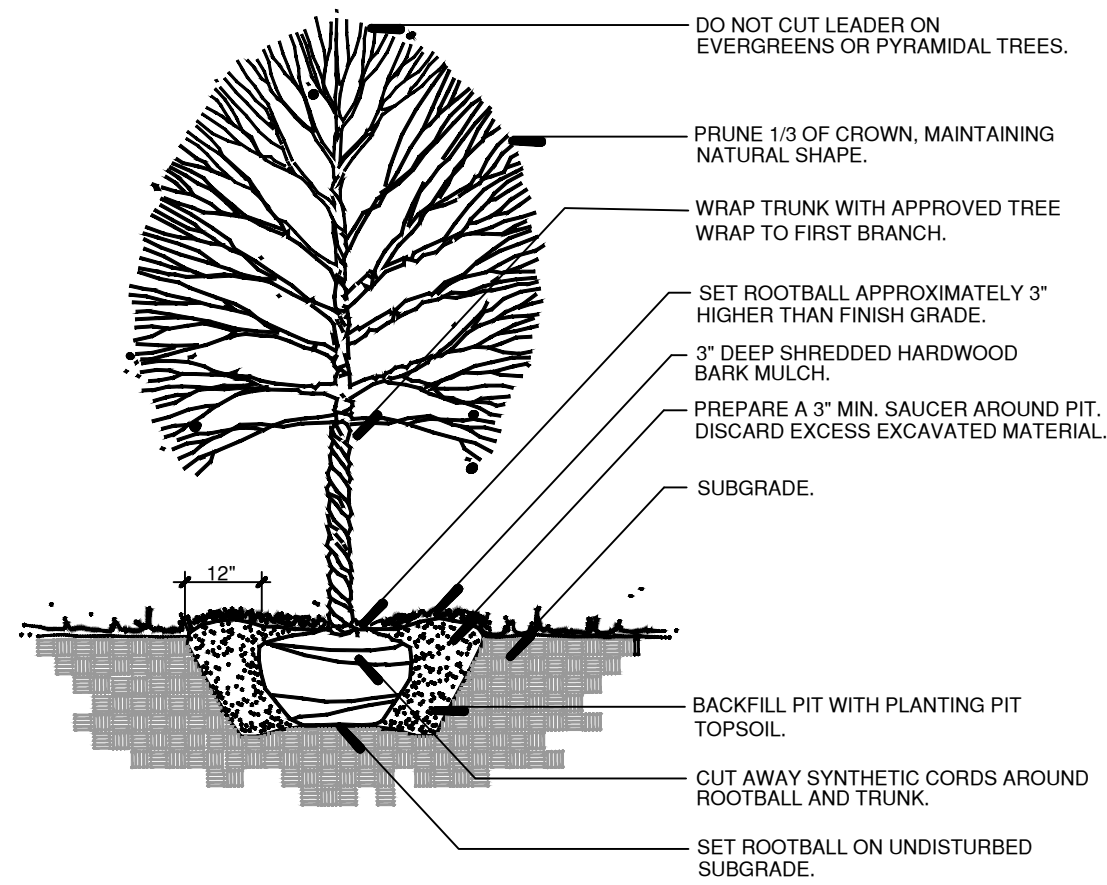
L.100

PLANT MATERIAL LIST :

Code	Scientific Name	Common Name	Size	Qty	Remarks
SHADE TREES					
GTS	Gleditsia triacanthos var. inermis 'Skyline'	Skyline Honeylocust	3.0"	2	B & B
QB	Quercus bicolor	Swamp White Oak	3.0"	1	B & B
TAR	Tilia americana 'Redmond'	Redmond American Linden	3.0"	1	B & B
EVERGREEN TREES					
PG	Picea glauca 'Densa'	Black Hills Spruce	6"	3	B & B
ORNAMENTAL SHRUBS					
CDTS	Chaenomeles 'Double Take Scarlet'	Double Take Scarlet Quince	3 G.	8	Container
DKO	Diervilla lonicana 'Orange'	Kodlak Orange Honeysuckle	3 G.	22	Container
VDC	Viburnum dentatum 'Christom'	Viburnum Blue Muffin	36"	21	B & B
MISCELLANEOUS					
	Turf Repair / Establishment	Seed & Blanket	SY	425	See Construction Notes
	Shredded Hardwood Bark Mulch	Shredded Hardwood Bark Mulch	CY	6	See Construction Notes

CONSTRUCTION NOTES :

- Drill seed all turf areas as noted and cover with an S-75 Straw Erosion Control Blanket and staple in place. Seed shall be applied at a rate of 250 lbs. per Acre.
Turf Seed Mix A shall be as follows :
 - 70% Improved, Kentucky Bluegrass (minimum three varieties)
 - 20% Improved, Perennial Ryegrass (minimum two varieties with endophytes)
 - 10% Creeping Red Fescue
- Fine grading shall provide slopes which are smooth and continuous. Positive drainage shall be provided in all areas.
- Prior to turf installation all areas shall be fertilized with a 12-12-12 granular fertilizer at a rate of 400 lbs. per Acre.
- Mulch all trees, shrub, perennial & orn grass beds with a minimum of three inches shredded hardwood bark mulch.
- All bed lines and tree saucers requires a 4" deep spaded edge between lawn and mulch areas.
- All evergreen (conifers) trees and shrubs must be grown in a natural shape - and not sheared.
- Plant material sizing, branching and ball sizes shall conform to the " American Standards for Nursery Stock" (latest edition) by the American Association of Nurseryman, Inc.
- Plant material shall be nursery grown and be either balled and burlapped or container grown. Sizes and spreads on plant list represent minimum requirements.
- Quantity lists are supplied as a convenience. Contractor shall verify all quantities, and in case of a discrepancy, the plan shall prevail.
- The Landscape Contractor shall adjust plant locations in field to maintain appropriate spacing from fire hydrants, light poles, all utility structures, driveways and sidewalks. Approval of the Landscape Architect is required when field adjustments to be implemented do not conform to the intent of the plans.
- Contractor shall report any discrepancies in the field to the Landscape Architect and/or Owner.
- The Landscape Contractor shall verify locations of all underground utilities prior to digging, is required to Contact J.U.L.I.E. (1,800.892.0123), and any other public or private agency necessary for utility location 48 hours prior to construction.
- Where underground utilities exist, all field adjustments must be approved by the landscape architect.
- The Landscape Contractor shall water plant material, seed and sod areas until the plants have become adequately established and until final acceptance by the owner. Owner to provide all supplemental watering and proper care and maintenance of all plant materials, seed and sod areas after acceptance of Landscape Contractors work.
- No plants are to be changed or substituted without the approval of the Landscape Architect and the Village of Glen Ellyn.
- Landscape Contractor shall warrantee all material and labor for a period of one year from the date of final acceptance and shall repair any defects and replace all dead plant material as required during the warranty period.



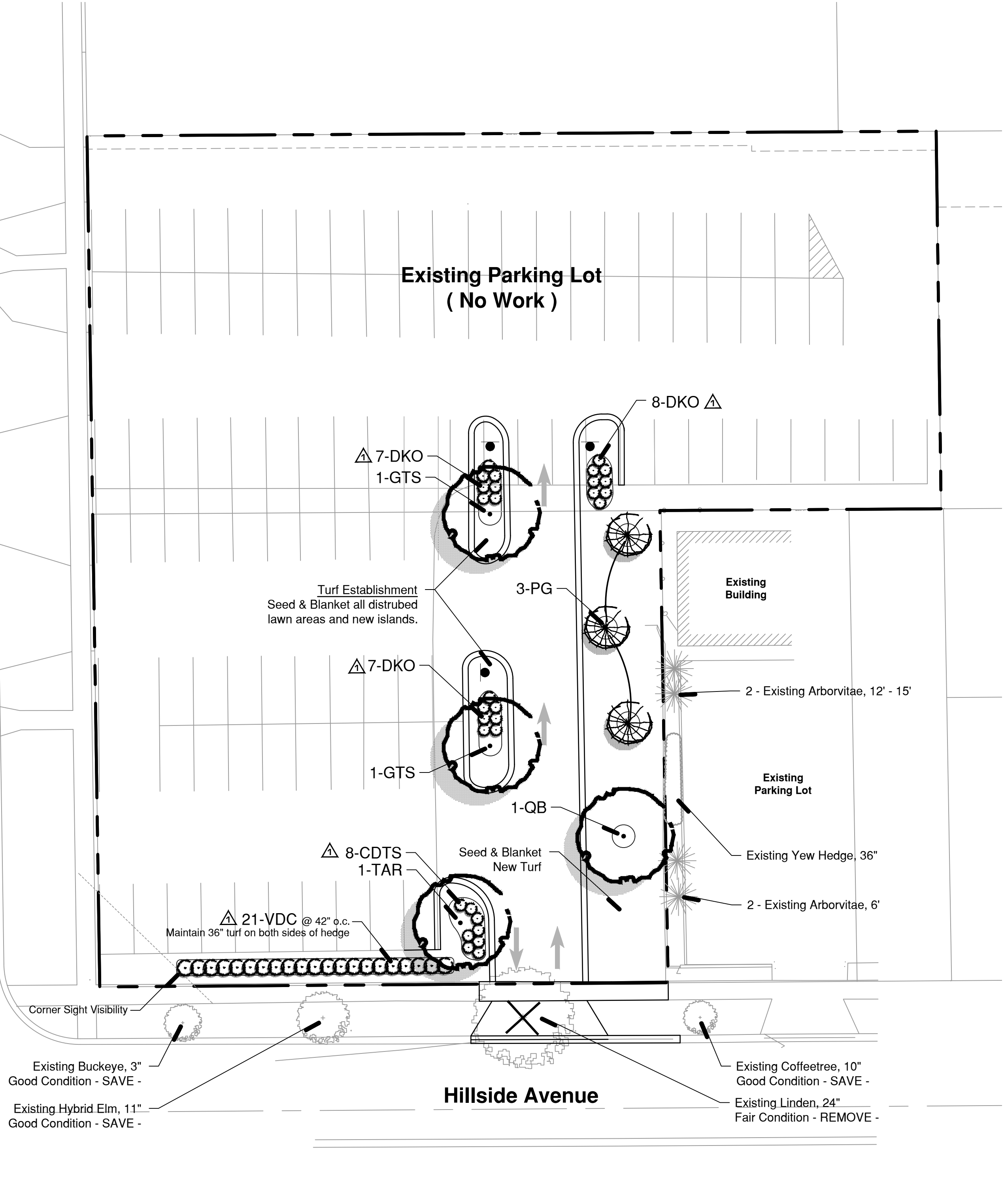
A Typical Tree Planting Detail

NTS

SITE PLAN :

Site Plan Prepared by V3 Consultants and dated December 16, 2020.

Glenwood Avenue



Land Use Opinion Report (LUO) Application

Petitioner: V3 Companies
Contact person: Jenna Greenlees
Address: 7325 Janes Ave #100
City, State, Zip: Woodridge, IL 60517
Phone Number: 630.724.9200
Email: jgreenlees@v3co.com

Owner: St. Petronille Parish
Address: 420 Glenwood Ave
City, State, Zip: Glen Ellyn, IL 60137
Phone Number: 630.469.0404
Email: makowskid@stpetchurch.org

Please select: How would you like to receive a copy of the LUO Report? Email ☒ Mail ☐

Site Location

Address: 420 Glenwood Ave
City, State, Zip: Glen Ellyn, IL 60137
Township(s) 39 **N Range(s)** 10 **E Section(s)** 11
Parcel Index Number(s): 0511327008

Type of Request

- ☐ Change in Zoning from _____ to _____
☐ Subdivision or Planned Unit Development (PUD)
☒ Variance (Please describe fully on a separate sheet)
☒ Special Use Permit (Please describe on separate sheet)

Site Information

Permitting Unit of Government: Village of Glen Ellyn **Hearing Date:** TBD
Project Name: St. Petronille **Total Acres:** 0.14 **Area of Disturbance:** 0.14
Current Use of Site: Construction trailer/parking lot for adjacent ☒ **Proposed Use:** Parking lot for existing church

Proposed Improvements (Check all that apply)

- ☐ Dwellings with Basements ☒ Parking Lots ☐ Commercial Buildings ☐ Common Open Space
☐ Dwellings without Basements ☐ Roads and Streets ☐ Utility Structures ☐ Other _____

Stormwater Treatment

- ☐ Drainage Ditches or Swales ☐ Dry Detention Basins ☒ No Detention Facilities Proposed
☐ Storm Sewers ☐ Wet Detention Basins ☐ Other _____

Water Supply

- ☐ Individual Wells
☐ Community Water

Wastewater Treatment

- ☐ Septic System ☐ Other _____
☐ Sewers

Required: Include One Copy of Each of the Following (Processing will not begin until all items are received)

MAIL TO: 2315 DEAN ST. SUITE 100, ST. CHARLES, IL 60175

- ☒ **Application** (completed and signed)
☒ **Fee** (according to fee schedule on back)
☒ **Make Checks payable to Kane-DuPage Soil and Water Conservation District**
☒ **Plat of Survey** showing legal description, legal measurements
☒ **Site Plan/Drawings** showing lots, storm water detention areas, open areas, streets etc.
☒ **Project Narrative** with additional details on the proposed use, including total area of ground disturbance
☐ **Location Map** (if not on maps above) include distances from major roadways or tax parcel numbers

If Available- Not Required:

Any applicable surveys including wetland delineation, detailed soil survey, topographic survey etc.

I (we) understand the filing of this application allows the authorized representative of the Kane-DuPage Soil and Water Conservation District to visit and conduct an evaluation of the site.

Petitioner or Authorized Agent  **Date** 12-15-2020

FOR OFFICE USE ONLY

LUO # _____ **Natural Resource Review Letter** _____ **Date Initially rec'd** _____ **Date all rec'd** _____

Date Due _____ **Fee Due \$** _____ **Refund Due** _____ **Check #** _____

The opinion will be issued on a nondiscriminatory basis without regard to race, color, religion, sex, age, marital status, handicap, or national origin.

Effective July 1, 2020

Land Use Opinion Report (LUO) Fees



FEE AMOUNTS FOR TOTAL ACRES OF PARCEL*: Effective July 1, 2020

¼ acre or less= \$100

¼ acre-5 acres or fraction thereof= \$475.00

6 acres or fraction thereof = \$500.00

ADD \$20 for each additional acre or fraction thereof OVER 6

*****Please contact KDSWCD for non-contiguous parcels. *****

MAKE CHECKS PAYABLE TO: Kane DuPage Soil and Water Conservation District

Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee	Acres	Fee
1	475	21	800	41	1200	61	1600	81	2000	101	2400	121	2800	141	3200	161	3600
2	475	22	820	42	1220	62	1620	82	2020	102	2420	122	2820	142	3220	162	3620
3	475	23	840	43	1240	63	1640	83	2040	103	2440	123	2840	143	3240	163	3640
4	475	24	860	44	1260	64	1660	84	2060	104	2460	124	2860	144	3260	164	3660
5	475	25	880	45	1280	65	1680	85	2080	105	2480	125	2880	145	3280	165	3680
6	500	26	900	46	1300	66	1700	86	2100	106	2500	126	2900	146	3300	166	3700
7	520	27	920	47	1320	67	1720	87	2120	107	2520	127	2920	147	3320	167	3720
8	540	28	940	48	1340	68	1740	88	2140	108	2540	128	2940	148	3340	168	3740
9	560	29	960	49	1360	69	1760	89	2160	109	2560	129	2960	149	3360	169	3760
10	580	30	980	50	1380	70	1780	90	2180	110	2580	130	2980	150	3380	170	3780
11	600	31	1000	51	1400	71	1800	91	2200	111	2600	131	3000	151	3400	171	3800
12	620	32	1020	52	1420	72	1820	92	2220	112	2620	132	3020	152	3420	172	3820
13	640	33	1040	53	1440	73	1840	93	2240	113	2640	133	3040	153	3440	173	3840
14	660	34	1060	54	1460	74	1860	94	2260	114	2660	134	3060	154	3460	174	3860
15	680	35	1080	55	1480	75	1880	95	2280	115	2680	135	3080	155	3480	175	3880
16	700	36	1100	56	1500	76	1900	96	2300	116	2700	136	3100	156	3500	176	3900
17	720	37	1120	57	1520	77	1920	97	2320	117	2720	137	3120	157	3520	177	3920
18	740	38	1140	58	1540	78	1940	98	2340	118	2740	138	3140	158	3540	178	3940
19	760	39	1160	59	1560	79	1960	99	2360	119	2760	139	3160	159	3560	179	3960
20	780	40	1180	60	1580	80	1980	100	2380	120	2780	140	3180	160	3580	180	3980

For the convenience of those who must comply with the provisions of the Illinois Soil and Water Conservation District Act, Section 22.02a (Illinois Compiled Statutes, Chapter 70, Paragraph 405, Section 22.02a), enacted December 3, 1971, effective July 1, 1972, we quote this section:

"The Soil and Water Conservation District shall make all-natural resource information available to the appropriate county agency or municipality in the promulgation of zoning ordinances or variances. Any person who petitions any municipality or county agency in the district for variation, amendment, or other relief from that municipality's or county's zoning ordinance or who proposes to subdivide vacant or agricultural lands therein shall furnish a copy of such petition or proposal to the Soil and Water Conservation District. The Soil and Water Conservation District shall be given not more than 30 days from the time of receipt of the petition or proposal to issue its written opinion concerning the petition or proposal and submit the same to the appropriate county agency or municipality for further action."

***Fees may be adjusted based on size of disturbance and adjacent natural resources which may be impacted.**

December 31, 2020

Village of Glen Ellyn

Kelly Purvis
535 Duane St
Glen Ellyn IL 60137

Re: Land Use Opinion:
Application # 20-091
V3 Companies
7325 Janes Avenue, #100
Woodridge, IL 60517

Owner:
St. Petronille Parish
420 Glenwood Ave
Glen Ellyn, IL 60137

Parcel # 05-11-327-008 Location Address: 420 Glenwood, Ave, Glen Ellyn
Township: Milton, Section 11, Township 39N, Range 11E in DuPage County
Zoning change: Variance and Special Use Permit

The KDSWCD has carefully reviewed your application for a Land Use Opinion and Natural Resources Inventory. According to the Land Use Opinion (LUO) policy of the KDSWCD, a full LUO report is not required. We all have the responsibility for protecting the environment and local natural resources, in order to sustain our natural resources on which we depend for a quality life. Any disturbance of soil, vegetation, or other natural resources, no matter how small, can have a negative impact on the environment if development is done carelessly. This letter fulfills the requirement to notify the Kane-DuPage Soil and Water Conservation District (KDSWCD) of land use changes as per the Illinois Compiled State Statutes, Chapter 70, Par. 405/1 et seq. Illinois Revised Statutes, Ch. 5, Part 106 et seq.

This project does not require a full LUO report due to the proposed land use change meeting one of the following criteria; the area of planned disturbance is less than 2,500 square feet, or the entirety of the parcel has been previously altered and developed and no undisturbed natural resources remain intact. Parcels that meet any of the preceding criteria have minimal natural resources that would be impacted by the proposed land use change. However, if there are deviations from the submitted application or plan, a full LUO report may be required and an application may need to be resubmitted.

In any development or land use change, use best management practices to keep the soil covered as much as possible to prevent soil erosion, use erosion control measures to prevent soil from leaving the site to limit negative impacts to water quality, use permeable pavers or other practices to keep stormwater onsite, use native vegetation as much as possible, and protect existing native trees and shrubs from damage.

Hydric soils have been identified on your site. Wetlands, or floodplain have not been identified in or near your parcel. Not all wetlands in the county have been identified, so use caution in working in wet areas or areas of hydric soils. Earthwork that may impact wetlands or floodplains require permits before construction activities commence and a certified wetland determination may be required. Please contact the U.S. Army Corps of Engineers and the DuPage County Storm Water Management for permit information or requirements prior to any land disturbance.

If there are questions concerning which best management practices to use during construction and land use change activities, or if you have any questions concerning this letter, please contact the KDSWCD office at the address or phone below.

Sincerely,

Jennifer Shroder
Resource Assistant

Applicant: V3 Comapnies
Contact: Jenna Greenlees
Address: 7325 Janes Avenue
Woodridge, IL 60517

IDNR Project Number: 2107984
Date: 12/03/2020

Project: St Petronille Chrch
Address: Glenwood Ave and Hillside Ave, Glen Ellyn

Description: This project includes the construction of a parking lot expansion

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 10E, 11



IL Department of Natural Resources

Contact

Brian Willard
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction

IL Environmental Protection Agency
Illinois Environmental Protection Agency
1021 North Grand Ave. East
Springfield, Illinois 62794 -3397

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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1. The IDNR EcoCAT website was developed so that units of local government, state agencies and the public could request information or begin natural resource consultations on-line for the Illinois Endangered Species Protection Act, Illinois Natural Areas Preservation Act, and Illinois Interagency Wetland Policy Act. EcoCAT uses databases, Geographic Information System mapping, and a set of programmed decision rules to determine if proposed actions are in the vicinity of protected natural resources. By indicating your agreement to the Terms of Use for this application, you warrant that you will not use this web site for any other purpose.
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Home / Bollards

R-7902 Steel Bollard

The R-7902 Steel Bollard features a clean, versatile design and a range of custom mounting options, making it suitable for any site location. R-7902 bollards are made from carbon steel and powder coated in 1 of 6 custom colors to prevent corrosion and wear. Optional reflector stripes are available. Select from several fixed and removable mounting options: concrete embedment, bolt-down flange, removable receivers and fold-down mountings.

In stock

QTY	1	2	3	4	5 - 9	10 - 24	25 - 49	50 - 99	100 +
USDS	296	257	241	233	227	218	214	209	207

SELECT COATING



Powder Coating

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R-7172 Plastic Bollard Cover | Bol x

reliance-foundry.com/shop/bollard/cover/plastic/r-7172-bollard

EMAIL | 1-877-789-3245

NOW ONLINE: OVERSTOCK & CLEARANCE ITEMS

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R-7172 Decorative Plastic Bollard Cover

The R-7172 Decorative Plastic Bollard Cover is designed to protect steel pipe bollards from corrosion and wear—while improving aesthetics to suit surrounding site designs. Covers are made from durable polyethylene and won't fade or chip from regular exposure to outdoor environments. Install covers with foam compressions strips to prevent tampering and theft. Select from 10 colors and 4 optional reflector strips. Covers can be trimmed to specific lengths. Specify length requirements when requesting a quote.

QTY	1	2	3	4	5 - 9	10 - 24	25 - 49	50 - 99	100 +
USD\$	135	135	135	128	128	124	124	117	113

SELECT COLOR* Required



Type here to search



26°F Mostly sunny

8:52 AM
2/18/2022

Page 103 of 161

10-10-12. Variations.

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

10-10-14. Special uses.

- (E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:
1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
 2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
 3. Will not be hazardous or disturbing to existing or future neighborhood uses;
 4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
 5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
 6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
 7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
 8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
 9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;
- (F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;

**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF A SPECIAL USE PERMIT, ZONING VARIATIONS, AND EXTERIOR
APPEARANCE TO ALLOW A PARKING LOT ADDITION ON THE PROPERTIES
LOCATED AT 420 GLENWOOD AVENUE AND 494 HILLSIDE AVENUE**

Related to the requests of the petitioner, Bishop Ronald A. Hicks, on behalf of St. Petronille Church, for approval of a **Special Use Permit**, to allow the construction of an addition to the existing parking lot, in accordance with Section 10-10-14(E) of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

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

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code because the project will expand and enhance St. Petronille's parking lot, and allow school queuing in the parking lot rather than on the roadways, thereby alleviating congestion on the streets. The addition will also add some green space to the parking lot, which is currently void of landscaping.
2. The project will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because a large portion of the site is already a parking lot. The addition will expand the lot, but will improve traffic flow and queuing during peak pick-up and drop-off times for St. Petronille School. Added landscape islands, screening and decorative/protective bollards will enhance the appearance of the parking lot.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because removing queuing cars from the roadways will make drop-off/pick-up times safer for the students at St. Petronille and for surrounding commuters. The parking lot addition allows for circulation through the site, reducing disruption to surrounding streets.
4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because there will be no change in the public facilities and services needed due to the parking lot addition. The site will continue to be adequately served.
5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the parking lot addition will not have an impact on public facilities and services.

6. The use will not involve activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare and odors because the amount of traffic will not change due to the parking lot addition. The addition will allow more of the traffic to queue within the parking lot for a more efficient circulation of cars. This will improve traffic on the adjacent streets.
7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because there are four driveway approaches on the two properties at this time. One of the approaches will be removed as part of the project. The driveway approach along Hillside Avenue will be relocated and expanded to allow two-way traffic, which will allow drop-off/pick-up traffic to queue within the parking lot rather than in the streets. This should reduce disruption to traffic in the surrounding streets.
8. The development will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief because the subject property is not located in or near a floodplain or wetlands and the development is required to meet all requirements of the DuPage County Stormwater Ordinance and Village Amendments thereto. Further, the addition of impervious area is minimal.
9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are not any significant natural, scenic or historic features that will be impacted by this development. It was determined that a Land Use Option from the Kane-Dupage Soil & Water Conservation District was not required for the changes proposed to the site. The Illinois Department of Natural Resources noted that their database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory Sites, dedicated Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Related to the requests of the petitioner, Bishop Ronald A. Hicks, on behalf of St. Petronille Church, for **approval of the following zoning variations:**

- a. Section 10-5-8(H) to allow two new landscape islands with widths of 5.3 feet and 7.9 feet in lieu of 9 feet;
- b. Section 10-5-8(I) to allow a parking aisle of 24 feet for two-way traffic and parking aisle widths of as little as 18 feet for one-way traffic in lieu of 25 feet;
- c. Section 10-5-8(I) to allow new parking stalls to be constructed with a length no less than 17.5 feet in lieu of 19 feet as required;
- d. Section 10-5-11(B) to allow 3 driveway approaches where 1 driveway approach is permitted per zoning lot;
- e. Section 10-5-11(F) to allow a driveway approach of 25 feet where the maximum permitted is 24 feet.

...all to allow the construction of an addition to the existing parking lot, and in accordance with Section 10-10-12 of the Glen Ellyn Zoning Code, the Plan Commission hereby makes the following Findings of Fact:

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

1. That the particular physical surroundings, shape or topographical condition of the specific property involved would bring particular hardship upon the owner as distinguished from a mere inconvenience, if the strict letter of the regulation were to be carried out because without the granting of the variations the parking lot addition would not serve the need of St. Petronille for its desired use during peak pick-up/drop-off times. The design submitted will yield the highest and best use for the site. The two parcels are uniquely situated to allow the expansion to take place. Many of the variances requested are due to the nature of the existing non-conforming parking lot, which due to financial constraints cannot be brought into full compliance with all current Village Codes at this time.
2. That the conditions upon which the petition for variation is based would not be applicable generally to other property within the same zoning district because the layout of this site and its existing non-conforming nature is unique to these properties and would not be generally applicable to other properties.
3. That the purpose of the variation is not based exclusively upon a desire to make more money out of the property the Church is making no money for the proposed project. The variations would allow a minor addition to an existing lot, which would allow the Church to have a more efficient traffic flow during peak pick-up and drop-off times. This will increase safety and reduce traffic congestion on the surrounding streets. These variations are simply to make the property more usable in a cost-effective manner. The Diocese of Joliet and St. Petronille are not-for-profit entities.
4. That the alleged difficulty or particular hardship has not been created by any person presently having an interest in the property or by the applicant because the limits of the project are due to the existing conditions on the site and the budget the Church has to dedicate to this particular project. With 2,776 registered parish families and 489 children from 270 families enrolled in school, St. Petronille would like to improve the site to the best of their ability to create a safer parking lot that better suits their needs particularly during peak pick-up and drop-off times.
5. That the granting of the variation will not be detrimental to the public welfare or injurious to other property or improvements in the neighborhood in which the property is located

- because the improvements will enhance the usefulness and the esthetics of the property. Further, the addition will move cars off of surrounding streets and into the parking lot for queuing, which should reduce disruption to traffic on adjacent streets.
6. That the proposed variation will not:
- a. Impair an adequate supply of light and air to the adjacent property because there will be no change to the neighbor's light and air due to the parking lot addition.
 - b. Substantially increase the hazard from fire or other dangers to said property or adjacent property because there is no increase in fire or other dangers due to the construction of a parking lot addition. The addition will increase traffic safety.
 - c. Otherwise impair the public health, safety, comfort, morals or general welfare of the inhabitants of the Village because expansion of the parking lot will improve traffic flow and reduce impact to surrounding streets during peak pick-up and drop-off times. The improvements will increase traffic safety.
 - d. Diminish or impair property values within the neighborhood because expansion of an existing lot will have no impact on property values. The increased landscaping and screening will be an improvement over the existing conditions.
 - e. Unduly increase traffic congestion in the public streets and highways because there will be no increase to the amount of traffic generated, and the improvements will allow cars to queue in the parking lot rather than in the streets. It will effectively reduce the congestion on surrounding streets during peak pick-up and drop-off times.
 - f. Create a nuisance because the majority of the site is used as a parking lot now. The use and amount of traffic to the site will remain the same.
 - g. Result in an increase in public expenditures because public improvements are not required for this project.
7. That the variation is the minimum variation that will make possible the reasonable use of the land, building or structure because, the variations are minimal and largely due to the existing conditions on the site, which the Church does not have the means to correct at this time. The design that has been submitted to the Village will allow the highest and best use of the property. It will allow the Church to increase the efficiency and safety of school pick-up and drop-off activities. The project also proposes aesthetic improvements including the addition of landscape islands, screening and decorative safety bollards.

Related to the requests of the petitioner, Bishop Ronald A. Hicks, on behalf of St. Petronille Church, for approval of the **Exterior Appearance** application to allow the construction of an addition to the existing parking lot, in accordance with Ordinance No. 5508, the Plan Commission hereby makes the following Findings:

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

1. That the proposed parking lot addition is in substantial conformance with the Appearance Review Guidelines and is compatible with the character of the neighborhood.

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(DRAFT) MOTION TO RECOMMEND APPROVAL A SPECIAL USE PERMIT, ZONING VARIATIONS, AND EXTERIOR APPEARANCE TO ALLOW A PARKING LOT ADDITION ON THE PROPERTIES LOCATED AT 420 GLENWOOD AVENUE AND 494 HILLSIDE AVENUE

After conducting a public hearing and deliberating on the requests of the petitioner, Bishop Ronald A. Hicks, on behalf of St. Petronille Church, for approval of a Special Use Permit, Zoning Variations, and Exterior Appearance, all to allow an addition to the existing parking lot at 420 Glenwood Avenue, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on March 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. The project shall be constructed in substantial conformance with the plans as submitted and the testimony presented at the Plan Commission public hearing.
2. That the proposed landscaping on the site shall remain in compliance with the approved landscape plan and be continuously maintained in perpetuity.
3. Prior to the issuance of a building permit, the Plat of Consolidation shall be recorded with the DuPage County Recorder of Deeds.

Motion by: _____ Seconded by: _____

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

Meeting 3/10/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Kelly Purvis, Taylor Gendel

**AGENDA ITEM (ID
2022-1983)**

DOC ID: 2022-1983

Pre-Application - 322 Taylor Road - Sotiel Polena - Minor Subdivision

Statement of the Issue:

See attached staff report.

Analysis:

See attached staff report.

Budget Impact:

N/A

Action Requested:

See attached staff report.

Attachments:

1. PC Pre-Application Staff Report 322 Taylor
2. Aerial Map
3. Zoning Map
4. 322 Taylor Pre-App Public Notice
5. Public Notice Map
6. Public Notice List of Properties Notified
7. Application for Pre Application Meeting
8. Narrative - Cover Letter
9. Plat of Survey
10. Proposed Subdivision
11. Existing Conditions - Roadway
12. Existing Conditions - Roadway (2)

TO: Glen Ellyn Plan Commission

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

DATE: February 23, 2022

FOR: March 10, 2022 Plan Commission Meeting

SUBJECT: 322 Taylor Road – A pre-application meeting to discuss the Minor Subdivision of a 1.75-acre site into four single-family lots.

REQUEST: The petitioner is requesting a pre-application meeting to discuss the subdivision of their single-family property into four single-family lots. As part of the proposal, the petitioner will be requesting relief from some of the public improvement requirements of the Subdivision Regulations Code.

Surrounding Land Uses
North: Single Family Residences
South: Single Family Residences
East: Single Family Residences

Page 113 of 161

BACKGROUND: West: Single Family Residences R1 Glen Ellyn
Between April of 1999 and April of 2012, the Village entered into annexation agreements with 151 properties including those on Marston Avenue and Taylor Avenue. On December 4, 2014, the Village Board adopted Ordinance No. 6181, which annexed these 151 properties as they achieved contiguity to the Village limits. One of the properties annexed, was the property located at 322 Taylor Road. Some of the adjacent properties to the north and south of the site remain unincorporated.

In May of 2021, the petitioner reached out to Village staff to propose a Minor Subdivision consisting of four single-family lots for the property located at 322 Taylor Road. He plans to build a home for his family on one of the lots, a second home for his sister on one of the lots, and he will sell the other two lots to cover some of the costs of the development. The petitioner purchased the property in June of 2021.

EXISTING CONDITIONS: The site is approximately 1.75 acres (76,471 sf) in area. It is improved with one single-story brick residence with a detached garage and an asphalt driveway. While it would be typical for incorporated properties to be connected to Village water and sanitary sewer services (when available), the property remains on well and septic. The Village recently repaved the roadways surrounding the site in 2019 (Taylor Road) and 2021 (Marston Avenue).

PROJECT SUMMARY: As noted, the petitioner would like to subdivide the existing single-family lot into four single-family properties. The proposed lots shown on the Plat of Subdivision are all in conformance with the R1 zoning requirements. The proposed lot dimensions are as follows:

	Lot Area	Depth	Lot Width (Corner)
R1 Requirements	14,500 sf	130	90 (108)
Lot 1	17,987 sf	199.9	90.3
Lot 2	24,808 sf	206.7	120.1
Lot 3	16,982 sf	155.4	(109.1)
Lot 4	16,694 sf	156.5	109.1

Table. Comparison of R1 District Requirements to Proposed Subdivision Dimensions

As part of the project, the petitioner has agreed to dedicate a 33-foot by 362-foot strip of property (totaling approximately 11,950 square feet) to the Village. This will allow the Village to have a consistent right-of-way width of 66-feet along Marston Avenue.

The Village's Subdivision Regulations Code requires that public improvement be made as part of all Minor or Major Subdivisions of land. Required improvements include bringing the roadway up to Village standards, undergrounding of overhead utility wires, installation of sidewalks, parkway trees and streetlights. Adequate systems to serve the subdivision with water, sanitary sewer and stormwater drainage must also be provided.

Roadway Improvements:

The petitioner is proposing to fully improve the southerly half of Marston Avenue and the westerly half of Taylor Road. Since both roadways were recently repaved, the petitioner will install curb and gutter and patch and repair the pavement as necessary. Village Public Works staff are supportive of this approach as it would be consistent with the improvements required of the small subdivision directly to the east of the site (Tree Haven Subdivision). No variation would be needed for this request, as the streets are existing, and the Public Works Director has discretion related to the required improvements.

Sidewalks:

The petitioner would install sidewalk on the south side of Marston Avenue and the west side of Taylor Road. There are already sidewalks on the east side of Taylor Road. A variation would be needed to waive the requirement to install the sidewalk along the north side of Marston Avenue. The Village Engineer has indicated that it would require a significant amount of work to construct the entire roadway to Village standards and install sidewalk on the north side of Marston Avenue. Staff is therefore supportive of this variation.

Parkway trees & Streetlights:

Parkway trees will be planted every 40-feet on center along the Marston Avenue and Taylor Road frontages, as required by the Subdivision Regulations Code. The developer will also install three streetlights as part of the project: one at the west property limit on Marston Avenue, one at the intersection of Marston Avenue and Taylor Road and one at the south property limit on Taylor Road.

Water and Sewer:

Village water and sanitary mains are located in the Marston Avenue right-of-way. Only Village water main is available in the adjacent Taylor Road right-of-way. To serve Lot 4 of the subdivision, the developer will need to extend the sanitary sewer main from its current location at the intersection of Marston Avenue and Taylor Road, approximately 150 feet south on Taylor Road.

Stormwater Drainage:

Approximately 26 acres of off-site area currently drains through this site from the northwest corner toward the southeast corner of the property. The project engineer will have to provide a grading plan and calculations that demonstrate that the runoff from this off-site area and the proposed site development can be conveyed around the proposed houses and through the site. Water quality facilities called Post-Construction Best Management Practices (or PCBMPs) will have to be provided per the DuPage County Stormwater and Floodplain Ordinance; these usually come in the form of underground gravel beds called drywells or rain gardens. If, in addition, the net new impervious area for the subdivision exceeds 25,000 square feet (including areas in the right-of-way), the developer will also have to provide detention for the runoff from the 100-year storm event. The water quality (PCBMP) requirements can alternatively be met for the site if the 100-year detention basin is constructed with a native vegetated wetland bottom.

Overhead Utility Wires:

The petitioner would like to request a variance from Section 11-4-8(A) of the Subdivision Regulations Code, for the requirement to place existing utility wires underground. The petitioner contacted ComEd about the requirement and was informed that undergrounding the utilities along Marston Avenue and Taylor Road would cause a significant disruption to areawide service, would result in a net increase in the number of poles, would likely be a yearlong process and would be very costly. ComEd indicated the undergrounding project would impact several neighboring streets and homes in the area. If required to place the utility wires underground in conjunction with all of the other public improvements, the subdivision would likely be infeasible. All new utility services to the homes would be placed underground during construction of each of the homes.

**REVIEW
PROCESS:**

Based upon the preliminary plans we have at this time, we anticipate that the petitioner will require approval of the following in order to proceed with the project:

1. A Minor Subdivision in accordance with Section 11-3-7 of the Subdivision Regulations Code; and
2. The following subdivision variations in accordance with Section 11-3-11 of the Subdivision Regulations Code:
 - a. Section 11-4-8(A) - A Subdivision Variation to waive the requirement of undergrounding the existing utility lines in the adjacent rights-of-way; and
 - b. Section 11-4-7(A) - A Subdivision Variation to waive the

requirement to install sidewalk on both sides of the adjacent right-of-way.

**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 requested subdivision variations and clarify any concerns related to the proposal.

ATTACHMENTS:

- Aerial Photo
- Zoning & Location Map
- Pre-App Public Notice
- Public Notice Map
- Public Notice List
- Petitioner's Pre-Application Packet
 - Application
 - Narrative/Cover Letter
 - Plat of Survey (Existing Conditions)
 - Plat of Subdivision (Proposed Conditions)
 - Existing Condition Photos

Cc: Staci Springer, Community Development Director
Sotiel Polena, Petitioner

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GIS Consortium | 322 Taylor Rd Aerial Map



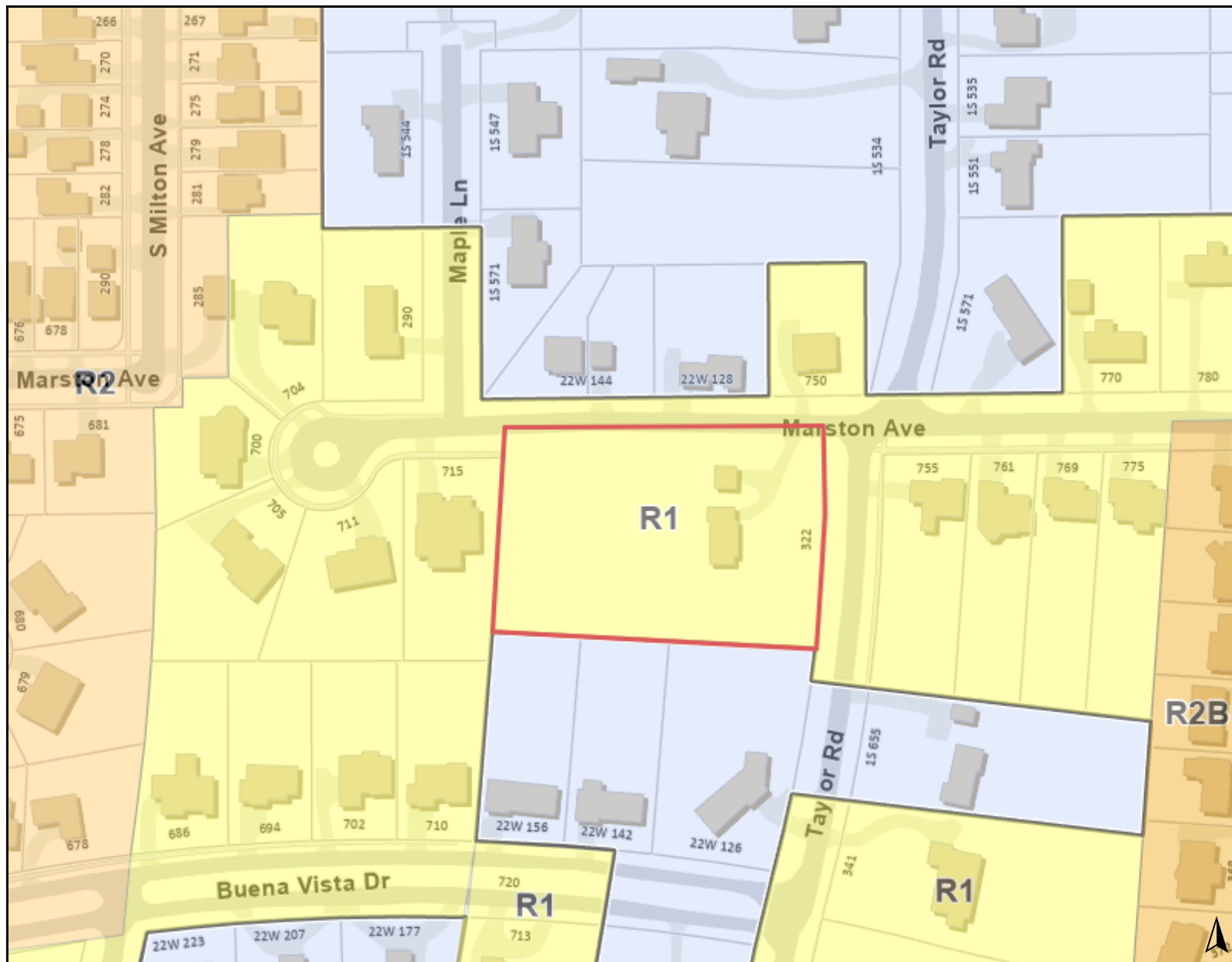
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Print Date: 3/3/2022

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.

GIS Consortium | 322 Taylor Rd Zoning Map



Legend

Zoning and Development

Zoning

- R1: Single Family Residential District
- R2: Single Family Residential District
- R2B: Single Family Residential District

0 300 600
ft

Print Date: 3/3/2022

Notes

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NOTICE OF PRE-APPLICATION MEETING

Sotiel Polena of Polena Realty LLC is requesting a pre-application meeting with the Glen Ellyn Plan Commission to obtain preliminary feedback on a concept plan to subdivide the single-family property located at 322 Taylor Road into four single-family lots. The subject property is approximately 2 acres and is zoned R1 Residential District. The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, March 10, 2022 at 7:00 p.m. via the virtual meeting platform, Zoom.**

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

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration due to the Covid-19 pandemic. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

All members of the public who are interested are invited to attend the pre-application meeting to observe via Zoom. Any questions or comments regarding this request should be submitted in advance of the meeting via email to Kelly Purvis, Planning Manager, at kpurvis@glenellyn.org. All public comments received by 4:30 pm on Thursday, March 10, 2022, will be read into the record at the public hearing. The Zoom information is provided below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/85917773215?pwd=OFFWaFRvajcySTNFdGlrT2xmUXFwUT09>

Webinar ID: 859 1777 3215 Passcode: 451428

Or One tap mobile :

US: +13126266799,,85917773215#,,, *451428# or
+16465588656,,85917773215#,,, *451428#

Or Telephone:

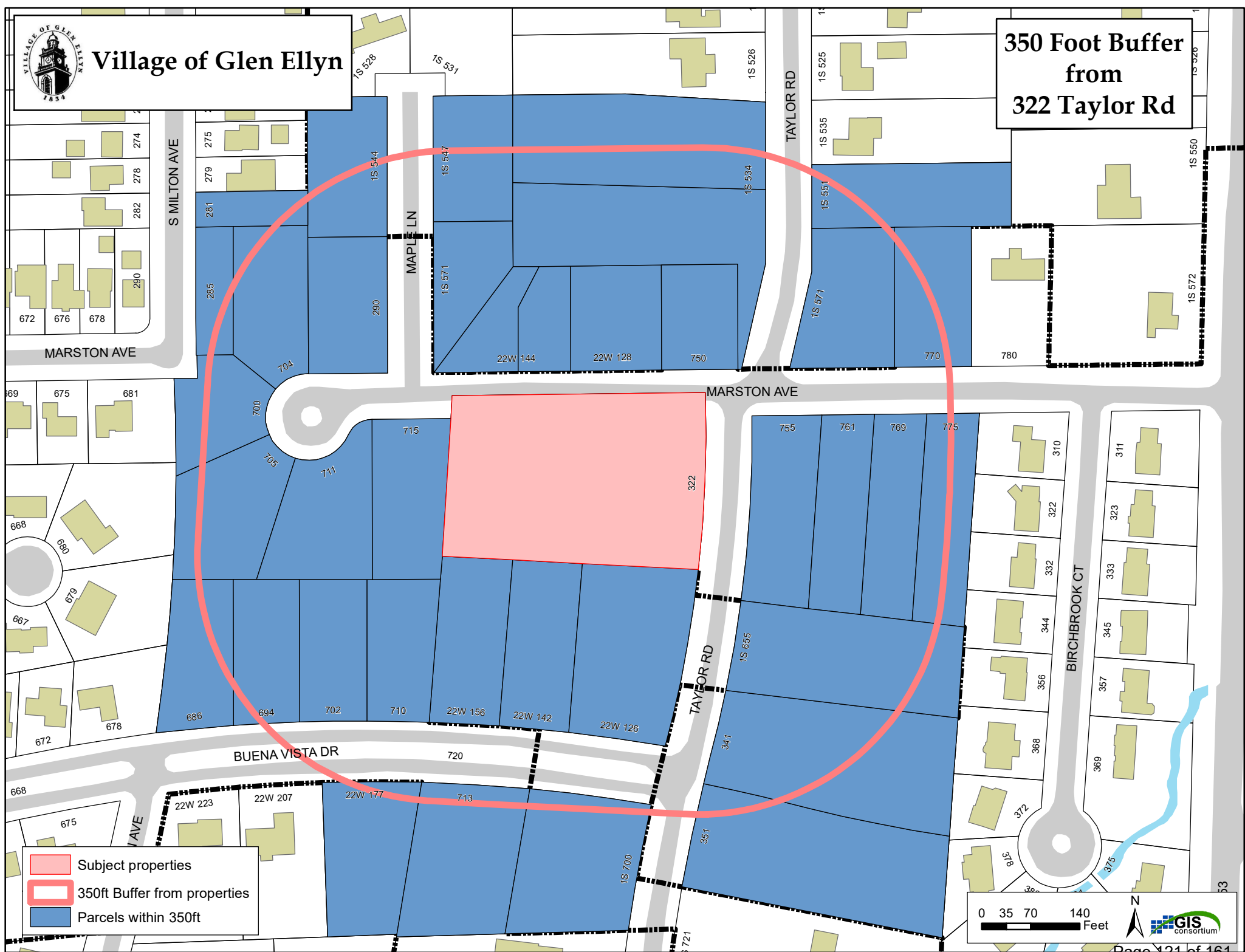
Dial (for higher quality, dial a number based on your current location):

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



Village of Glen Ellyn

350 Foot Buffer
from
322 Taylor Rd



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

322 Taylor
Address List

Name	Number	Direction	Street Name	City	State	Zip
AHERN, RYAN R	351		TAYLOR RD	GLEN ELLYN	IL	60137
AHLBORN, JAMES & SUSAN	705		MARSTON CT	GLEN ELLYN	IL	60137
BOUMAN, TODD S & JANAI L	686		BUENA VISTA DR	GLEN ELLYN	IL	60137
CHRISTENSEN, CYNTHIA A	700		MARSTON AVE	GLEN ELLYN	IL	60137
CTLTC 8002381882	22W144		MARSTON AVE	GLEN ELLYN	IL	60137
DODGE, L & M SOBLE	710		BUENA VISTA	GLEN ELLYN	IL	60137
FAKLIS, MILLICENT L	1S571		TAYLOR RD	GLEN ELLYN	IL	60137
GODINEZ, VICTOR & AIDA	22W177		BUENA VISTA DR	GLEN ELLYN	IL	60137
GREINER, DAVID & KRISTEN	1S655		TAYLOR RD	GLEN ELLYN	IL	60137
HARRIS, JACK & ELAINE	715		MARSTON CT	GLEN ELLYN	IL	60137
HEARN, WILLIAM & PATRICIA	281		MILTON	GLEN ELLYN	IL	60137
INNOCENTI, NICHOLAS & K	694		BUENA VISTA DR	GLEN ELLYN	IL	60137
JAMES, E & S GUST	22W142		BUENA VISTA DR	GLEN ELLYN	IL	60137
JOURDAN, LOUANNE	750		MARSTON AVE	GLEN ELLYN	IL	60137
KRONENWETTER, PATRICK & M	1S534		TAYLOR RD	GLEN ELLYN	IL	60137
KUNTZ, SALLY A & SUE M	1S671		TAYLOR RD	GLEN ELLYN	IL	60137
MARCZEWSKI, CHRISTOPHER	1S571		MAPLE LN	GLEN ELLYN	IL	60137
MAYER, ROYAL A & CHERYL L	22W156		BUENA VISTA DR	GLEN ELLYN	IL	60137
MC CARTHY, LISA A	1S551		TAYLOR RD	GLEN ELLYN	IL	60137
MEEKS, ANTHONY	775		MARSTON AVE	GLEN ELLYN	IL	60137
MELADY, PATRICK J	285	S	MILTON AVE	GLEN ELLYN	IL	60137
MOORE, ROBERTA S	290		MAPLE LN	GLEN ELLYN	IL	60137
MUNEER, BASHARAT & UZMA	704		MARSTON CT	GLEN ELLYN	IL	60137
NELESSSEN, A & A MELLEMA	769		MARSTON AVE	GLEN ELLYN	IL	60137
NEMETH, JUSTIN	1S547		MAPLE LN	GLEN ELLYN	IL	60137
NORTH, CRISTINA	713		BUENA VISTA DR	GLEN ELLYN	IL	60137
PETTIT JR, WM & MICHELLE	755		MARSTON AVE	GLEN ELLYN	IL	60137
POPP, J & E BONGIOVANNI	702		BUENA VISTA DR	GLEN ELLYN	IL	60137
RAHMAN, AKIFUR & MASOODA	711		MARSTON AVE	GLEN ELLYN	IL	60137
REIF, MARION M	22W126		BUENA VISTA	GLEN ELLYN	IL	60137
SCHNEIDEWEND, TEDD & K	761		MARSTON AVE	GLEN ELLYN	IL	60137
SHILNEY, LINSLEY & ETAL	770		MARSTON AVE	GLEN ELLYN	IL	60137
SLONSKI, BRYAN & KATHRYN	1S700		TAYLOR RD	GLEN ELLYN	IL	60137
SNYDER JOINT TRUST	1S544		MAPLE LN	GLEN ELLYN	IL	60137
SPARTA INVESTMENTS LLC	645	W	LAKE ST	ADDISON	IL	60101
TOCKSTEIN FAM 2016 REV TR	322		TAYLOR RD	GLEN ELLYN	IL	60137



VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

*Planning & 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.

I. APPLICATION INFORMATION:

A. Date Filed: 02/03/22

B. Project Name: 322 Taylor - Polena Subdivision

C. Project Description: Subdivision of 2 acre property into 4 lots

D. Address of Property: 322 Taylor Rd

E. Permanent Index No: 0523408002 Zoning: R1

F. Name of Applicant: Sotiel Polena

G. Address of Applicant: 889 Marston Ct, Glen Ellyn, IL 60137

H. Phone No. (Business): 630-653-6331 (Home) 630-474-0493

I. Fax No. (Business): 630-653-6396 (Mobile) 630-890-3783

J. E-mail Address of Applicant: spolena@polena.com

K. Name of Property Owner: Polena Realty LLC, Sotiel and Roena Polena

L. Address of Property Owner: 889 Marston Ct, Glen Ellyn, IL 60137

M. Phone No. (Business): 630-653-6331 (Home) 630-474-0493

N. Fax No. (Business): 630-653-6396 (Mobile) 630-890-3783

O. E-Mail Address of Property Owner: spolena@polena.com

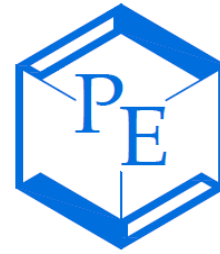
II. SUBMISSION REQUIREMENTS

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: 2/3/2022

POLENA ENGINEERING LLC

901 W Liberty Dr, Wheaton IL 60187
P: 630-653-6331 F: 630-653-6396
info@polena.com www.polena.com



2/3/22

To: Village of Glen Ellyn

Subject:
322 Taylor Rd – Polena Subdivision

The purpose of this letter is to identify and discuss the proposed improvements as well as get direction on resolution of specific issues related to the development.

The proposed project is to develop a Minor Subdivision consisting of 4 lots for the property at 322 Taylor Rd, Glen Ellyn. My wife and I are long time Glen Ellyn residents of over 25 years currently residing at 889 Marston Ct, Glen Ellyn, IL 60137. The subject property is located approximately $\frac{1}{4}$ of a mile from our current residence and the primary purpose of the development is to create a place where we can build our forever home. We specifically identified this property as it is located very near where we live and will keep our 3 children in the same school district. We are planning to build our house on one lot and my sister is planning to build her house on a second lot, while we will expect to sell the other two lots to cover some of the development costs.

The proposed subdivision will consist of 4 lots meeting all R1 zoning requirements. We have obtained feed back from the village and have good direction to move forward with the project pending resolution of a final issue.

The issue at hand and the primary point for discussion is the requirement that the ROW power lines be buried underground. Based on discussions with ComEd we were informed that this is not feasible technically as it will cause significant disruption of areawide service.

As such, as part of the minor subdivision application we will be requesting a variance to section 11-4-8(A) of the subdivision ordinance, requesting exemption from requirement to place existing utilities underground.

In addition to the above variance request, here is a summary of items already discussed with staff that we are requesting concessions/variations on for your information:

1) We will provide ROW improvements on property side of both Taylor Rd and Marston Ave to include concrete curb, sidewalk, and extension of sanitary main to serve proposed lot facing Taylor Rd.

Polena Companies Include
Land Technology, Lambert & Associates, and Alan J Coulson



2) Current village road asphalt surface to remain as it was repaved in 2021 by the village along Marston and 2019 along Taylor. We will minimize impact to pavement and patch repair any areas of disturbance, minor disturbance expected as all work is on our side of ROW.

In response to the Pre-Application meeting submission requirements, here is a summary:

- 1) Application fee provided
- 2) Application form provided
- 3) Cover letter provided
- 4) Plat of survey with dimensional information provided
- 5) Subdivision plan provided, no proposed buildings at the current time
- 6) No proposed buildings so don't have building elevations at this time. Each building will be permitted separately, and individual plans submitted for each.
- 7) We are not planning to have a sign.
- 8) ComEd email attached indicating that it is not feasible to bury lines underground. Also included photo of overhead lines along neighborhood.

Sincerely,

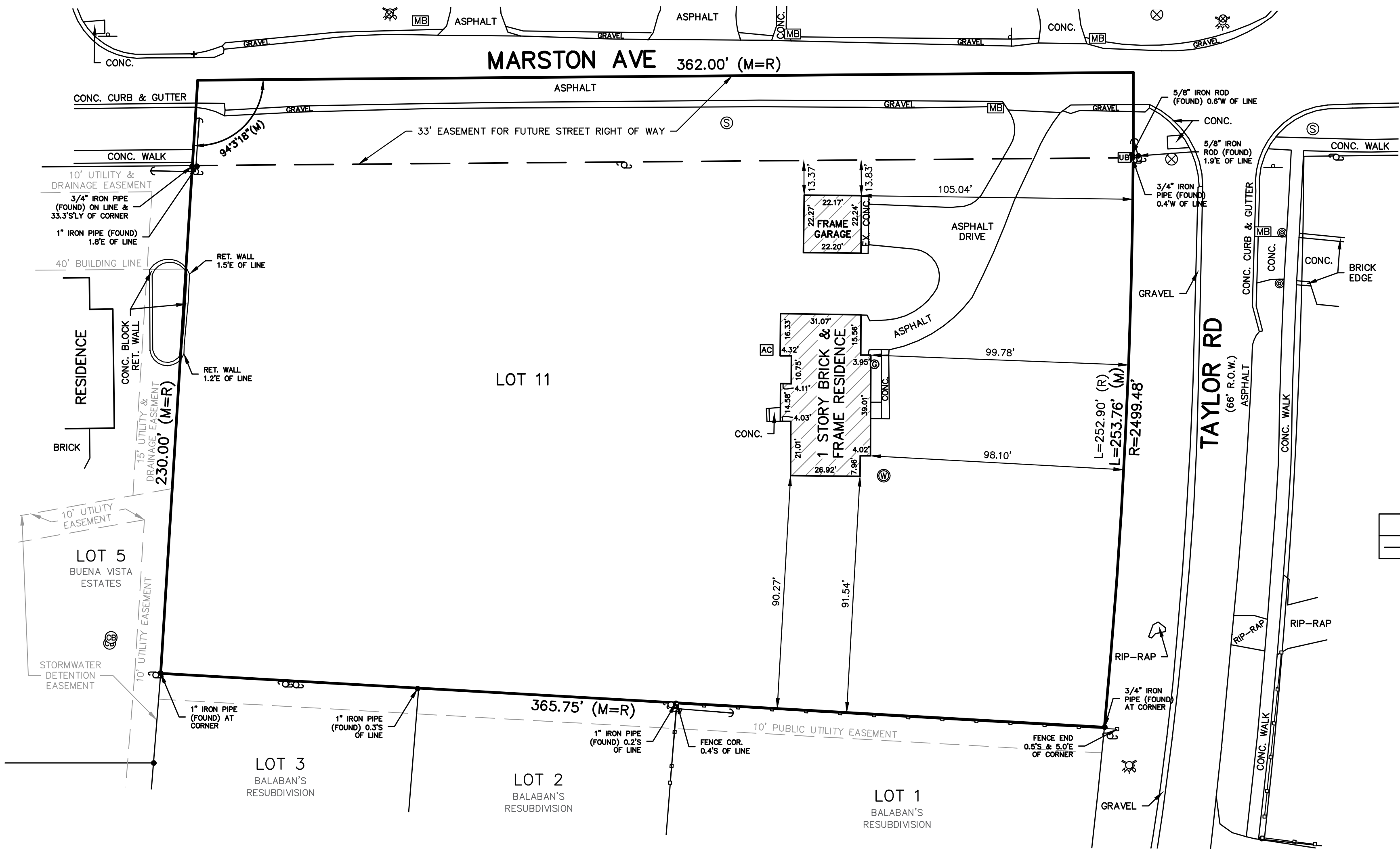
Sotiel Sam Polena, PE
Polena Engineering LLC

T:\2021-JOBS\210674\2110674 COVER LETTER 2-3-22.DOCX

PLAT OF SURVEY

LOT 11 IN KAMMES ESTATES, A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED ON JANUARY 15, 1947, AS DOCUMENT 514204, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 322 TAYLOR ROAD, GLEN ELLYN
PIN: 05-23-408-002
AREA: GROSS=2.03 ACRES, NET=1.76 ACRES



LEGEND
(M) = MEASURED DIMENSION
(R) = RECORD DIMENSION
● = FOUND IRON STAKE
○ = SET IRON STAKE

LINE LEGEND	
—○—○—○—	= WOOD FENCE

SYMBOL LEGEND	
Ⓢ	SANITARY MANHOLE
Ⓢ	CATCH BASIN
Ⓢ	WELL
Ⓢ	WATER VALVE VAULT
Ⓢ	AIR CONDITIONER
—	SIGN
Ⓢ	GAS METER
Ⓢ	UTILITY BOX
Ⓢ	HYDRANT
Ⓢ	UTILITY POLE
—	GUY WIRE
Ⓢ	MAILBOX
Ⓢ	STEEL POST
Ⓢ	LIFT STATION LID
Ⓢ	SEPTIC TANK LID

STATE OF ILLINOIS
COUNTY OF DU PAGE } S.S.

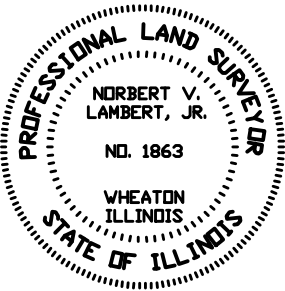
THIS IS TO CERTIFY THAT I, AN ILLINOIS LAND SURVEYOR, HAVE SURVEYED THE PROPERTY DESCRIBED ABOVE AND THAT THE ANNEXED PLAT IS A CORRECT REPRESENTATION OF SAID SURVEY. FIELD WORK COMPLETION DATE: 07/27/2021.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

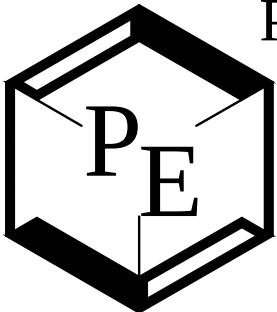
GIVEN UNDER MY HAND AND SEAL AT WHEATON, ILLINOIS, THIS 4TH. DAY OF NOVEMBER, A.D., 2021.

ILLINOIS LAND SURVEYOR NO. 1863; LICENSE EXPIRES 11/30/22
ILLINOIS DESIGN FIRM NO. 184-007260

REFER TO DEED OF GUARANTEE POLICY FOR RESTRICTIONS NOT SHOWN ON SURVEY.
ALL DIMENSIONS ARE SHOWN IN FEET AND DECIMALS THEREOF.
COMPARE ALL POINTS BEFORE BUILDING AND REPORT ANY APPARENT DISCREPANCIES TO THE SURVEYOR.



ORDERED BY: POLENA, SAM FILE NO. 210674



POLENA ENGINEERING LLC

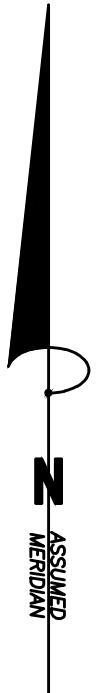
WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200
INFO@POLENA.COM
WWW.POLENA.COM
ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON

POLENA'S SUBDIVISION

OF PART OF THE SOUTHEAST 1/4 OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS.

ADDRESS: 322 TAYLOR ROAD, GLEN ELLYN
P.I.N.: 05-23-408-002



MARSTON AVE

362.00' (M=R) N89°31'22"E

HEREBY DEDICATED

N89°31'22"E

90.23'

120.30'

153.54'

33.08'

33.00'

L=109.08'

L=253.76' (W)
R=2499.48' (W)
CH: 252.9' (R)
CH: 253.65' (W)
CH: 502.31.38"W (W)

TAYLOR RD

L=111.68'

101.39'

N03°34'40"E 210.86'

109.27'

LOT 3
AREA = 16982 SQ.FT.

10.8' SETBACK

50' SETBACK

S89°31'22"W 157.26'

LOT 4
AREA = 16694 SQ.FT.

11.2' SETBACK

50' SETBACK

155.75'

LOT 2
AREA = 24808 SQ.FT.

N86°44'03"W 365.75' (M=R)

N03°34'41"E 202.81'

LOT 1
AREA = 17987 SQ.FT.

90.00'

12' BUILDING SETBACK

12' BUILDING SETBACK

12' BUILDING SETBACK

50' BUILDING SETBACK

50' BUILDING SETBACK

40' BUILDING LINE

40' BUILDING LINE

LOT 3

10' PUBLIC UTILITY EASEMENT

LOT 2

BALABAN'S RESUB.
R1956-797041

LOT 1

LOT 5

BUENA VISTA ESTATES SUB.
R2001-236237

15' UTILITY & DRAINAGE EASEMENT

10' UTILITY EASEMENT

BASIS FOR BEARINGS:
THE BASIS FOR BEARINGS SHOWN HEREON
IS ILLINOIS STATE PLANE COORDINATES
EAST ZONE NAD83 AS ACQUIRED BY GPS.

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

THIS IS TO CERTIFY THAT I, NORBERT V. LAMBERT JR. LICENSED ILLINOIS LAND SURVEYOR NO. 1863, HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT REPRESENTATION OF SAID SURVEY AND SUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

LOT 11 IN KAMMES ESTATES, BEING A SUBDIVISION OF PART OF THE SOUTHEAST QUARTER OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 15, 1947 AS DOCUMENT NUMBER 514204, IN DUPAGE COUNTY, ILLINOIS.

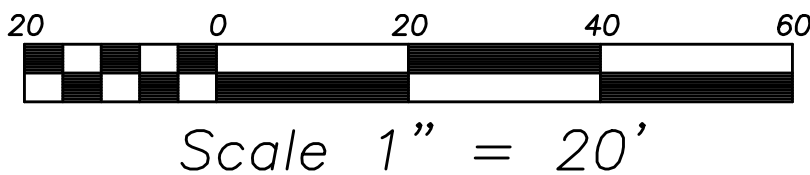
I FURTHER CERTIFY THAT ALL REGULATIONS ENACTED BY THE VILLAGE BOARD RELATIVE TO PLATS AND SUBDIVISIONS HAVE BEEN COMPLIED WITH IN THE PREPARATION OF THIS PLAT.
I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF THE VILLAGE OF GLEN ELLYN WHICH HAS ADOPTED A COMPREHENSIVE PLAN AND WHICH IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY THE DIVISION 12 OF ARTICLE II OF ILLINOIS MUNICIPAL CODES AS HERETOFORE AND HEREINAFTER AMENDED AND THAT BASED UPON A REVIEW OF FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA) FLOOD INSURANCE RATE MAP COMMUNITY - PANEL NO. 17043C0158J WITH AN EFFECTIVE DATE OF AUGUST 1, 2019, IT IS MY OPINION THAT THE PROPERTY PLATTED HEREON IS NOT LOCATED WITHIN A SPECIAL FLOOD HAZARD AREA.

I HEREBY AUTHORIZE A REPRESENTATIVE FROM THE VILLAGE OF GLEN ELLYN TO RECORD THIS PLAT.

GIVEN UNDER MY HAND AND SEAL THIS 10ND DAY OF AUGUST, A.D. 2021.

Norbert V. Lambert Jr.
ILLINOIS DESIGN FIRM NO.: 184-007260

SUBMITTED BY AND RETURN TO:
VILLAGE OF GLEN ELLYN
535 DUANE STREET
GLEN ELLYN, IL., 60137



• = FOUND IRON STAKE
○ = SET IRON STAKE

DUPAGE COUNTY RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS INSTRUMENT NO. _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS, AFORESAID

ON THE ____ DAY OF _____ A.D. 20____ AT _____ O'CLOCK ____M.

BY _____
RECORDER OF DEEDS

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) S.S.

THIS IS TO CERTIFY THAT THE UNDERSIGNED IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

THIS IS TO CERTIFY, AS OWNER OF THE PROPERTY DESCRIBED HEREIN AND LEGALLY DESCRIBED ON THE PLAT, THAT I HAVE DETERMINED TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT EACH OF THE SUBJECT LOTS LIE WHOLLY WITHIN
GRADE SCHOOL DISTRICT 89 (22W600 BUTTERFIELD RD, GLEN ELLYN, IL 60137)
HIGH SCHOOL DISTRICT 87 (598 CRESCENT BLVD, GLEN ELLYN, IL)
COLLEGE OF DUPAGE 502 (425 FAWELL BLVD., GLEN ELLYN, IL

DATED THIS DATE OF _____ 20____

OWNER

OWNER

NOTARY PUBLIC

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, NOTARY PUBLIC IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I AM PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAME ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH OWNERS, APPARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGE THAT THEY SIGNED THE ANNEXED PLAT AS THEIR OWN FREE AND VOLUNTARY ACT FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS ____ DAY OF _____ 20____.

NOTARY PUBLIC

MY COMMISSION EXPIRES: _____

COUNTY CLERK'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, COUNTY CLERK OF DUPAGE COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT GENERAL TAXES, NO UNPAID FORFEITED TAXES, AND NO REDEEMABLE TAX SALES AGAINST ANY OF THE LAND INCLUDED IN THE ANNEXED PLAT.
GIVEN UNDER MY HAND AND SEAL OF THE COUNTY CLERK AT WHEATON, ILLINOIS, THIS ____ DAY OF _____, A.D. 20____.

COUNTY CLERK

CERTIFICATE AS TO SPECIAL ASSESSMENTS

STATE OF ILLINOIS)
COUNTY OF DUPAGE) SS

I, _____, VILLAGE COLLECTOR OF THE VILLAGE OF GLEN ELLYN, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT GLEN ELLYN, ILLINOIS, THIS ____ DAY OF _____, A.D. 20____.

VILLAGE COLLECTOR

COMMUNITY DEVELOPMENT DIRECTOR CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, COMMUNITY DEVELOPMENT DIRECTOR FOR THE VILLAGE OF GLEN ELLYN, DO HERBY CERTIFY THAT THIS PLAT CONFORMS TO THE REQUIREMENTS IN SECTION 11-3-9 OF THE VILLAGE OF GLEN ELLYN SUBDIVISION REGULATIONS CODE.

DATED AT GLEN ELLYN, ILLINOIS THIS ____ DAY OF _____, A.D., 20____.

BY: _____
COMMUNITY DEVELOPMENT DIRECTOR

VILLAGE ENGINEER'S CERTIFICATE AS TO STREETS, DOMESTIC WATER, AND SANITARY

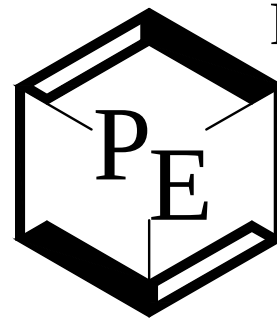
STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, VILLAGE ENGINEER OF GLEN ELLYN, DO HEREBY CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT ALL MATTERS PERTAINING TO PLAT REQUIREMENTS AS PRESCRIBED IN THE REGULATIONS GOVERNING PLATS ADOPTED BY THE VILLAGE OF GLEN ELLYN, ILLINOIS, INsofar AS THEY PERTAIN TO THE SUBJECT PLAT, HAVE BEEN COMPLIED WITH. I FURTHER CERTIFY TO THE BEST OF MY KNOWLEDGE AND BELIEF THAT THE REQUIRED PERFORMANCE SECURITY IS POSTED FOR THE COMPLETION OF IMPROVEMENTS COVERING SANITARY SEWERAGE SYSTEM AND DOMESTIC WATER SUPPLY AND TRANSMISSION SYSTEM UNDER THE JURISDICTION OF THE VILLAGE OF GLEN ELLYN, BASED ON ENGINEER'S PLANS AND SPECIFICATIONS PREPARED BY A LICENSED ENGINEER AND APPROVED BY ALL PUBLIC AUTHORITIES HAVING JURISDICTION, EXCEPT : _____. I FURTHER CERTIFY THAT STREET NAMES HAVE BEEN EXAMINED BY ME AND FOUND TO COMPLY WITH THE VILLAGE OF GLEN ELLYN REGULATIONS.

DATED AT GLEN ELLYN, DU PAGE COUNTY, ILLINOIS, THIS ____ DAY OF _____, A.D., 20____.

VILLAGE ENGINEER

ORDERED BY: POLENA, SAM FILE NO. 21-0874



POLENA ENGINEERING LLC

WHEATON: 630-653-6331
LAKE IN THE HILLS: 815-363-9200

INFO@POLENA.COM

WWW.POLENA.COM

ILLINOIS PROFESSIONAL DESIGN FIRM No. 184-007260

POLENA COMPANIES INCLUDE LAND TECHNOLOGY, LAMBERT & ASSOCIATES, AND ALAN J COULSON







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

Meeting 3/10/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Discussion Item
Prepared By: Taylor Gendel, Kelly Purvis

**AGENDA ITEM (ID
2022-1984)**

DOC ID: 2022-1984

Pre-Application - 534 Duane Street - Hilltop Acquisitions, LLC - Planned Unit Development

Statement of the Issue:

See attached staff report.

Analysis:

See attached staff report.

Budget Impact:

N/A

Action Requested:

See attached staff report.

Attachments:

1. PC Pre-App Staff Report
2. 1. Aerial Photo 534 Duane
3. 2. Public Notice
4. 3. Public Notice Buffer Map
5. 4. Excerpt from the 2001 Comprehensive Plan
6. 5. Page 33 of the 2022 Draft Comprehensive Plan
7. 6. Petitioner's Pre-Application Packet Dated 2.3.22
8. 7. Previous Plans Submitted January 18, 2022

STAFF REPORT

TO: Glen Ellyn Plan Commission

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

DATE: January 25, 2022

FOR: March 10, 2022 Plan Commission Meeting

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

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

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

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

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

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

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

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

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

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

**REVIEW
PROCESS:**

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

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

HISTORY:

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

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

**PROJECT
SUMMARY:**

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

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

one to two clients per day.

2. Building Setbacks. The building would be constructed up to the front and side property lines. As shown, the building is between 21-29 feet from the rear property line (the lot line is skewed). No setbacks are required for commercial uses in the C5B Zoning District.
3. Building Height. Buildings in the C5B District are permitted to be constructed up to 55 feet in height. Any part of the building over 45 feet is required to be stepped back a minimum of 15 feet from the front building façade. The proposed two-story building would be well within the height limitation with a height of 24 feet and 6 inches.
4. Lot Coverage. Principal and accessory buildings in commercial Planned Unit Developments are permitted to cover up to 50% of the lot area (65% if enclosed parking is provided on site). The proposed building will cover approximately 70% of the site and a deviation will need to be requested as part of the formal application for development.
5. Parking. A total of 25 parking spaces are required for an office use of this square footage and 4 spaces are currently proposed. The petitioner has provided a parking exhibit showing 82 parking spaces to the north of the property within 200 feet of the property; 35 parking spaces on Duane Street within 100 feet of the property; and an additional 277 parking spaces within the Civic Center parking garage.

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

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

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

**COMMISSION
ACTION:**

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

In reviewing the project, the Commission may wish to:

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

ATTACHMENTS:

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

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

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Duane\Duane 534, PUD\Pre-Application\PC Pre- App Meeting 2.10.22\PC Pre-App Staff Report.doc



0 50 100
ft

Print Date: 1/21/2022

Notes

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



NOTICE OF PRE-APPLICATION MEETING

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

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

On January 7, 2022, Governor JB Pritzker signed a new Gubernatorial Disaster Proclamation extending the statewide declaration due to the Covid-19 pandemic. With the signing of a new disaster proclamation, public bodies are authorized to meet remotely without the otherwise required quorum present at the meeting place while a disaster declaration is in place in accordance with (P.A.) 101-0640. The Covid-19 disaster declaration satisfies this condition, allowing Plan Commission members to participate electronically in meetings at this time. The public is welcome to observe and participate in all meetings of the Plan Commission.

All members of the public who are interested are invited to attend the pre-application meeting to observe via Zoom. Any questions or comments regarding this request should be submitted in advance of the meeting via email to Taylor Gendel, Associate Planner, at tgendel@glenellyn.org. All public comments received by 4:30 pm on Thursday, March 10, 2022, will be read into the record at the public hearing. The Zoom information is provided below.

Please click the link below to join the meeting:

<https://us02web.zoom.us/j/85917773215?pwd=OFFWaFRvajcySTNFdGlrT2xmUXFwUT09>

Webinar ID: 859 1777 3215 Passcode: 451428

Or One tap mobile :

US: +13126266799,,85917773215#,,,*,451428# or
+16465588656,,85917773215#,,,*,451428#

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



Village of Glen Ellyn

350 Foot Buffer
from
534 Duane St

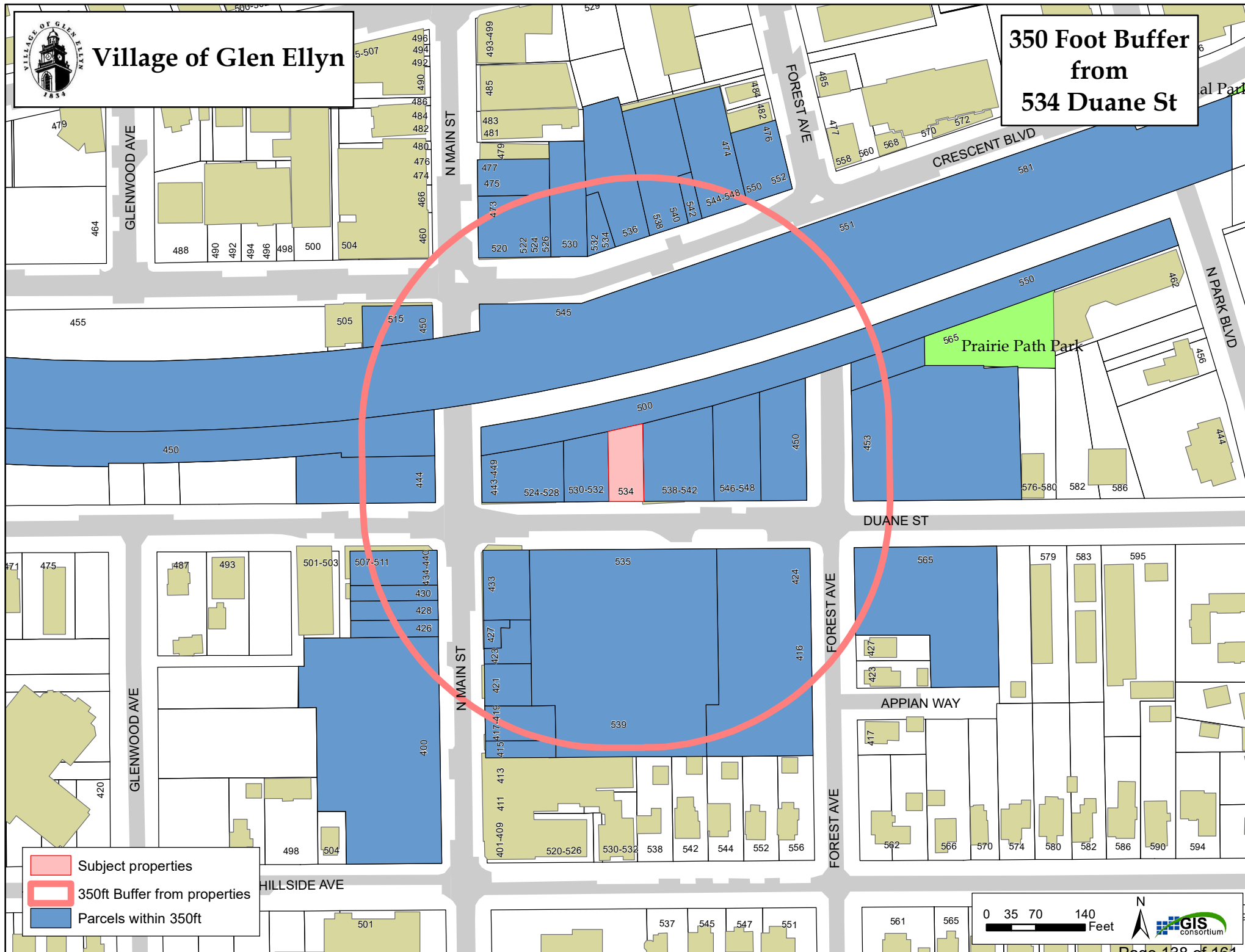
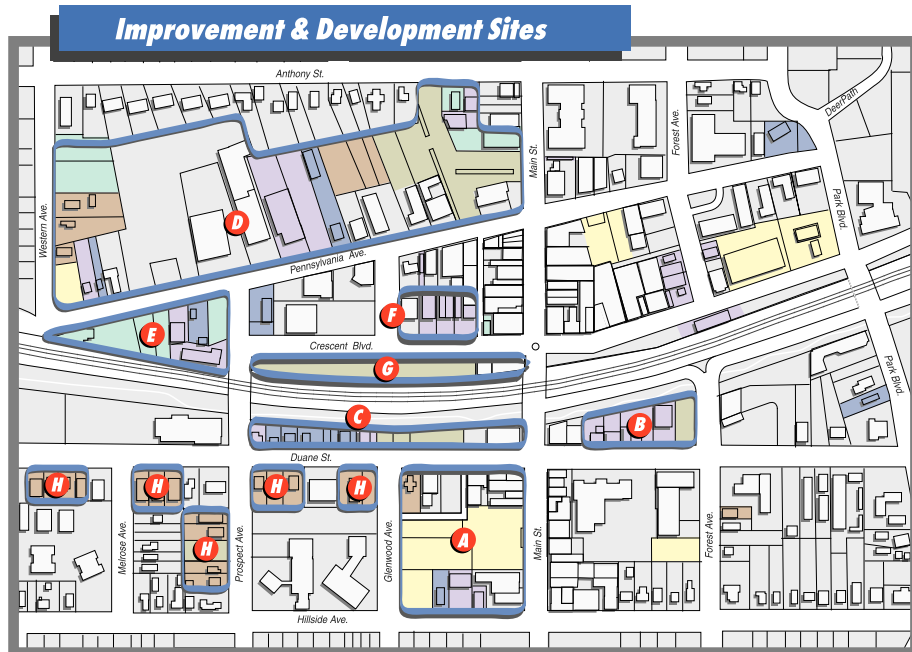
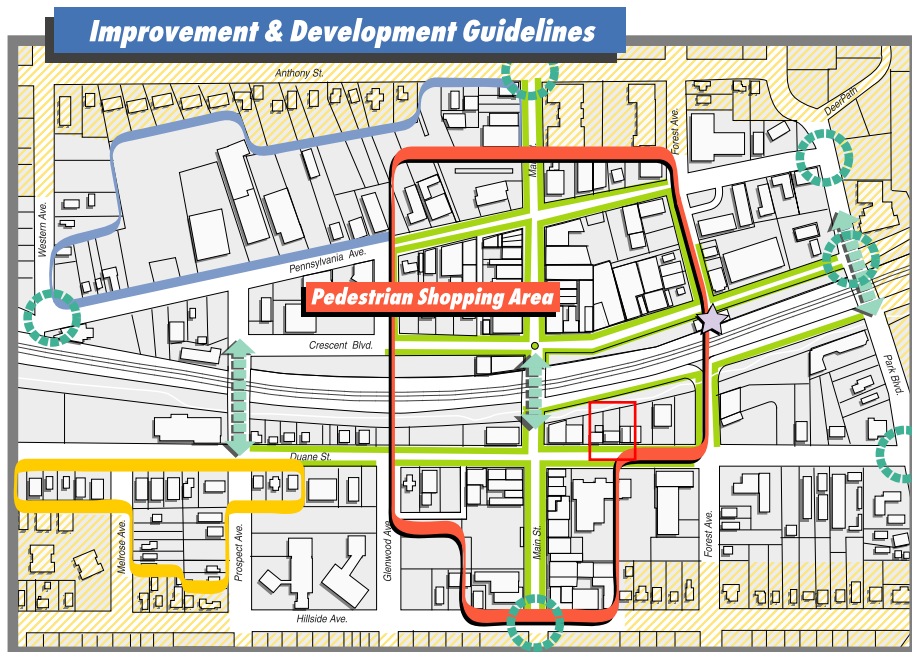


Figure 13

Downtown: Improvement Guidelines



Improvement Guidelines:

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

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

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

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

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

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

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

Maintain, preserve and protect surrounding neighborhoods.

(See text for additional improvement and development guidelines)

Improvement & Development Sites:

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

Vacant buildings and land parcels should be reused or redeveloped.

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

Residential properties that may be subject to redevelopment.

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

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

Clusters of properties that may represent special opportunities for improvement or development (see text).

OPPORTUNITY SITES:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Duane St & Forest Ave

DOWNTOWN GLEN ELLYN CATALYST SITE

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

Design Considerations

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

Site Details

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

Current Land Use:
Office Commercial
Bank Mixed-use

Current Zoning:
(C5B) CBD Central Service

Existing Parking:
30 parking spaces (approximate)

Building Details (west of Forest)

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

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

Building Details (east of Forest)

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

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

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



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

DRAFT
FOR PUBLIC HEARING

PATTERSON LAW

REVISED

February 3, 2022

Via Hand Delivery and email to
tgendel@glenellyn.org

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

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

Dear Tayler:

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

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

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

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

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

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

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

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

The following documents are attached in triplicate:

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

The revised building will include the following physical characteristics:

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

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

Best regards,

Stephen R. Patterson
Stephen R. Patterson

Enclosures

Cc: William Stogsdill
Tayler Stogsdill
Mike Wolson



VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

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

Application for Commission Pre-Application Meeting

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

CLEAR PAGE

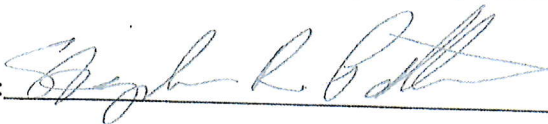
I. APPLICATION INFORMATION:

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

II. SUBMISSION REQUIREMENTS

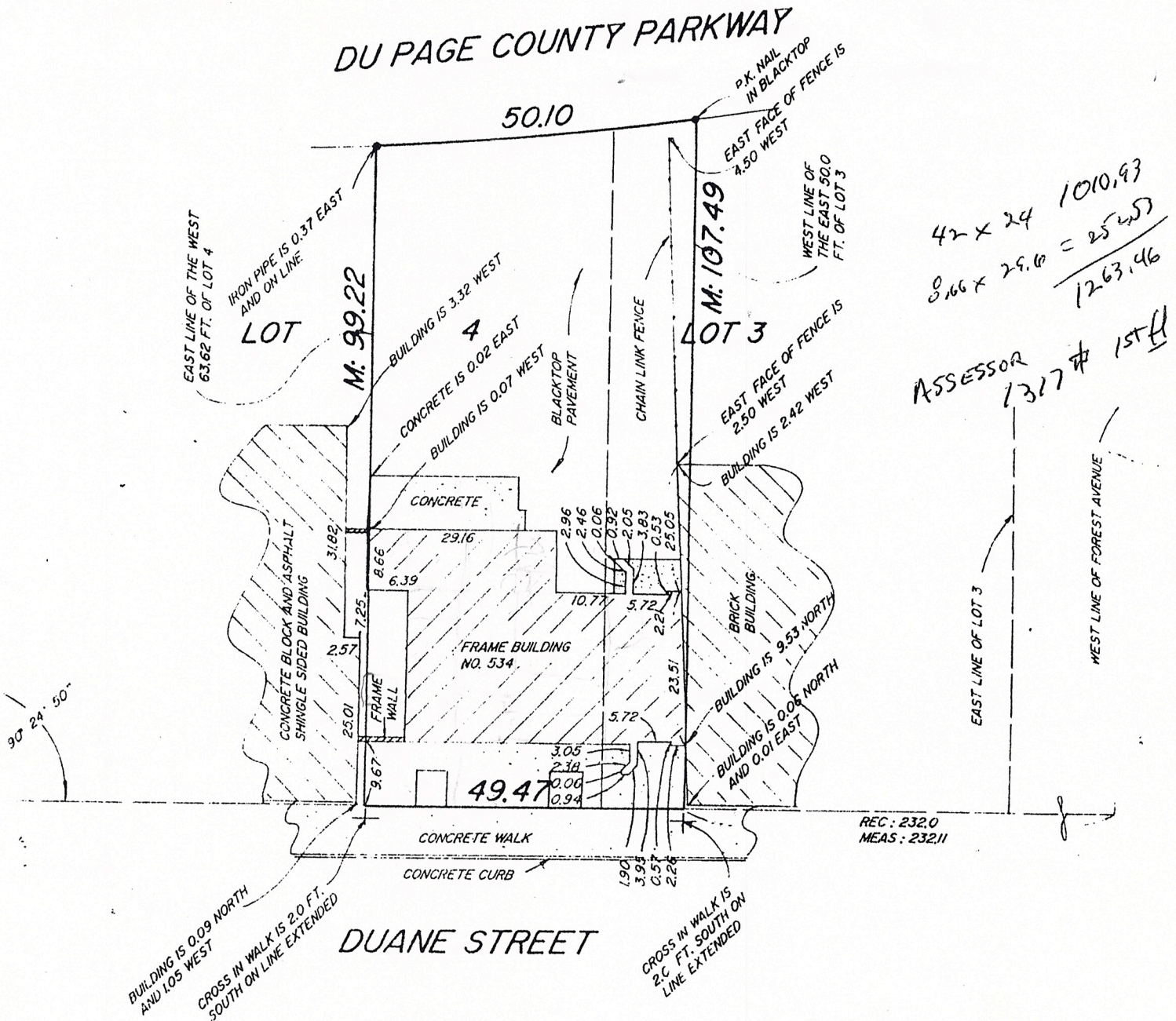
1. Application Fee - \$250.00
2. Application Form
3. Cover Letter describing the project.
4. Plats of Survey or Existing Conditions Plan showing any existing buildings and associated setbacks.
5. Concept Plan showing any proposed buildings and associated setbacks, parking lot dimensions and all landscape/impervious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

Signature: _____



Date: 12/22/2021

DU PAGE COUNTY PARKWAY



$$42 \times 24 = 1010.93$$

$$8.66 \times 29.16 = 252.53$$

$$\hline 1263.46$$

ASSESSOR 1317 # 15th

Illinois
Cook, SS.

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

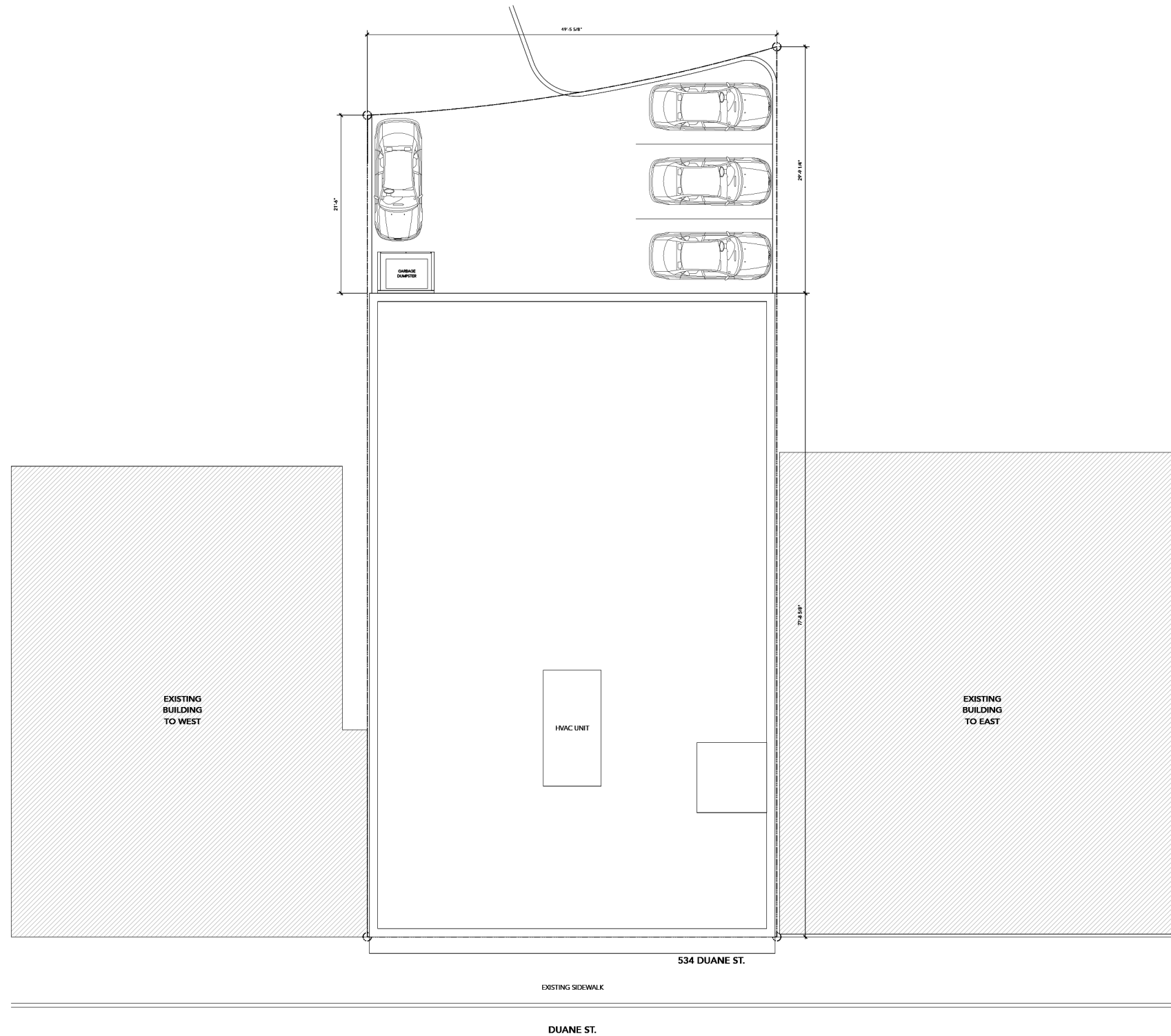
24th day of June 1982

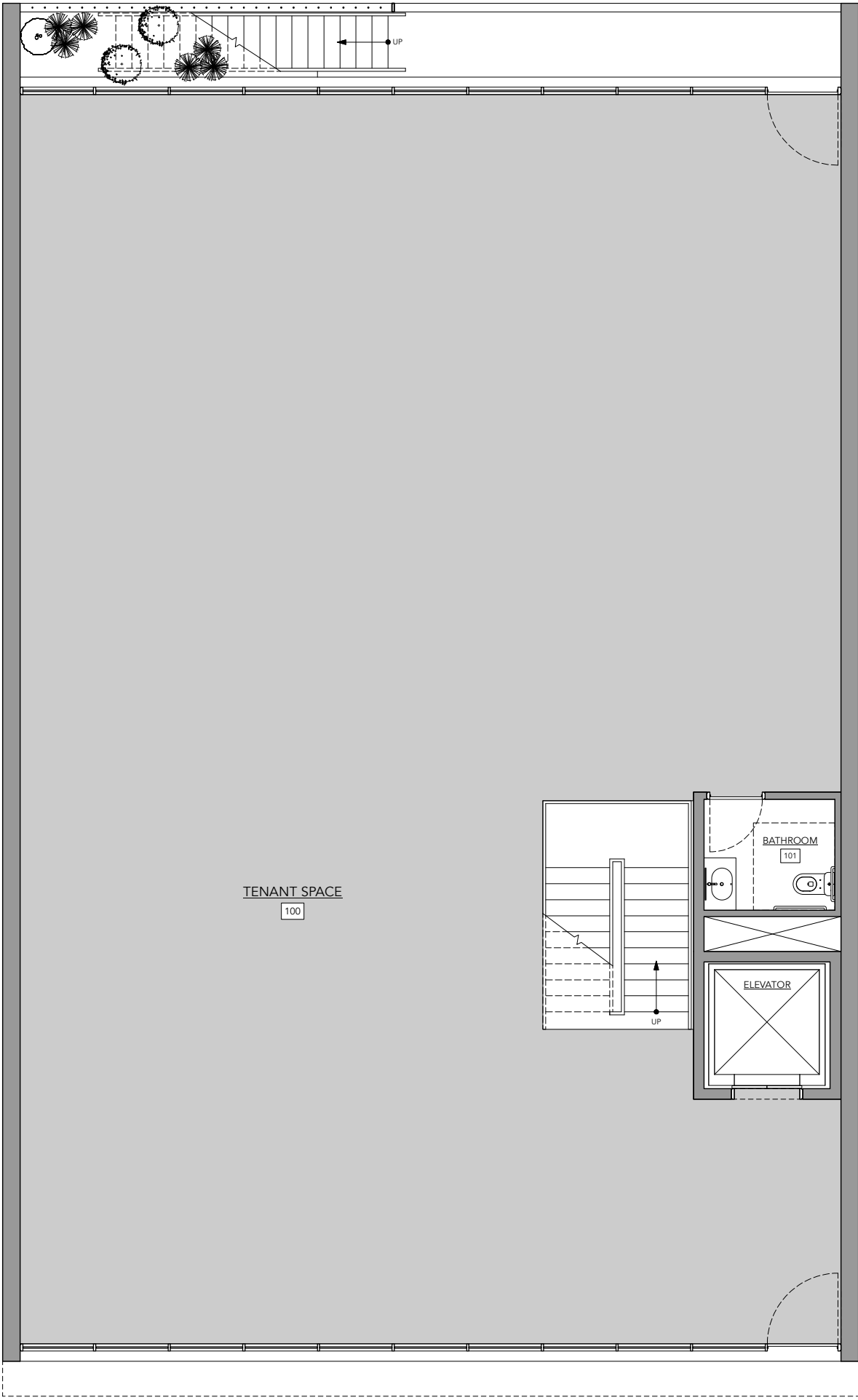
Michael J. Emmert

President
Registered Illinois Land Surveyor No. 2499



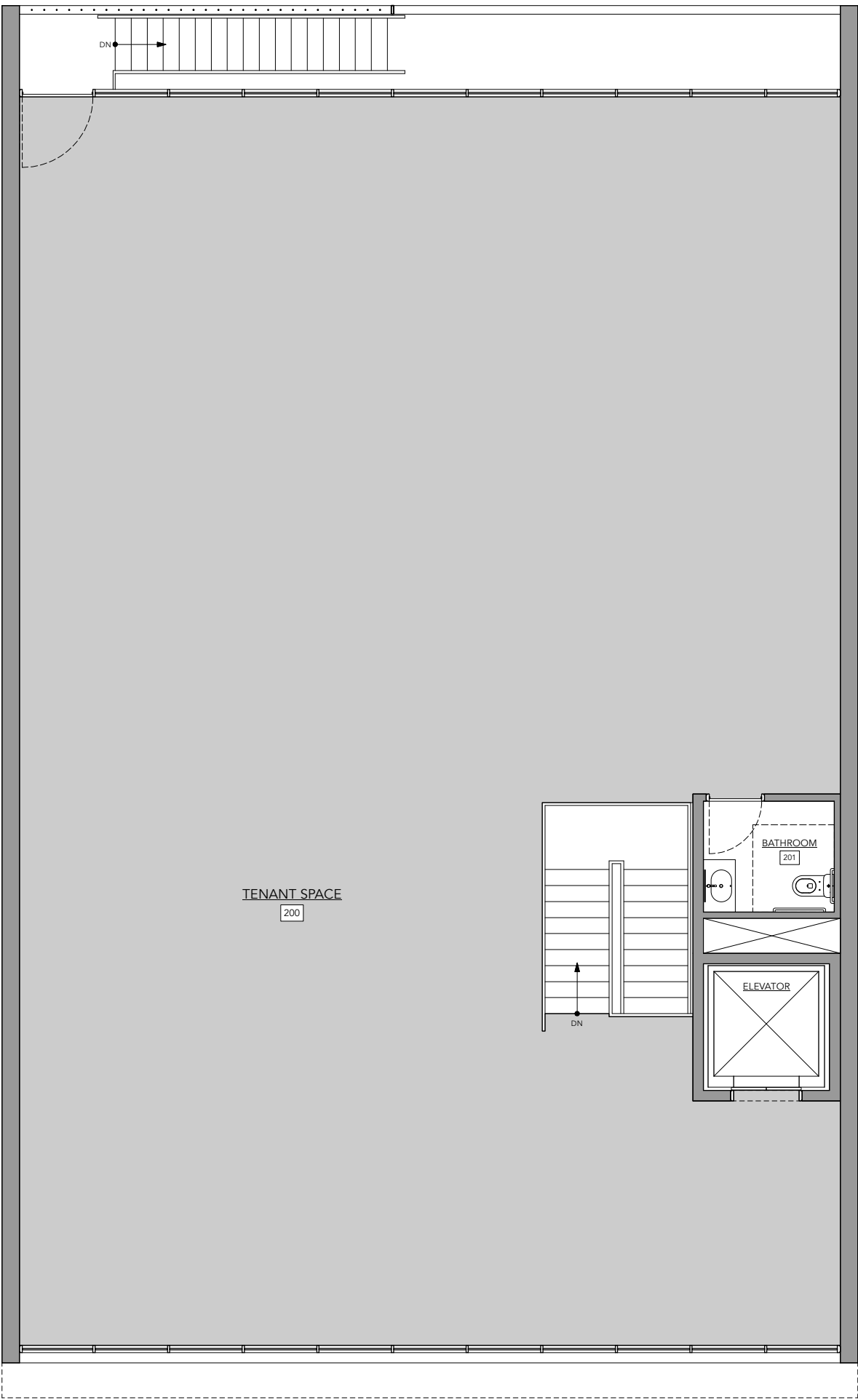
Michael J. Emmert Surveys, Inc.
115 WEST PALATINE ROAD
Palatine, Illinois 60067
FAX 991-4999 OFFICE 991-6898





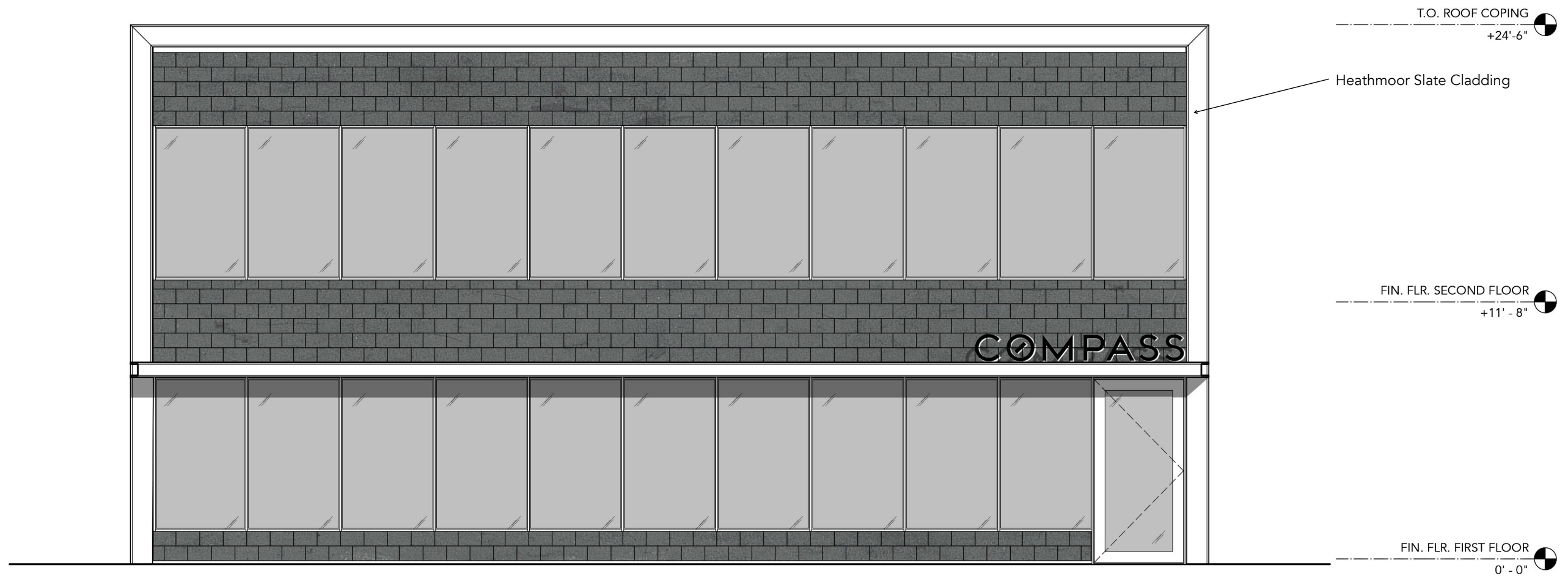
BUILDING FF GROSS AREA: 3,602 SF
NET RENTABLE
OFFICE AREA: 3,102 SF

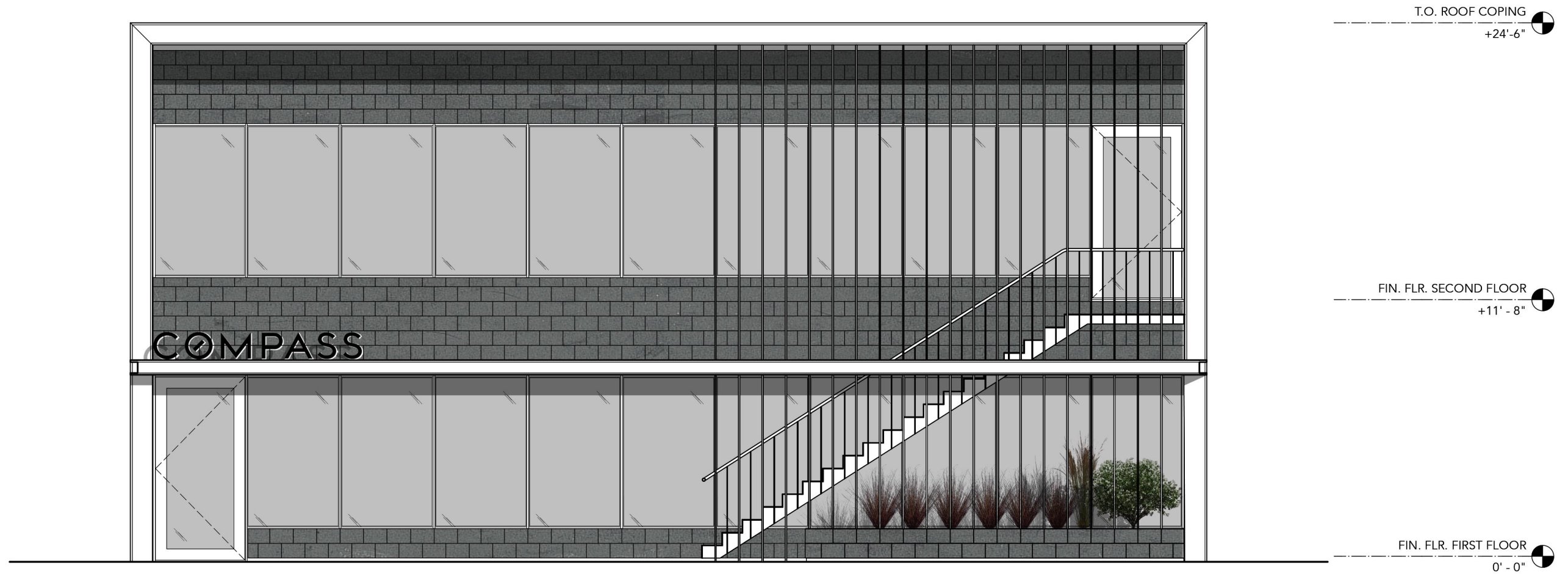


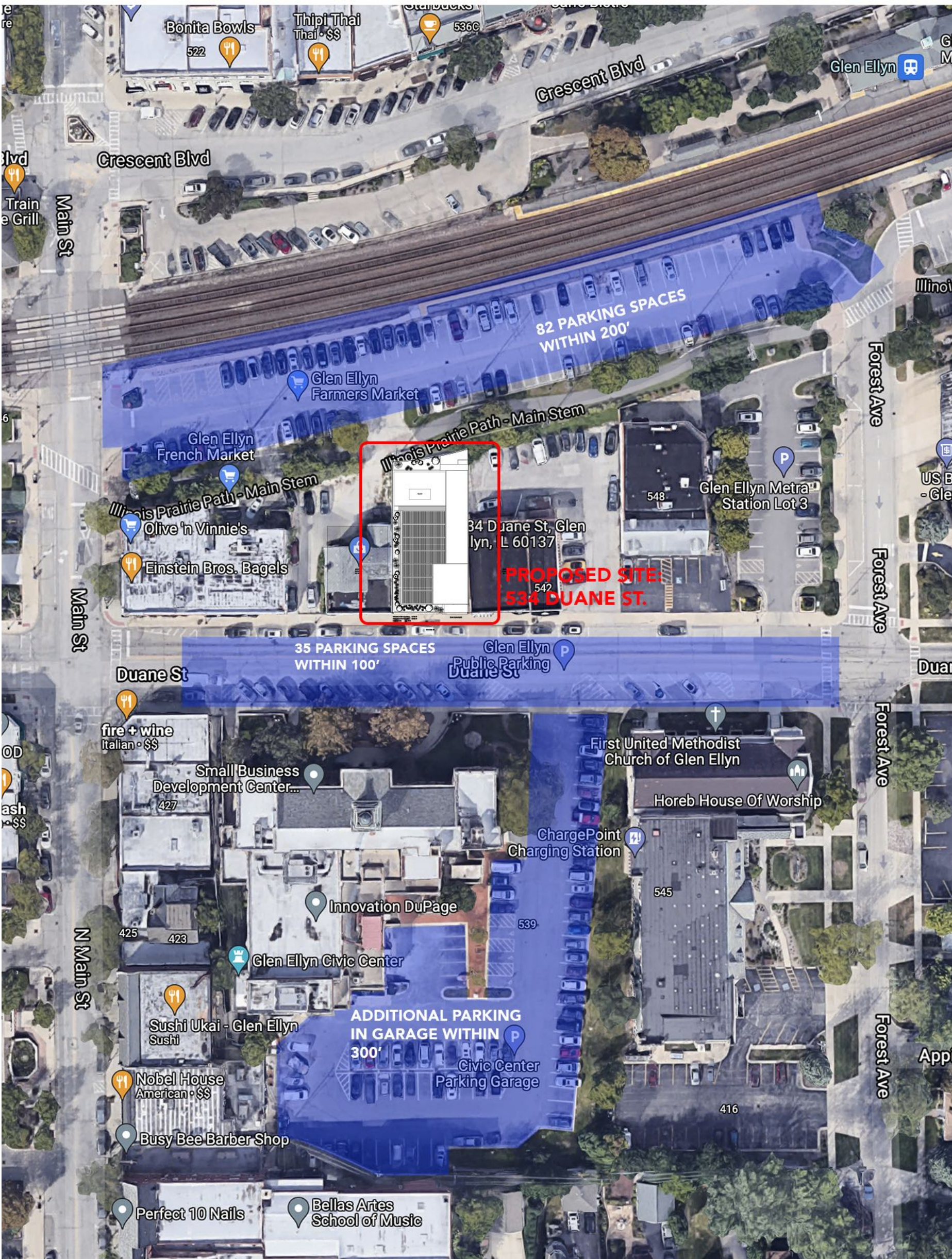


BUILDING SF GROSS AREA: 3,602 SF
NET RENTABLE
OFFICE AREA: 3,102 SF

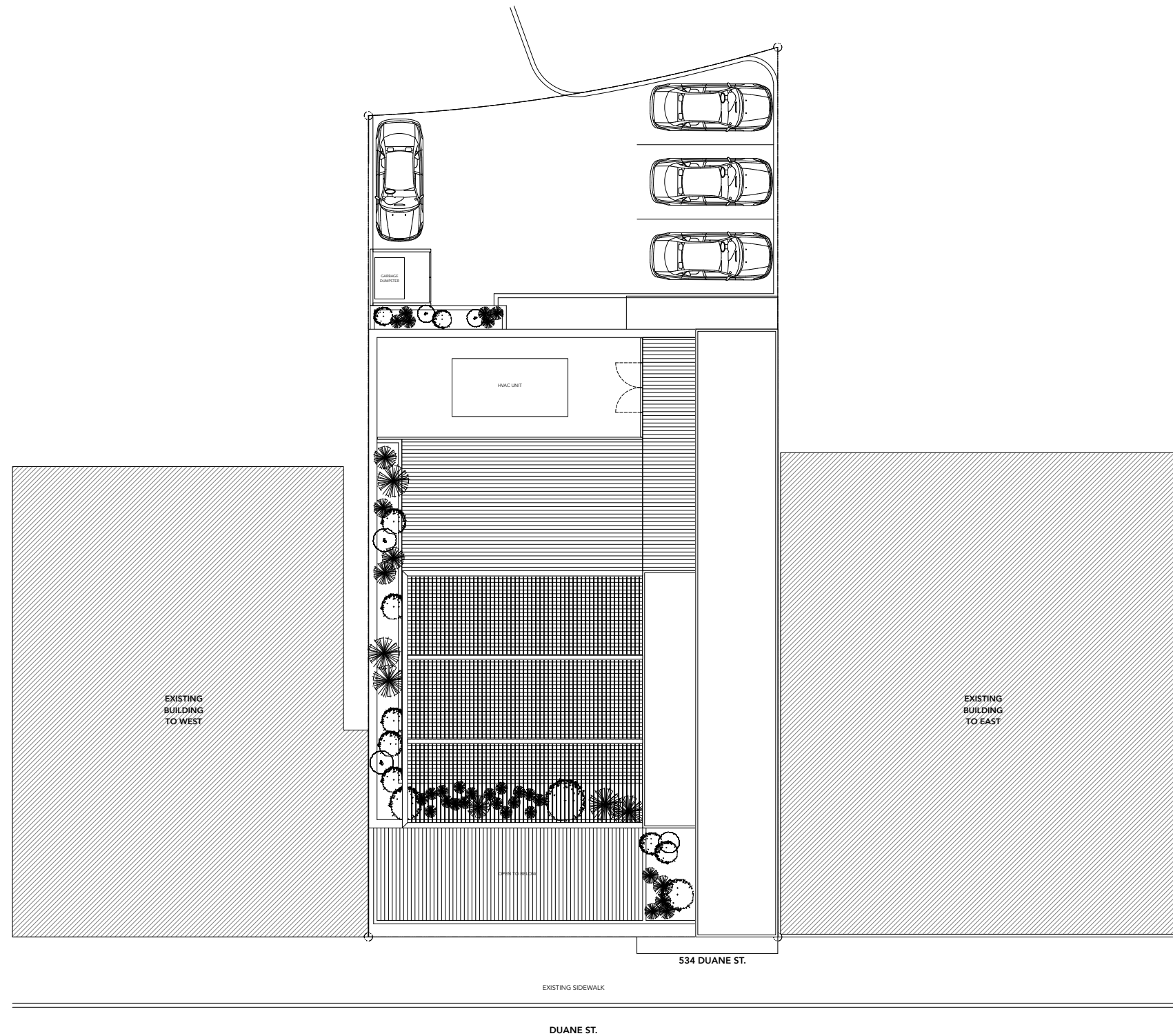


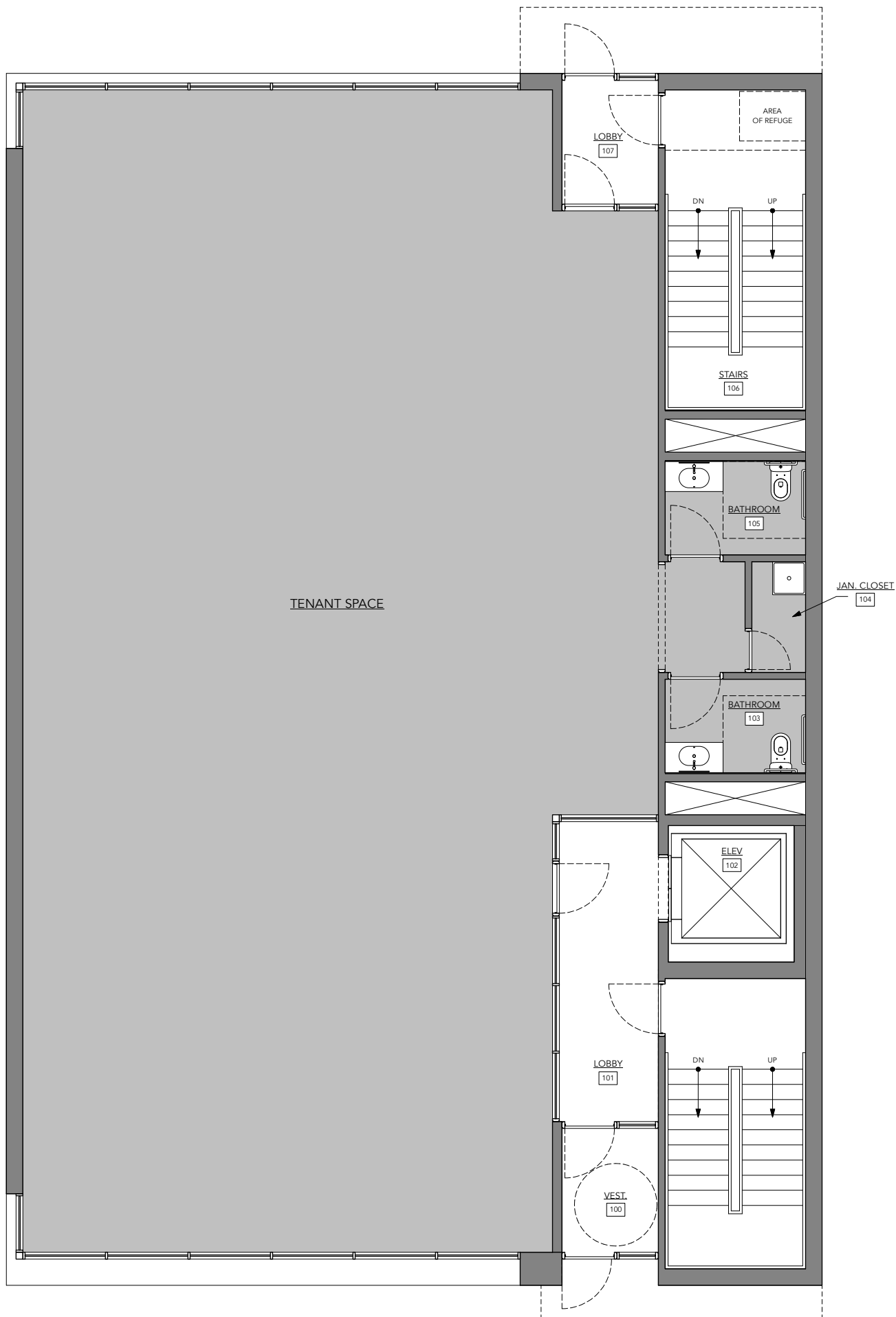






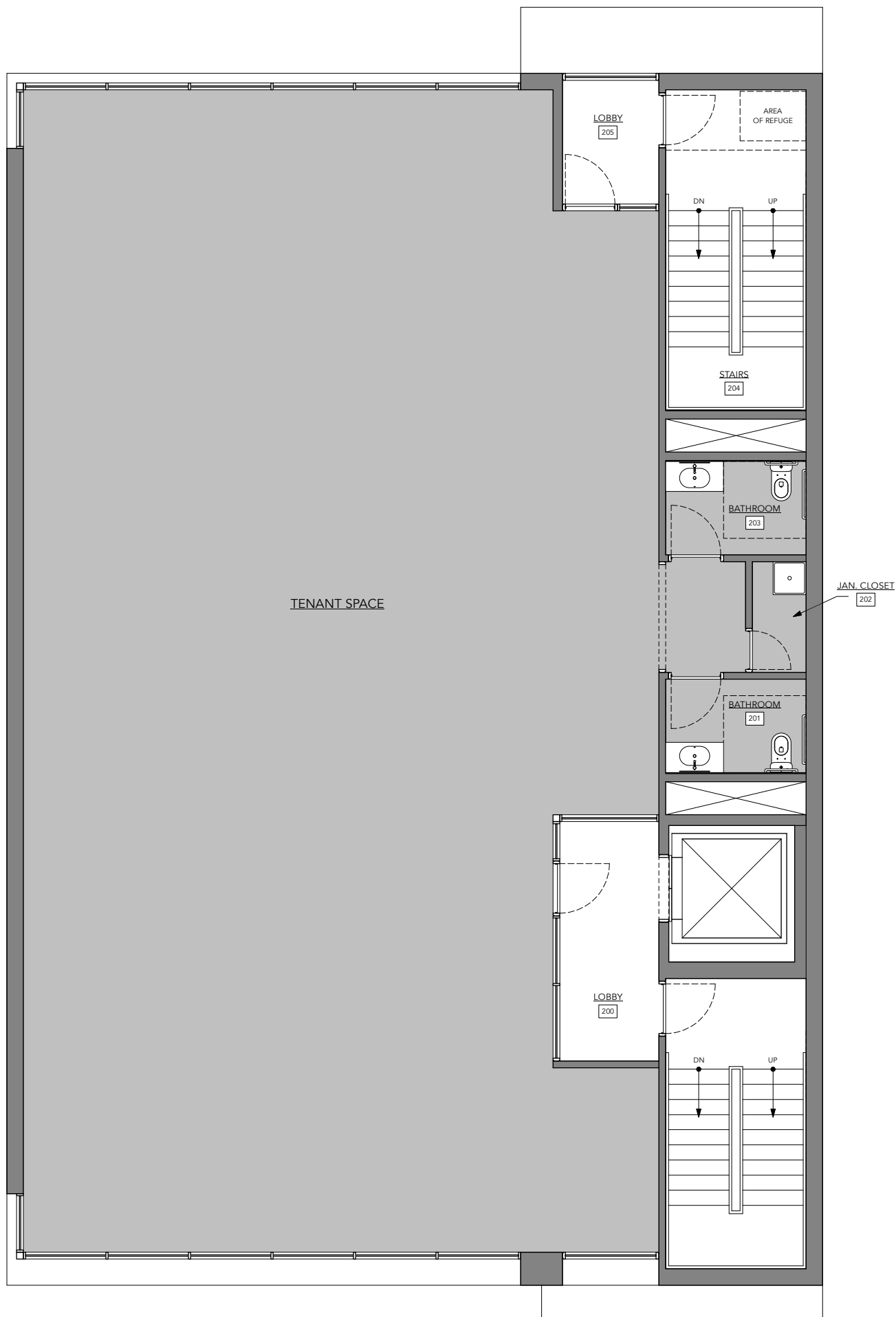






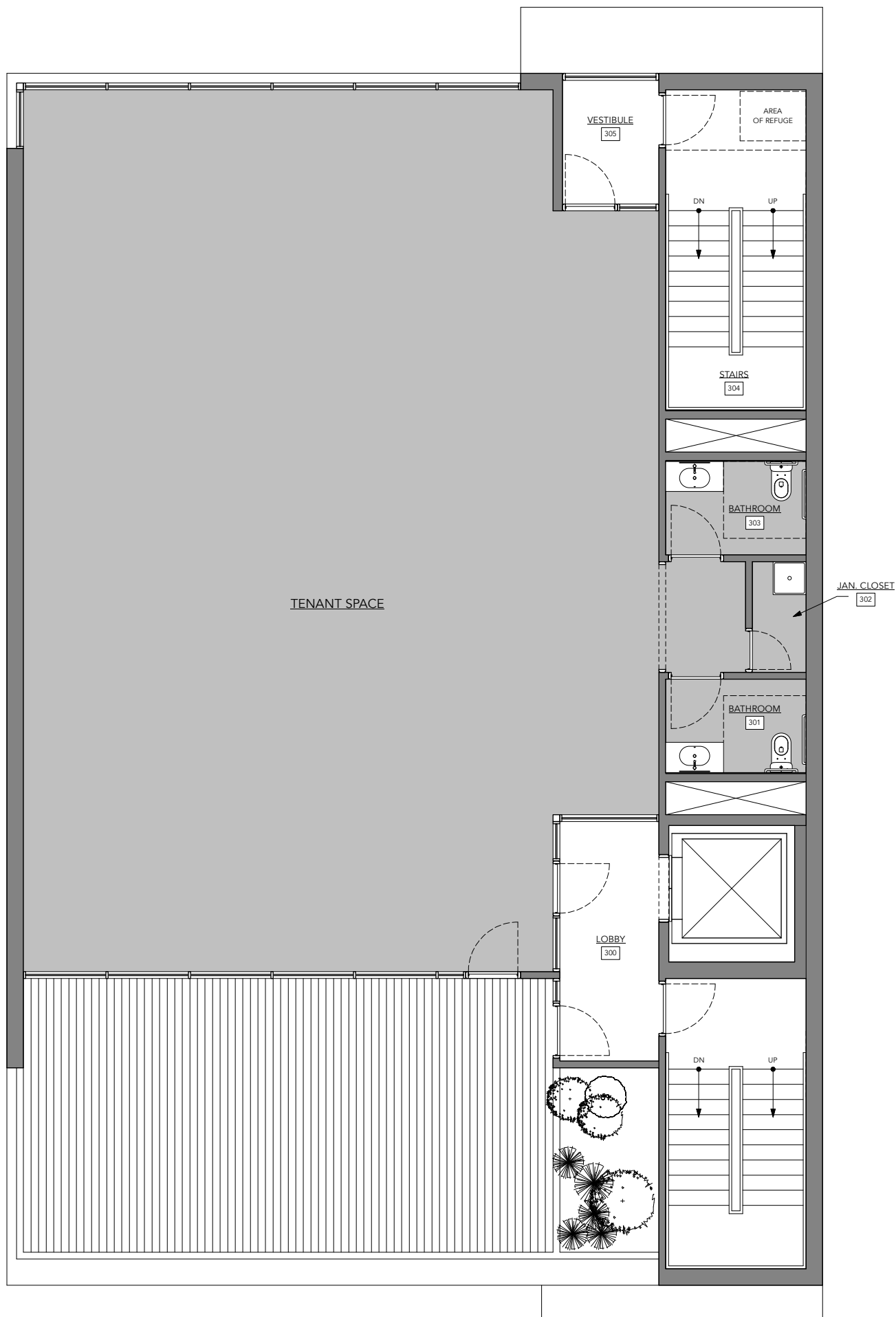
BUILDING FF GROSS AREA: 3,625 SF
NET OFFICE AREA: 2,500 SF
OCCUPANTS: 18
FF SF/OCCUPANT: 140





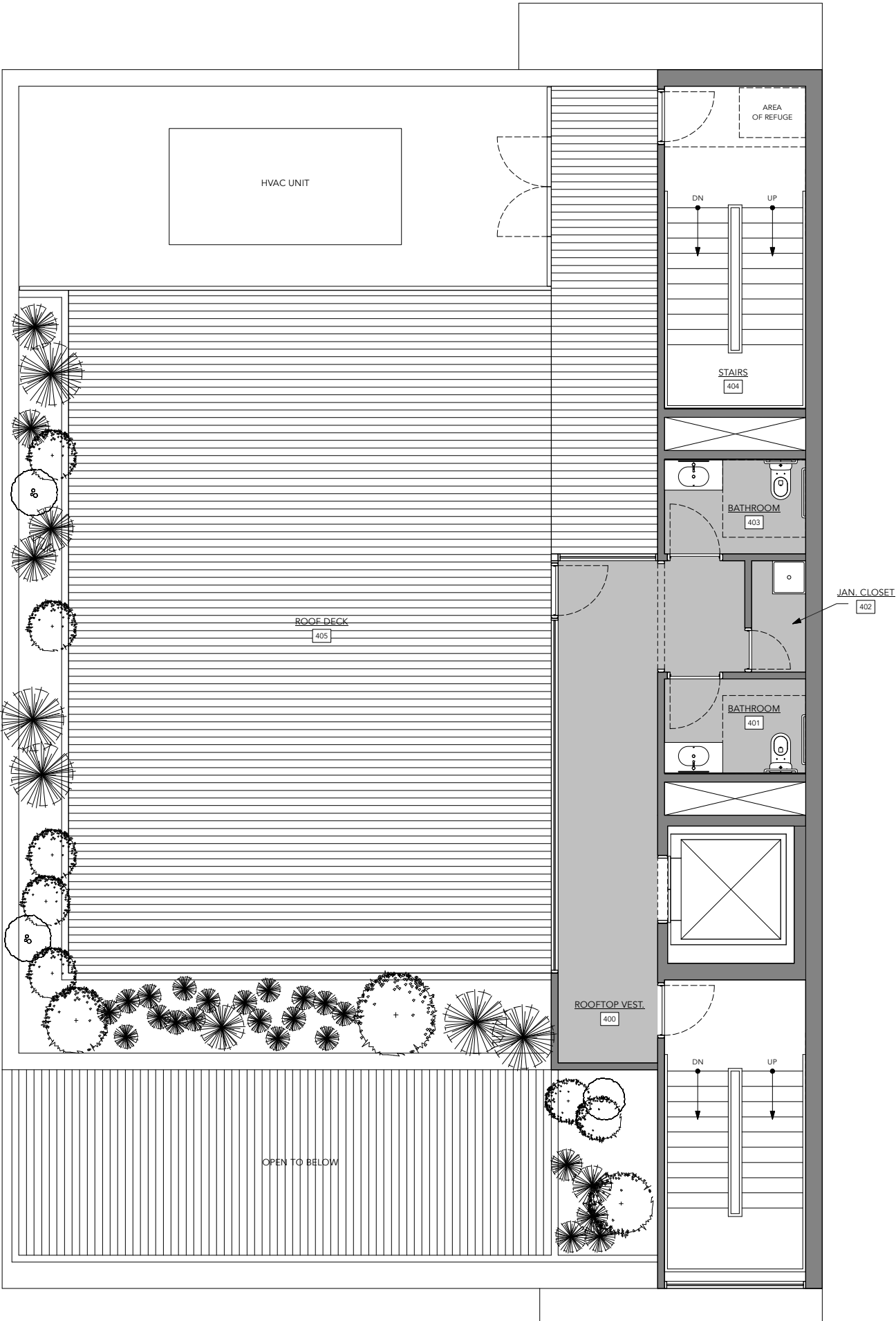
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NET OFFICE AREA: 2,565 SF
OCCUPANTS: 18
FF SF/OCCUPANT: 142.5





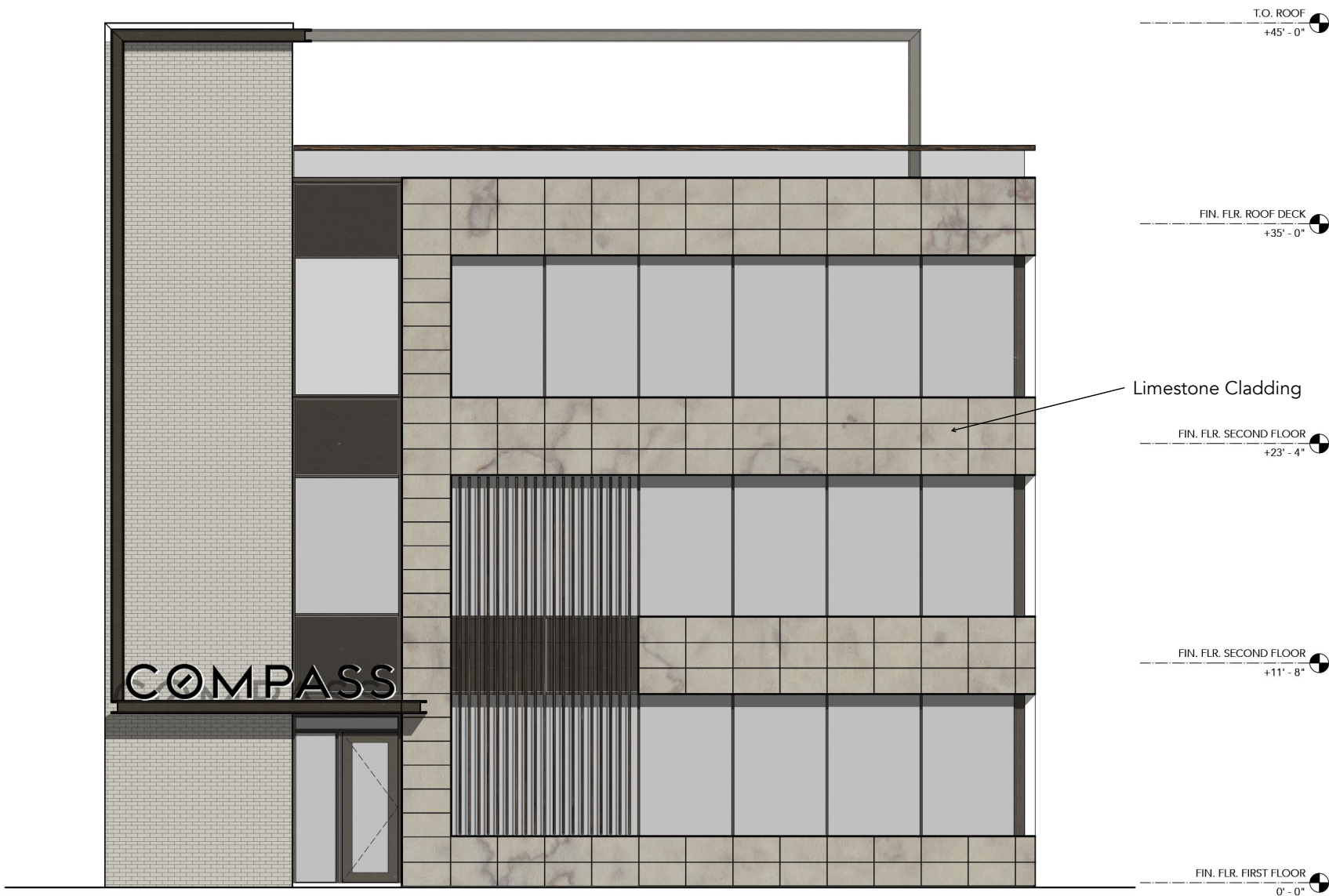
BUILDING TF GROSS AREA: 2,925 SF
NET OFFICE AREA: 1,948 SF
OCCUPANTS: 14
FF SF/OCCUPANT: 139





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





Back Elevation

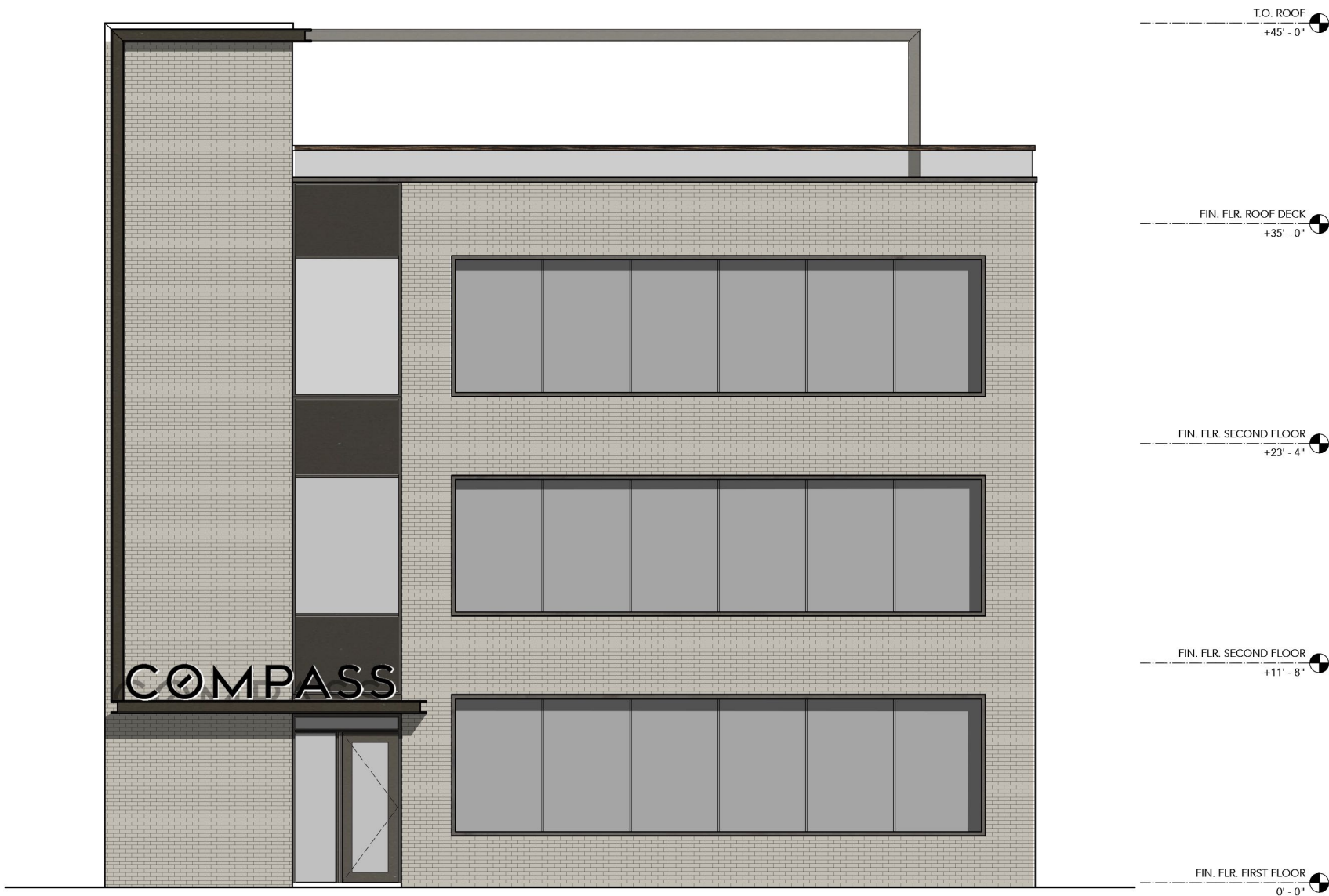


Front Elevation



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

Owner: Hilltop Acquisitions, LLC
534 Duane St.
Glen Ellyn, IL 60137



Back Elevation



Front Elevation



APPLICABLE CODE DATA	
USE GROUP	B - BUSINESS
USE GROUP AREA BASEMENT	720 SF
USE GROUP AREA FIRST FLOOR	2,500 SF
USE GROUP AREA SECOND FLOOR	2,565 SF
USE GROUP AREA THIRD FLOOR	1,948 SF
TOTAL USE GROUP AREA	7,013 SF
USE GROUP AREA/OCCUPANT	100 GROSS
BUSINESS OCCUPANT LOAD	70 (7,013 / 100 = 70.13)
ROOF DECK OCCUPANT LOAD	90 (1,350 SF / 15 NET = 90)
ROOF DECK = ASSEMBL, UNCONCENTRATED	
TOTAL OCCUPANT LOAD:	160
REQUIRED EGRESS WIDTH (STAIR WIDTH)	160 * 0.3" / OCCUPANT = 48"
REQUIRED EGRESS WIDTH (DOORS)	198 * 0.2" / OCCUPANT = 39.6"
EGRESS WIDTH (STAIRS)	USE 44" MIN. STAIR WIDTH PER STAIR (88" TOTAL)
PROVIDED EGRESS WIDTH (DOORS)	USE 36" MIN. PER DOOR (72" TOTAL)
MAX ALLOWABLE PATH OF EGRESS DISTANCE	200' (NOT-SPRINKLERED)
MAX RISER:	7"
MAX TREAD:	11"
2 EXITS MINIMUM REQUIRED	
PROVIDE 2-HOUR SEPARATION AT LOT LINE	
PROVIDE 1 HOUR RATED STAIR AND CORRIDOR WALLS	
HANDRAIL HEIGHT:	34" - 38" ABOVE NOSING
GUARD PANEL HEIGHT:	42" MIN.
MINIMUM REQUIRED MEN'S WC	1 FOR 1-50; 1 FOR EVERY 50 AFTER = 2 WC TOTAL
MINIMUM REQUIRED WOMEN'S WC	1 FOR 1-50; 1 FOR EVERY 50 AFTER = 2 WC TOTAL

ZONING DATA	
LOT AREA	5,083 SF
ZONING CLASSIFICATION	C5B
MAXIMUM FLOOR ARE RATIO (FAR)	NOT LISTED
REQUIRED SETBACKS	
FRONT:	NONE
SIDE:	NONE
REAR:	NONE
MAXIMUM BUILDING HT.	55'0"
ADDITIONAL HT. NOTE:	ANY PORTION OF BLDG. HT. > 45' MUST BE SET BACK FROM FRONT AT LEAST 15'-0"
PARKING REQUIREMENTS	1 SPACE PER 250 GROSS SF OF BLDG.