

AGENDA
Glen Ellyn Plan Commission
Thursday, April 14, 2022 - 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street



1. **Call to Order.**
 2. **Public Comment (non agenda items).**
 3. **Approval of Draft Minutes.**
 - March 10, 2022 Plan Commission Meeting Minutes
 4. **New Business.**
 - Public Hearing - 339 Roosevelt Road - BP Trio: Brian Wentz of Graham Enterprise, Inc., is petitioning the Village on behalf of Glen Ellyn BP Trio, lessee of the property for Sign Variations to allow existing identity signs and LED illuminated bands to remain on the gas canopy structure
 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
Penni Cannova, 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 4/14/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Minutes
Prepared By: Kelly Purvis

**AGENDA ITEM (ID
2022-2103)**

DOC ID: 2022-2103

Draft Minutes March 10, 2022 Plan Commission Meeting

Statement of the Issue:

See attached minutes.

Analysis:

NA

Budget Impact:

NA

Action Requested:

Review and approve the draft minutes.

Attachments:

1. 3-10-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
March 10, 2022

Call to Order and Roll Call

After announcing that the meeting is being held remotely because of a disaster declaration related to Covid-19 and public health concerns, Chairman Tim Loftus outlined the remote proceedings. He called the meeting to order at 7:03 p.m., delivering an overview of the Plan Commission's advisory role and operation. Mr. Loftus reviewed public hearing procedures, including protocols for public comment, which, he said, would be recorded. Mr. Loftus introduced Trustee Liaison Steve Thompson, Planning Manager Kelly Purvis and Recording Secretary Barbara Dutton-Thomas.

Roll was called. In addition to Chairman Loftus, Commissioners Connie Arango, Laura Brown, Matt Halkyard, Peter Cooper, Mohammed Saeed and Jamie Vondruska were present. Commissioners Lloyd Berry and Angela Fanella were absent.

Motion to Allow Remote Participation

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

Chairperson Loftus welcomed new Commissioner Arango, and announced that the pre-application for 543 Duane had been pulled from the evening's agenda.

Public Comment Non-Agenda Items

None.

Approval of February 24, 2022 Draft Minutes

A motion to approve the draft minutes of the February 24, 2022 meeting was made by Commissioner Saeed; seconded by Commissioner Vondruska, the motion passed unanimously by roll call vote.

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

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

Staff Introduction

Sworn in, Village Planning Manager Kelly Purvis, 535 Duane, stated that 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, and represented this evening by the Diocesan Attorney and an engineer. The Petitioner, she continued, is requesting approval of a Special Use Permit to expand an existing parking lot, and Zoning Variations for the width of two landscape islands, reduced parking aisle width, and a parking stall length; to allow three driveways where one is permitted per zoning lot; and a driveway approach of 25 feet where the maximum permitted is 24 feet, as well as exterior Appearance Approval for a parking lot expansion.

The properties, stated Ms. Purvis, 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 C5B to the north, with C5A and C5B to the east and Churches to the south and west.

The existing St. Petronille parking lot, much of which is considered legal non-conforming for multiple reasons, bears an address of 420 Glenwood Avenue and is an “L”-shaped lot with 99 parking stalls and three driveways along the Glenwood Avenue side. The existing asphalt parking lot lines up with the concrete sidewalk along the west property limit, stated Ms. Purvis, adding that 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, she continued. The rectory was demolished in 2020, with the planned expansion of the parking lot in mind, stated Planning Manager Purvis, who noted one existing driveway approach along Hillside. The Hillside property is currently serving as the staging site for the construction trailer for the Apex 400 project, she further noted, saying the whole site is made up of three lots totaling 40,924SF – just about an acre.

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

The existing parking lot on the property at 420 Glenwood, explained Planning Manager Purvis, 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 percent or more – the threshold triggering full compliance. However, she said, 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, she added.

Ms. Purvis displayed a drop-off/pick-up exhibit submitted by the Petitioner to show the planned circulation of cars within the parking lot, and gave a rundown on the plan: Cars will enter the site from Hillside Avenue and will circulate through the parking lot to designated drop-off and pick-up locations. Eight parking stalls will temporarily be blocked off during drop-off and pick-up so that cars can travel south along the west side of the lot and exit on Hillside Avenue. There will be two retractable gates in place during pick-up and drop-off times to provide a safe cross zone for the students on Glenwood Avenue. As requested by the Village, continued Planning Manager Purvis, the Petitioner is proposing the installation of protective bollards along the west property line to separate the sidewalk from the parking lot drive aisle where cars will be queuing. Since the Church will be using the parking lot for traffic and queuing and creating a temporary drive aisle along the west part of the lot, related Ms. Purvis, 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 a decorative cover to improve their appearance, she noted.

The Zoning Code permits one driveway approach per zoning lot, explained Ms. Purvis, who explained that the middle driveway on the Glenwood side of the property will be removed as part of the project, and the driveway on Hillside Avenue will be moved over and expanded for two-way traffic. The Petitioner, she said, would need a variation to allow the three driveways where one is permitted. The Petitioners, said Ms. Purvis, also request a variation for a 25-foot driveway approach where a maximum of 24 feet is permitted for the new driveway approach on Hillside. 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, explained Ms. Purvis. The Village Code requires a parking stall length of 19 ft., whereas the proposed parking stalls vary from 17.5 ft. to 18.9 ft., she said, so a variation is requested to allow the new parking-stall lengths to match the existing adjacent stall lengths, being no less than 17.5 ft.

As part of the proposal, she continued, the four parking spaces will be removed from the two northernmost rows of parking stalls. These stalls, she said, 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 ft. versus 24 ft.-25 ft.). Striping will be added to the parking lot to indicate one-way traffic flow for these aisles and “Do Not Enter” and “No Left Turn” signs will be posted as indicated on the Site Plan, explained Planning Manager Purvis, who stated that 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.

Where parking stalls are angled at 90 degrees, explained Ms. Purvis, a drive aisle of 25 ft. is required. There would be three drive aisles impacted by the project’s construction, she said, for which a variation would be needed. The one-way drive aisle north of the parking lot addition has a width of 20.4 ft. and the two-way drive aisle at the south of the site has a width of 24 ft., continued Ms. Purvis. These drive aisles are currently legal non-conforming at this width, but variations for the newly constructed parts of these aisles are required, she explained. With the permanent removal of four parking stalls from the northernmost rows of parking, a new north/south one-way drive aisle of 18 ft. in width would be created. The Village Code does not provide an exception for widths of one-way drive aisles, but 18 ft. is adequate for one-way travel, she related. A variation is requested for these three drive aisles, she said. The new portion of the parking lot is compliant with the impervious surface setback requirement of 7.5 ft., stated Ms. Purvis, who said 16 ft. of green space is proposed between the east property line and the new driveway approach on Hillside Avenue.

The existing parking lot does not have any landscape islands, noted Planning Manager Purvis. As part of the addition, she said, the new portion of the parking lot must have landscape islands at least the size of a parking stall and at the end of every row of parking that has been added. There are four new landscape islands proposed, she continued. One of the islands is going to be 5.3-ft. wide where it should be 9 ft.-9.5 ft. to match the parking stalls, and one would be 7.9-ft. wide where 9 ft. is required, she elaborated. Increasing the size of the landscape islands would decrease the size of the parking stalls or the drive aisles, so either way, she said, they’d have a variation for this, and Staff would like to see more compliant stall and aisle widths than compliant landscape island widths. A variation is requested for the size of the two landscape islands, she reported. These will have plantings of turf, trees and shrubs.

As part of the project, landscape screening along the south property line will be planted. The screening will include 21 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.

The Village requires Exterior Appearance compliance for parking lot additions, explained Planning Manager Purvis, who said that due to the nature of the improvements proposed for this parking lot addition, the only applicable guidelines are related to landscaping. She stated that the project is in compliance with the following guidelines:

- All of the trees selected are from the recommended plant list
- The perimeter landscaping is used to screen the view of the parking lot along the new portion of the lot;
- Landscape islands will be installed at the end of every row of parking within the parking lot addition.

In accordance with the Zoning Code, she concluded, as part of the project the property will be consolidated into one lot, an action handled administratively. She reviewed Commission action and conditions to consider.

Saying he understands bollards should be between 3 ft. and 5 ft. apart, Commissioner Halkyard said spacing of 11 ft. and 19 ft. seems not to be a safety factor, but at best is a deterrent and at worst a design element. Planning Manager Purvis said that the typical width of a car is 9 ft.-10 ft., and that reviewing with the engineers spacing at 10 ft. apart the site looked crowded; she said more bollards can be added if the Commission desires, but cautioned that in locations where pick-up/drop-off stalls are temporarily blocked off, space is necessary for car doors to open without hitting bollards. Commissioner Vondruska asked if the Village has regulations for bollards, to which Ms. Purvis replied, not in the Zoning Code, but indicated that Staff is going with the engineers' recommendation. Commissioner Halkyard expressed skepticism about the safety logic, and Commissioner Cooper asked what the bollards are protecting. Ms. Purvis stated that the idea – a Village request – is to keep cars in the lot from veering onto the sidewalk where children will be walking.

Relating that he'd sought input from the Police Department and Fire Company on closing Glenwood with barricades during the day, Commissioner Cooper said the former indicated the type of barricade specified is a better method than others. (He said he'd not heard back from the Fire Company). He asked Ms. Purvis if the barricades would be restricted to use during school times. Ms. Purvis responded, "Yes," and only during school pick-up and drop-off, as Glenwood is a public roadway. Commissioner Cooper asked if a proposed gate she'd pointed to on St. Pet's private property creates an issue for Fire services. She replied that there are two other driveways the Fire department could use for access, so it should not create an issue. She added that multiple departments have been working together on this project and that agreement will be reached. Chairperson Loftus asked if any variations are required to install the gates in the public ROW, to which Ms. Purvis replied that none would.

Petitioner's Presentation

Maureen Harton, General Counsel for the Diocese of Joliet, 16555 Weber Rd., Crest Hill, Ill., and Dwayne Gillian, V3 Companies, 3088 Preakness Ct., Aurora, Ill., were sworn in. Referring to an updated narrative statement she indicated that she provided, Ms. Harton said she didn't want to be repetitive, so invited questions. She explained the Diocesan structure, saying all of its property is owned by a trust, of which the Bishop is trustee. Mr. Gillian stated that tight bollard spacing is seen in conditions where security is a concern, but that the bollards proposed for the subject site are a visual barrier as much as a physical one, signaling a sidewalk so that drivers are more careful. He indicated cars would be moving slowly, and expressed that the Petitioner would be flexible on spacing, despite constraints.

Commissioner Questions

To a question from Chairperson Loftus about the right-hand turn provision from entrance #1 (and making parents dropping off turn left), Ms. Harton said the driveway is intended to be a "release valve" for those not dropping off children, and that parents will not be allowed to drop them off along the north side of the lot (along the Apex garage). She stated that the processes will be supervised. Chairperson Loftus asked if Church exit times overlap with drop-off times. Ms. Harton said St. Pet's might have two morning masses, but sometimes parishioners stay and pray, so could exit via the "release valve" if they were trying to get out of the lot during school drop-off times.

Confirming that the current drop-off is north of the Church from Prospect Ave., Commissioner Cooper asked how many cars are involved. Guessing there is room for 12 cars on Hillside from Main to the proposed entrance, he wondered if there will be back up on to Main Street. Ms. Harton stated that she didn't know if Prospect drop-off would continue. Queuing in the subject lot will get a significant amount of traffic off Hillside, she stated, saying that, while there might be some back up at times, traffic will move quickly. Ms. Harton said she anticipates a learning curve at the start of the school year, but it's "not that complicated." She stated that she didn't know the number of cars dropping off, but can find out. Mr. Gillian stated that the proposed circulation benefits the Village by getting cars off the streets.

Chairperson Loftus asked if there is any change to the direction of traffic on Hillside due to the Apex garage opening. Planning Manager Purvis stated that traffic will become two-way on Hillside from Main to Glenwood. Mr. Loftus asked if parents driving east on Hillside could try to make a left-hand turn into the queue line for the parking lot. Ms. Purvis replied, "You could have parents exiting and turning east; yes." Commissioner Halkyard asked if the current drop-off arrangement will continue for some of the children. Ms. Harton stated that, ideally, the proposed is the desired drop-off and pick-up area for the entire school, but said, "We have to see how it works out." She said the Petitioner believes the proposed method is the most efficient use and the safest. Mr. Halkyard suggested it would be an improvement. Chairperson Loftus concurred, but asked, if the variations are approved but the plan doesn't work, whether there is a remedy to modify it to reduce traffic congestion. Planning Manager Purvis stated if something isn't working, Staff could work with the Police Department (which, she indicated, is favorable to the approach presented) and the Church to improve the flow. Ms. Harton said that if there are complaints, the Church will hear about them and if the plan doesn't work, will address it. She added that the Police Chief wants the plan to work, and that the Church is "willing to do whatever it takes to get

this down as good as we can possibly get it, given our constraints with being landlocked and having limited parking.”

Commissioner Brown asked if there had been any discussion with V3 and the Parish and Diocese to incorporate brick pavers to define the pedestrian area, and if some of Glenwood Avenue could be bricked. Ms. Purvis explained that Glenwood is a Village right-of-way (ROW), and that the Board would have to consider this, but that according to Public Works, brick pavers are done in limited amounts, as they are difficult to maintain. Commissioner Brown asked if brick pavers could be applied under the bollards. Ms. Purvis said that is the Church’s private property and doesn’t know if this application would be doable. Mr. Gillian said the Petitioner hadn’t considered this, as the bollards are to be secured in concrete. Commissioner Halkyard asked about the possibility of putting in a curb or placing planters in lieu of bollards. Mr. Gillian stated that curbs would obstruct drainage, and that there is concern they would present a tripping hazard. Ms. Purvis said flower pots take up space and that the Public Works Director wants to maintain the sidewalk width.

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

Commissioner Discussion

Commissioner Vondruska said that overall he is in favor of the project, which he called “a step in the right direction” for funneling cars. He added that he has no “big concerns” and that adjustments can be made if needed. He thought, though, that the Village should figure out the bollard spacing – which should be tightened up, even if it means losing parking space. Agreeing with Commissioner Vondruska, Chairperson Loftus said maybe a couple more bollards could be added, but said he supports the plan for the lot, in general. From an aesthetic standpoint, he added, he would like to see black bollards and a black swing gate, and thought a condition might specify this. Ms. Purvis said the bollards are to have decorative covers. Commissioner Halkyard said he echoes both Commissioners’ views. Commissioner Brown agreed with the views expressed by her fellow Commissioners. Commissioner Saeed said he is in favor of the project, and agrees with Chairperson Loftus regarding the color of the bollards. Commissioner Cooper advocated using barricades only for control during school hours to avoid turning a public thoroughfare into an extension of the property. This aside, he supports the proposed. Chairperson Loftus said that an event permit would be needed to block off the street off, but a specific condition could be included in the motion. Commissioner Cooper said he thinks there is an understanding of the use, but isn’t sure if it needs to be included in the motion. Ms. Purvis said a pertinent condition could be added; conditions addressing bollard distance and limited use of barricades were also discussed.

Commissioner Vondruska moved for the following:

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.
4. That the bollards be covered with a black type of cover.
5. That the swing gates that are going to be installed are only used during times of pick-up and drop-off on normal school days unless otherwise approved by the Village of Glen Ellyn.
6. That the bollard spacing will be resolved by the Village Engineers and Staff prior to the Board meeting.

The motion was seconded by Commissioner Brown, and carried unanimously by roll call vote.

Pre-Application Meeting – 322 Taylor Road – Sotiel Polena of Polena Realty LLC

Staff Introduction

Planning Manager Purvis said the Petitioner, Sotiel Polena of Polena Realty LLC, owner of the property located at 322 Taylor Road, requests a pre-application meeting to discuss the subdivision of his single-family property into four single-family lots. As part of the proposal, she continued, the Petitioner will request relief from some of the public improvement requirements of the Subdivision Regulations Code.

The subject property is located just east of the Buena Vista Estates Subdivision at the corner of Taylor Road and Marston Avenue, explained Ms. Purvis. The total property is approximately 1.75 acres in area. It is improved with one single-story brick residence with a detached garage and an asphalt driveway. The property is zoned R-1 Single Family Residential District in Glen Ellyn. The surrounding properties to the north and south, she said, are (R-4) single-family in unincorporated DuPage County, and to the east and west, R1 Single Family in Glen Ellyn. All surrounding properties are improved with single-family homes.

The Petitioner would like to subdivide the existing single-family lot into four single-family properties, continued Ms. Purvis. The proposed lots shown on the Plat of Subdivision are all in conformance with the R1 zoning requirements, she said. As part of the project, the Petitioner has agreed to dedicate a 33-foot by 362-foot strip of property (totaling approximately 11,950SF) to the Village. This will allow the Village to have a consistent right-of-way width of 66-ft. along Marston Avenue. The Petitioner, related Ms. Purvis, 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 would install curb and gutter and patch and repair the pavement as necessary. Public Works staff is 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, she said, as the streets are existing, and the Public Works Director has discretion related to the required improvements for subdivisions.

Likewise, said Ms. Purvis, 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, and sidewalks are supposed to be installed on the north side of Marston, she said, but since 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 here, Staff would be supportive of this variation. Most of the properties to the north of the site are unincorporated, and the Village does not have a formalized plan for public improvements in this area, she noted. Parkway trees would be planted every 40-ft. on center along Marston Avenue and Taylor Road frontages, as required by the Subdivision Regulations Code, said Ms. Purvis, adding that 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 and Taylor and one at the south property limit on Taylor Road. Village water and sanitary sewer mains are located in the Marston Avenue ROW, for easy connection for three of the lots to existing utilities. To serve Lot 4 of the subdivision, she said, the developer will need to extend the sanitary sewer main at Taylor and Marston about 150 ft. south. Village Staff is aware of stormwater issues in the area, related Planning Manager Purvis, as is the Petitioner. Approximately 26 acres of off-site area currently drain through this site from the northwest corner to 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 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, she explained. If, in addition the net new impervious area for the subdivision exceeds 25,000 SF (including areas in the ROW), the developer will also have to provide detention for the runoff from the 100-year storm event.

The Petitioner would like to request a variance from the Subdivision Code, for the requirement to place existing utility wires underground, continued Ms. Purvis. 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 area-wide 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 in conjunction with all 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. Ms. Purvis displayed images of existing utility wires, and concluded her presentation by reciting matters to be addressed in the review process. Chairperson Loftus asked what the trade-off is for the Petitioner in giving part of his property to the Village (for widening the street) and what the cost of the undergrounding would be, as well as wondered street widening contributes to the calculation of impervious surface. Ms. Purvis said the calculation (for net new impervious) includes the sidewalks, curb and gutter required, as well as improvements to the roadway. Commissioner Saeed

asked if a detention pond is on the property. Ms. Purvis said none is proposed at this time, but that further analysis will be performed upon formal application. In response to a query from Chairperson Loftus, she said no properties around this one have annexation agreements.

Petitioner's Presentation

Sotiel Polena introduced himself as a civil engineer and first-time developer who has lived in Glen Ellyn since 1996. He said he's seeking the subdivision to build a home for his family, and that his sister also wants to build on one of the four lots. He recounted reasons for not doing the undergrounding of the wires, and said he doesn't think the project will reach the impervious area level requiring water detention, and that the curb will reduce the imperviousness of the road. He expressed willingness to work with the Village to better the site as it relates to stormwater management.

Commissioner Questions

Expressing concern about second-floor site lines, Commissioner Halkyard asked about the height of the ComEd poles, to which the Petitioner replied that they are higher than they appear (in an image), and are the same as next door. Chairperson Loftus asked if the poles are in an easement on the subject property. Mr. Polena recalled that two of them are on his property (by a couple of feet), and two are located in the public right-of-way. To address drainage, he said he proposes a swale with a consistent slope, to include PCBMP requirements. The Chairman asked if the poles would be placed on the land deeded to the Village. Chairperson Loftus asked where utility poles would be relative to sidewalk. Mr. Polena said they'd be outside of the ROW along Marston, and that he thinks it would be prudent to dedicate a 5-ft. easement along the line. (He noted a new pole, saying new ones are probably higher.) Commissioner Saeed asked if the new utility lines on the Petitioner's property would be underground; Mr. Polena answered, "Yes."

Public Comment

Ms. Purvis read into the record the following letter received:

Royal and Cheryl Mayer, 22W156 Buena Vista Dr., Glen Ellyn: "We wanted to add our comments to the pre-application meeting for 322 Taylor Road on Thursday 3/10/2022.

We own the property behind the land at 22W156 Buena Vista Dr.

Our main concern is the amount of flooding the property has when it rains and the concern about grading the property for 4 houses. Water has always been an issue on this property and I want to make sure there is proper drainage if the land is developed.

The other concern we have is the tree line on the back of our property.

Given that the look of the neighborhood will be changing, it is imperative that lot lines are properly identified and our tree line remains intact.

Lastly, I have an ask of Mr. Polena. If he will be bulldozing the property, would he mind if we dug out some of the flowers and replanted them in our yard before construction begins.

Thank you for allowing us to express our concerns."

Stephanie Meeks, 775 Marston Ave., said the neighborhood has a significant water issue, with water draining into her yard, and is concerned that building four houses on the subject property would change the grading of the land. She also said she fears an increase in traffic from the proposed development.

Chairperson Loftus asked if a traffic study is required for the subdivision proposed. Ms. Purvis said, “No.” Mr. Loftus read a comment expressing excitement at the prospect of continued Village sidewalks.

Commissioner Discussion

Commissioner Halkyard said the proposed fits the neighborhood and he sees added sidewalks as a benefit. He said the biggest issue is the water, but the Commission will have to trust the Petitioner and Village Engineers to find a solution, and that he’s less concerned about the electrical poles. Chairperson Loftus acknowledged the amount of utilities, said he understands neighbor concerns about flooding, and called the proposed “a transition spot” in comparing it to nearby lot densities. He opined the number of houses planned to be not overabundant, and listed water and utilities the only issues to be ironed out. He asked how many new poles ComEd requires. Mr. Polena thought two. Mr. Loftus expressed a preference for leaving utilities overhead. In response to a query by the Chairman about the value of the property being dedicated to Village, Mr. Polena estimated it at \$60,000 to \$70,000. Commissioner Vondruska said he agrees with the views expressed, observed that a lot of thought has gone into the proposed plan, said that hopefully a solution will be found to the flood issue, and thought underground utilities costly. Commissioner Brown said she echoes Mr. Vondruska’s comments, and that it looks that the Petitioner did his homework. Mr. Polena said he’s aware of the concern and within the limits of what he can do, will try to improve conditions. Saying that water is the only issue to be resolved, Commissioner Saeed asked if the property is in a flood plain. Mr. Polena said it isn’t, but it’s a big drainage way he plans to slow and redirect. Chairperson Loftus asked if the Petitioner has an alternative plan if the proposed stormwater plan is found to be cost-prohibitive. Mr. Polena said he doesn’t expect it to be cost prohibitive, but that the worst case is going with a two-lot subdivision. Chairperson Loftus said he wouldn’t require the installation of sidewalk on the north side of Marston. Mr. Cooper agreed.

Trustee’s Report

Trustee Thompson said the Board approved the 413 N. Main project (reducing the size of and eliminating windows), as well as the purchase of body cameras for police and car camera replacement. He reported that zoning decisions were made, that Links and Village finances are healthy, and that the open house to elicit public input about the Roosevelt Road hotel site was “a good meeting.”

Chairman’s Report

Chairman Loftus reported that the search committee is looking for a replacement for Mr. Berry, and that this evening’s meeting is the last to be held via Zoom.

Staff Report

Ms. Purvis said masks won’t be required for in person meetings at the Civic Center, and no meeting will be held March 24th.

Adjournment

Chairman Loftus adjourned the meeting at 9:32 p.m., following passage by roll call vote of a motion to adjourn made by Commissioner Vondruska and seconded by Commissioner Saeed.

Respectfully submitted,

Barbara Dutton-Thomas

Recording Secretary



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

Meeting 4/14/2022 7:00 PM
Department: Community Development
Department Head: Staci Springer
Category: Public Hearing
Prepared By: Taylor Gendel

**AGENDA ITEM (ID
2022-2108)**

DOC ID: 2022-2108

Public Hearing - 339 Roosevelt Road - BP Trio: Brian Wente of Graham Enterprise, Inc., is petitioning the Village on behalf of Glen Ellyn BP Trio, lessee of the property for Sign Variations to allow existing identity signs and LED illuminated bands to remain on the gas canopy structure

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 Staff Report
2. 1. Aerial Photo of the Site
3. 2. Zoning Map
4. 3. Sections from the Comprehensive Plan
5. 4. Public Hearing Notice - 339 Roosevelt
6. 5. Public Hearing Notification Map
7. 6. Public Hearing Mailing List
8. 7. Certificate of Publication
9. 8. Ord. 5189 (Previous sign variations highlighted)
10. 9. Petitioner's Application Form Signed January 14, 2022
11. 10. Sign Permit Stamped Received August 16, 2016
12. 11. Sign Permit Stamped Received August 4, 2020
13. 12. Photo of Site
14. 13. Draft Findings of Fact
15. 14. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Plan Commission

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

DATE: March 30, 2022

FOR: Public Hearing for the April 14, 2022 Plan Commission Meeting

SUBJECT: Public Hearing concerning a request for Sign Variations at 339 Roosevelt Road (BP Trio)

PETITIONER: Brian D. Wente of Graham Enterprise, Inc., is petitioning the Village on behalf of Glen Ellyn BP Trio, lessee of the property, for Sign Variations for the site located at 339 Roosevelt Road.

REQUEST: The petitioner is requesting a recommendation of approval of the following variations from the Glen Ellyn Sign Code:

1. Section 4-5-5 (G) to allow horizontal LED tube lighting on all four sides of the canopy structure and to allow vertical LED tube lighting on the top portions of the canopy's support columns, where LED tube lighting outlining or illuminating a structure is prohibited; and
2. Section 4-5-6 (M) to allow a third illuminated identity sign, located on the east side of the canopy, where only two are permitted on a corner lot and to allow each of the three identity signs to extend above and below the canopy fascia; and
3. Any other zoning relief necessary to allow the existing signage and LED lighting to remain as constructed and as depicted on the plans presented at the public hearing or at a public meeting of the Village Board.

LOCATION/

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

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

PUBLIC NOTICE: Notice of the public hearing was published on March 25, 2022 in the Daily Herald. A placard was placed at the site and owners within 250 feet were notified of the public hearing by mail.

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

BACKGROUND: In 2003, BP Products North America, Inc., lessee of the property located at 339 Roosevelt Road, submitted application materials for the approval of a special use permit for a final planned unit development, deviations to the zoning code, a plat of resubdivision, a stormwater variation, exterior appearance, and sign variations associated with the construction of a BP gasoline station. In the Ordinance approving the development of the site (Ordinance No. 5189, attached) which was approved in September of 2003, 10 variations to the Sign Code were approved, including one variation to allow three sides of the canopy to have horizontal LED tube lighting.

In August of 2016, Graham Enterprises submitted building permit plans for signage updates that showed horizontal LED tube lighting on all four sides of the canopy. The LED tube lighting on the south side of the canopy was unfortunately not caught by the plan reviewer and should not have been allowed without an additional variation first being granted. The final inspection report, showing the four sides of the canopy with the horizontal LED band is attached.

In August of 2020, BP Trio submitted a building permit application to update several signs on the property (documentation attached). The sign plan showed three illuminated identity signs on the canopy. In a narrative statement describing the scope of work to be completed, stamped received by staff on August 4, 2020, the petitioner describes adding a new LED band (although, they did not clarify a specific location), three “Helios logos” identity signs and LED bands on the vertical canopy poles. The third logo identity sign and the support structure vertical LED lighting was unfortunately not caught by the plan reviewer at the time of review and should not have been allowed without variations first being granted.

**PROJECT
SUMMARY:**

At this time, all signage requiring the requested variations has been in place for over a year. No additional work is being proposed at this time; the petitioner is simply requesting that additional sign variations be

granted to -allow the current signage/lighting to remain.

As noted above, the petitioner is requesting variations to allow LED tube lighting on all four sides of the canopy structure (where they were previously granted a variation to allow it on three sides only) and on the top portions of the canopy's support columns. It should be noted that these vertical LED bands highlighting the support structure would be the first of their kind in the Village if permitted. The petitioner is also requesting a variation to allow a third illuminated identity sign, located on the east side of the canopy, where two are permitted on a corner lot (facing each street frontage). It should be further noted that the identity signs extend above and below the canopy fascia, which is also not permitted.

Each side of the canopy structure is 2'6" tall, the north and south sides are 152' long, and the west and east sides are 33'1" long. Horizontal LED illuminated tube lighting runs through the middle of each side of the canopy. Each of the three "illuminated Helios button logos" is 39" tall. The canopy poles are each approximately 15'6" long, and the vertical LED lighting only appears on the top portion of the support columns as shown in the attached photos.

If the variation requests are not approved, the petitioner will need to remove the LED band on the south side of the canopy, the vertical LED lighting on the support columns and the Helios button logo sign on the east side of the canopy. The remaining two Helios button logo identity signs will need to be reduced in size so that they do not extend above or below the canopy fascia.

**PLAN
COMMISSION
ACTION:**

The Plan Commission is requested to conduct a public hearing to consider the petitioner's requests for the abovementioned Sign Variations for the property located at 339 Roosevelt Road. The Plan Commission should make a recommendation to the Village Board for approval, approval with conditions, or denial of the requests. In deliberating this recommendation, the Plan Commission should consider the criteria in Sections 4-5-17(G) of the Sign Code. Staff has prepared draft findings of fact for a recommendation of approval of the requests. Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of 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 condition of approval:

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

ATTACHMENTS:

1. Aerial Photo of the Site
2. Zoning Map
3. Sections from the Comprehensive Plan
4. Public Hearing Notice
5. Public Hearing Notification Map
6. Public Hearing Mailing List
7. Certificate of Publication
8. Ordinance No. 5189 (previous sign variations highlighted)
9. Petitioner's Application Form Signed January 14, 2022
10. Sign Permit Stamped Received August 16, 2016
11. Sign Permit Application Stamped Received August 4, 2020
12. Photo of Site
13. Draft Findings of Fact
14. Draft Motion to Approve

CC: Staci Springer, Community Development Director
Brian Wente, Graham Enterprise, Inc.,

X:\Plandev\PLANNING\DEVELOPMENT PROJECTS\Roosevelt\Roosevelt 339, BP-TRIO\Roosevelt 339, BP Gas Station SV\PC\PC Staff Report.doc

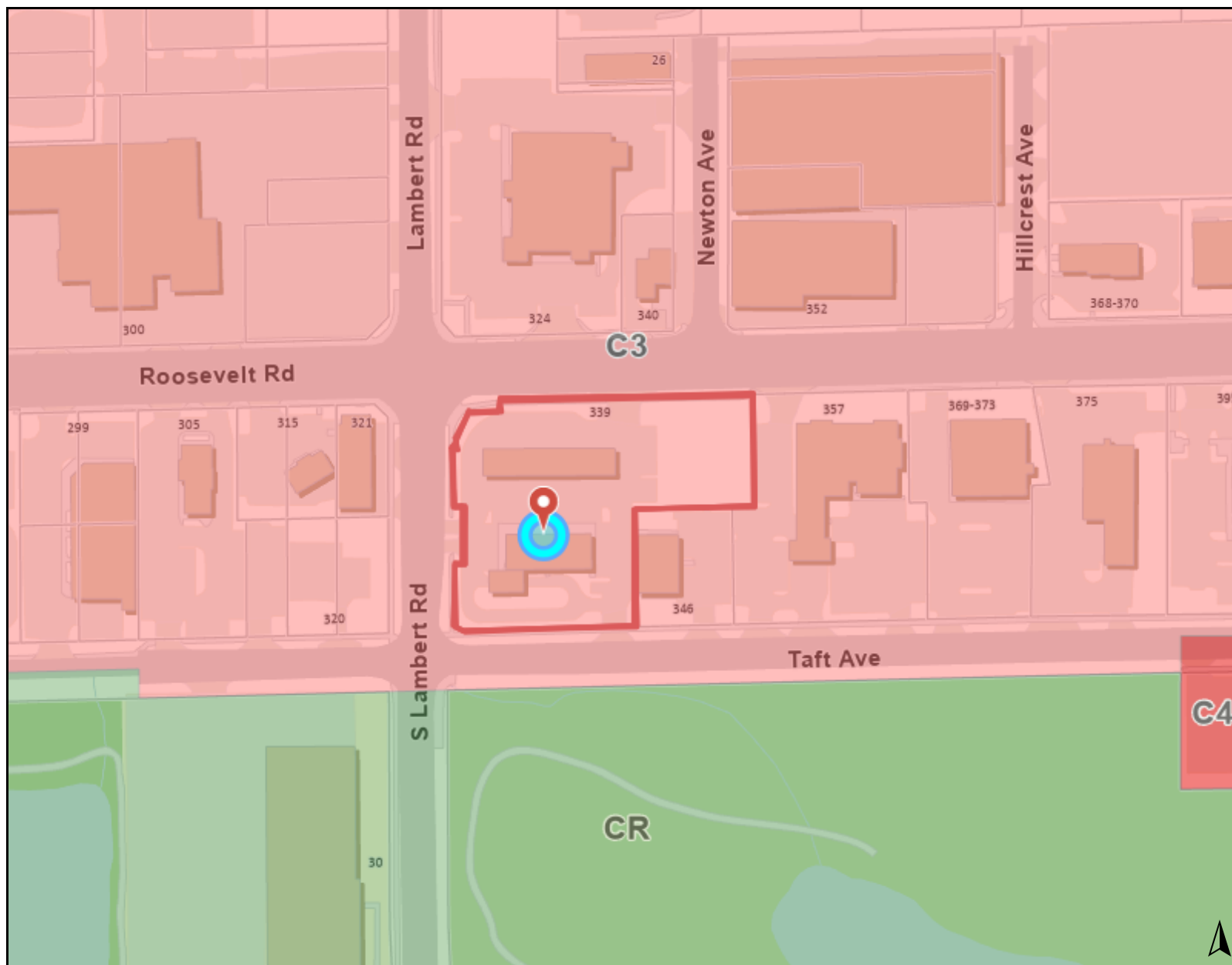


0 150 300
ft

Print Date: 1/18/2022

Notes

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

**Legend**

Zoning and Development

Zoning

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

0 300 600
ft

Print Date: 1/18/2022

Notes

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.

Figure 14

Roosevelt Road: Planning Influences

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

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

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

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



Character of Roosevelt Road



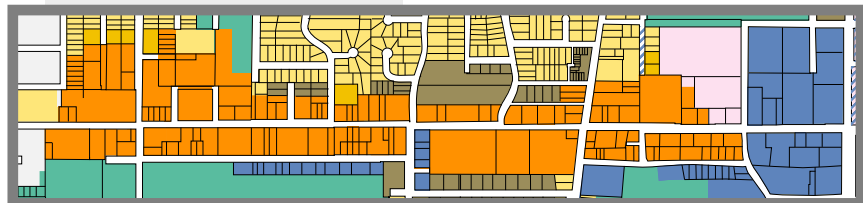
Character of Roosevelt Road...

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

Current Zoning:

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

Current Zoning



Comprehensive Plan • Village of Glen Ellyn, Illinois

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

Improvement and Development Guidelines

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

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

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

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

LAND-USE:

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

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

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

NOTICE OF PUBLIC HEARING

Brian Wente, applicant on behalf of Graham Enterprise, Inc., is requesting a public hearing for a Sign Variation in accordance with Sections 4-5-5(G) and 4-5-6(M) of the Glen Ellyn Sign Code to allow LED lighting on the back of the canopy structure and support columns, and to allow three illuminated identity signs (which extend above and below the fascia) on the canopy structure where two are permitted at 339 Roosevelt Road, also known as BP Trio.

The property is zoned C3 Service Commercial and is located on the south side of Roosevelt Road just east of Lambert Road. Before the Glen Ellyn Village Board can consider the request, the Plan Commission must conduct a public hearing. The Plan Commission will consider the request for the Sign Variation on **Thursday, April 14, 2022 at 7:00 p.m.** in the Galligan Board Room on the 3rd floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois, 60137.

The subject property is legally described as follows:

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

PIN: 05-22-202-028

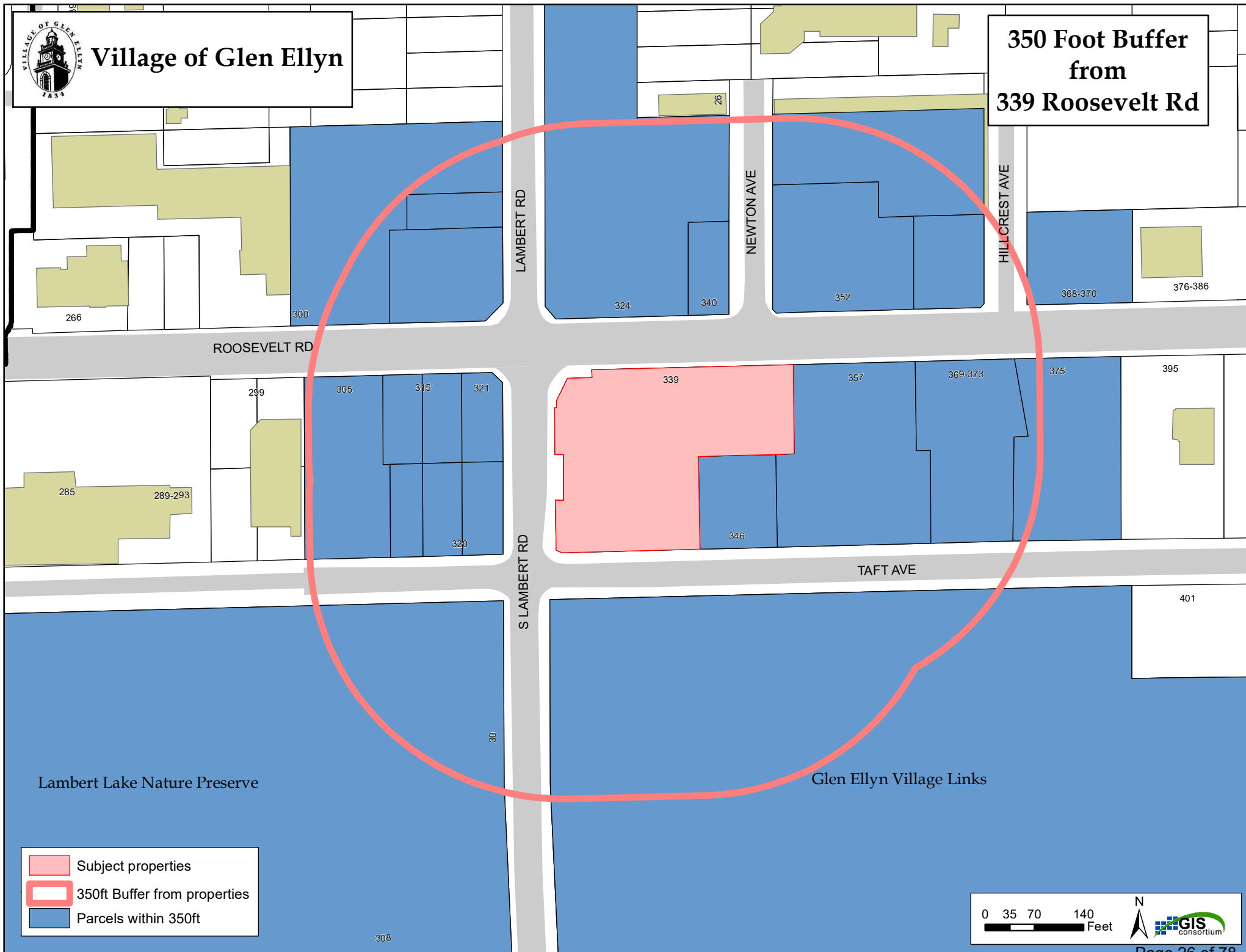
All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request is available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Taylor Gendel, Associate Planner, at (630) 547-5246. All public comments received by 4:30 pm on Thursday, April 14, 2022, will be read into the record at the public hearing.

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 24 hours in advance of the meeting.



Village of Glen Ellyn

350 Foot Buffer
from
339 Roosevelt Rd



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

NOTICE OF PUBLIC HEARING

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The subject property is legally described as follows:
LOT 1 IN FINAL PLAT OF MASON SUBDIVISION, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 22, 2004 AS DOCUMENT NO. R2004-105818, BEING A RESUBDIVISION OF LOTS 6, 7, 8, 9, 10 AND 11 (EXCEPT THAT PART OF SAID LOTS 6, 7, 8, 9, 10 AND 11 TAKEN FOR HIGHWAY BY 88ED-121) TOGETHER WITH ALL OF LOTS 12, 13, AND 14 IN BLOCK 49 IN WHEATON ESTATES, BEING A SUBDIVISION IN SECTIONS 22 AND 23, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 7, 1925 AS DOCUMENT 197515 IN DUPAGE COUNTY, ILLINOIS.
PIN: 05-22-202-028

All persons in the Village of Glen Ellyn who are interested are invited to attend the public hearing to listen and be heard. Information related to the request is available for public review in the Community Development Department at the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the request should be directed to Taylor Gendel, Associate Planner, at (630) 547-5246. All public comments received by 4:30 pm on Thursday, April 14, 2022, will be read into the record at the public hearing. 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 24 hours in advance of the meeting.

Published in Daily Herald March 25, 2022 (4579867)

RECEIVED

TG

APR 05 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 03/25/2022 in said DuPage County DAILY HERALD.

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

PADDOCK PUBLICATIONS, INC.
DAILY HERALD NEWSPAPERS

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

Control # 4579867

VILLAGE OF GLEN ELLYN

ORDINANCE NO. 5189

AN ORDINANCE APPROVING
A SPECIAL USE PERMIT FOR A FINAL PLANNED UNIT DEVELOPMENT,
DEVIATIONS TO THE ZONING CODE, A PLAT OF RESUBDIVISION,
STORMWATER VARIATION, THE EXTERIOR APPEARANCE,
AND SIGN VARIATIONS ASSOCIATED WITH THE CONSTRUCTION
OF A BP GASOLINE STATION ON PROPERTY LOCATED AT
339 ROOSEVELT ROAD

ADOPTED BY THE
PRESIDENT AND THE BOARD OF TRUSTEES
OF THE
VILLAGE OF GLEN ELLYN
DUPAGE COUNTY, ILLINOIS
THIS 8TH DAY OF SEPTEMBER 20 03.

Published in pamphlet form by the authority of the
President and Board of Trustees of the Village of
Glen Ellyn, DuPage County, Illinois,
this 7TH day of JANUARY 20 04.

ORDINANCE NO. 5189

AN ORDINANCE APPROVING
A SPECIAL USE PERMIT FOR A FINAL PLANNED UNIT DEVELOPMENT,
DEVIATIONS TO THE ZONING CODE, A PLAT OF RESUBDIVISION,
STORMWATER VARIATION, THE EXTERIOR APPEARANCE,
AND SIGN VARIATIONS ASSOCIATED WITH THE CONSTRUCTION
OF A BP GASOLINE STATION ON PROPERTY LOCATED AT
339 ROOSEVELT ROAD

WHEREAS, BP Products North America, Inc., lessee of property located at 339 Roosevelt Road, has petitioned the President and Board of Trustees of the Village of Glen Ellyn for approval of the following:

- A. A Special Use Permit for a Preliminary and Final Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations to the Glen Ellyn Zoning Code:
1. Section 10-5-10(J) to allow a driveway approach separation on Roosevelt Road of 183.92 feet in lieu of the 185 feet required.
 2. Section 10-7-9(C) to allow 0% of the site to be developed as common open area in lieu of the 10% of common open area required.
 3. Section 10-5-5 to allow an impervious surface setback along the east property line of as little as 2 feet 7 inches in lieu of the minimum impervious surface setback of 9.57 feet required.
- B. Approval of a Plat of Resubdivision in accordance with Section 601 of the Glen Ellyn Subdivision Regulations Ordinance to consolidate the property into one lot.
- C. A Variation to Section 115-14.14 of the DuPage County Countywide Stormwater and Flood

Plain Ordinance as adopted and modified by the Village of Glen Ellyn on July 26, 1999 as Ordinance 4738 to provide full relief from the requirement for stormwater detention storage.

D. Exterior Appearance approval in accordance with Section V of the Appearance Guide and Criteria, Ordinance No. 3619-VC.

E. The following Variations to the Glen Ellyn Sign Code:

1. Section 4-5-12(E)2 to allow 5 primary signs in lieu of the maximum number of 2 primary signs permitted;
2. Section 4-5-12(B) to allow the total area of primary signs to be 244.81 square feet in lieu of the 168 square feet permitted;
3. Section 4-5-5(G)1 to allow the total area of incidental signs to be 146.87 square feet in lieu of the 16.8 square feet permitted;
4. Section 4-5-5(G)2 to allow 2 incidental signs to be mounted at a height of 18 feet in lieu of the maximum height of 10 feet permitted;
5. Section 4-5-5(G)2 to allow an incidental sign to be mounted at a height of 11 feet in lieu of the maximum height of 10 feet permitted;
6. Section 4-5-5(G)3 to allow a total of 26 incidental signs in lieu of the maximum number of 3 incidental signs permitted;
7. Section 4-5-8(Q) to allow 2 private traffic directional signs to have a height of 10.5 feet in lieu of the maximum height of 4 feet permitted;
8. Section 4-5-8(Q) to allow a private traffic directional sign to have an area of 7 square feet in lieu of the 4 square feet permitted;
9. Section 4-5-8(Q) to allow a private traffic directional sign to have an area of 4.16 square feet in lieu of the maximum of 4 square feet permitted;
10. Section 4-5-5(B)2 to allow 1" wide illuminated bands to be placed on the convenience store and canopy;

all associated with the construction of a gasoline service station with 10 gasoline pumps, a 4,200 square foot convenience store and an 830 square foot car wash on property located at 339 Roosevelt Road in the C3 Service Commercial District and legally described as follows:

LOTS 6 THROUGH 14 IN WHEATON ESTATES, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 22 AND THE WEST HALF OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED AUGUST 7, 1925 AS DOCUMENT NUMBER 197515, IN DUPAGE COUNTY, ILLINOIS

P.I.N.'s 05-22-202-007, 05-22-202-008 and 02-22-202-023; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) days nor more than thirty (30) days prior, the Glen Ellyn Architectural Review Commission conducted public hearings on June 25 and July 30, 2003, at which hearings the petitioners presented evidence, testimony, and exhibits relative to the request for approval of sign variations; and

WHEREAS, the petitioners also appeared before the Glen Ellyn Architectural Review Commission on June 25 and July 30, 2003, for review of the exterior appearance of the project, at which public meetings no persons spoke either in favor of or in opposition to the request for exterior appearance approval; and

WHEREAS, the Architectural Review Commission considered the testimony, plans and materials presented, and by a vote of six (6) in favor and zero (0) opposed, recommended approval of the exterior appearance and requested sign variations as set forth in the Report and Recommendation of the Glen Ellyn Architectural Review Commission dated June 25 and July 30, 2003, which is attached to this Ordinance as Exhibit "A"; and

WHEREAS, following due and proper publication of notice in The Glen Ellyn News not less than fifteen (15) nor more than thirty (30) days prior thereto, and following written notice to all property owners within 250 feet of the subject property, and following the placement of a placard on the subject property not less than fifteen (15) days prior thereto, the Plan Commission of the Village of Glen Ellyn held a public hearing on August 14, 2003, to review the request for approval of a

Special Use Permit for a Preliminary and Final Planned Unit Development and associated Zoning Deviations, a Stormwater Variation and a Plat of Resubdivision; and

WHEREAS, the petitioners presented evidence and testimony in support of the above-mentioned requests at a public hearing conducted by the Plan Commission on August 14, 2003, at which public hearing one person spoke neither in favor of nor in opposition to the project; and

WHEREAS, the Plan Commission considered the evidence and testimony presented at the August 14, 2003, public hearing and, by a vote of seven (7) in favor and zero (0) opposed, recommended that the Village Board approve the proposed plan to construct a gasoline service station with 10 gasoline pumps, a 4,200 square foot convenience store and an 830 square foot car wash on property located at 339 Roosevelt Road and has made its findings of fact and recommendations as set forth in the Report and Recommendation of the Glen Ellyn Plan Commission dated August 14, 2003, which is attached hereto as Exhibit "B"; and

WHEREAS, the President and Board of Trustees have reviewed the evidence, plans and materials presented at the June 25 and July 30, 2003, public meetings/hearings before the Architectural Review Commission and have considered the recommendations of the Architectural Review Commission and have reviewed the evidence and exhibits presented at the August 14, 2003, public hearing before the Plan Commission and have considered the findings of fact and recommendations of the Plan Commission; and

WHEREAS, the President and Board of Trustees of the Village of Glen Ellyn have determined that approving the exterior appearance of the gasoline service station proposed for location at 339 Roosevelt Road is consistent with the recommendations of the Glen Ellyn Appearance Guide and Criteria and that approving the Final Planned Unit Development Plan,

including the requested Zoning Code Deviations, a Stormwater Variation and a Plat of Resubdivision is consistent with the goals of the Village of Glen Ellyn Comprehensive Plan and the Glen Ellyn Zoning Code;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glen Ellyn, DuPage County, Illinois, in the exercise of its home rule powers, as follows:

SECTION ONE: The Report and Recommendation of the Glen Ellyn Architectural Review Commission, Exhibit "A" attached to this Ordinance, and the Report and Recommendation of the Glen Ellyn Plan Commission, Exhibit "B" attached to this Ordinance, and the findings of fact contained therein and in the preambles of this Ordinance are adopted as the findings of fact of the President and Board of Trustees, based upon their review of the evidence, representations, and exhibits presented at the public hearings/meetings.

SECTION TWO: Based upon the findings of fact and recommendations of the Architectural Review Commission and Plan Commission and the conclusions set forth in the preamble as adopted in this Ordinance, the following are approved by the President and Board of Trustees:

- A. A Special Use Permit for a Preliminary and Final Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations to the Glen Ellyn Zoning Code:
1. Section 10-5-10(J) to allow a driveway approach separation on Roosevelt Road of 183.92 feet in lieu of the 185 feet required.
 2. Section 10-7-9(C) to allow 0% of the site to be developed as common open area in lieu of the 10% of common open area required.
 3. Section 10-5-5 to allow an impervious surface setback along the east property line of

as little as 2 feet 7 inches in lieu of the minimum impervious surface setback of 9.57 feet required.

- B. A Plat of Resubdivision in accordance with Section 601 of the Glen Ellyn Subdivision Regulations Ordinance to consolidate the property into one lot.
- C. A Variation to Section 115-14.14 of the DuPage County Countywide Stormwater and Flood Plain Ordinance as adopted and modified by the Village of Glen Ellyn on July 26, 1999, as Ordinance 4738 to provide full relief from the requirement for stormwater detention storage. The petitioner is proposing to run a pipe under Taft Avenue that will carry stormwater runoff to the Village Links Golf Course, as the Village Links has sufficient capacity to detain stormwater runoff from the BP site.
- D. Exterior Appearance approval in accordance with Section V of the Appearance Guide and Criteria, Ordinance No. 3619-VC.

E. The following Variations to the Glen Ellyn Sign Code:

1. Section 4-5-12(E)2 to allow 5 primary signs in lieu of the maximum number of 2 primary signs permitted.
2. Section 4-5-12(B) to allow the total area of primary signs to be 244.81 square feet in lieu of the 168 square feet permitted.
3. Section 4-5-5(G)1 to allow the total area of incidental signs to be 146.87 square feet in lieu of the 16.8 square feet permitted.
4. Section 4-5-5(G)2 to allow 2 incidental signs to be mounted at a height of 18 feet in lieu of the maximum height of 10 feet permitted.
5. Section 4-5-5(G)2 to allow an incidental sign to be mounted at a height of 11 feet in lieu of the maximum height of 10 feet permitted.
6. Section 4-5-5(G)3 to allow a total of 26 incidental signs in lieu of the maximum number of 3 incidental signs permitted.
7. Section 4-5-8(Q) to allow 2 private traffic directional signs to have a height of 10.5

feet in lieu of the maximum height of 4 feet permitted.

8. Section 4-5-8(Q) to allow a private traffic directional sign to have an area of 7 square feet in lieu of the maximum of 4 square feet permitted.
9. Section 4-5-8(Q) to allow a private traffic directional sign to have an area of 4.16 square feet in lieu of the 4 square feet permitted.
10. Section 4-5-5(B)2 to allow 1" wide illuminated bands to be placed on the convenience store and canopy.

all for property located at 339 Roosevelt Road and legally described as follows:

LOTS 6 THROUGH 14 IN WHEATON ESTATES, BEING A SUBDIVISION IN THE EAST HALF OF SECTION 22 AND THE WEST HALF OF SECTION 23, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPLE MERIDIAN, RECORDED AUGUST 7, 1925 AS DOCUMENT NUMBER 197515, IN DUPAGE COUNTY, ILLINOIS

P.I.N.'s 05-22-202-007, 05-22-202-008 and 02-22-202-023.

SECTION THREE: This approval of a Special Use Permit for a Final Planned Unit Development, Zoning Deviations, Stormwater Variation, Plat of Resubdivision, Exterior Appearance and Sign Variations is subject to the following conditions:

- A. Construction, use, and maintenance of the buildings and related site improvements shall be in substantial conformance with the plans and application packets reviewed and the testimony presented at the August 14, 2003, public hearing conducted by the Plan Commission and the June 25 and July 30, 2003, public hearings/meetings conducted by the Architectural Review Commission, including the following plans and documents referenced below as though they were attached to this Ordinance:

1. Letter from Chris Kalischefski dated August 5, 2003
2. PUD Application dated August 5, 2003
3. Site Plan revised August 4, 2003
4. Landscape Plan revised August 1, 2003
5. Tree Preservation Plan revised August 4, 2003
6. Truck Plan revised August 4, 2003
7. Exterior Materials List dated August 4, 2003

8. Front and Rear Convenience Store Elevations stamped received August 29, 2003
9. East and West Convenience Store Elevations stamped received August 29, 2003
10. Car Wash Floor Plan and Elevations revised June 30, 2003
11. Rooftop Plan dated May 13, 2003
12. Car Wash Signage Elevations revised June 30, 2003
13. Canopy Elevations revised August 4, 2003
14. Trash Enclosure Elevations revised August 4, 2003
15. List of Deviations and Sign Code Variations dated July 7, 2003
16. Signage Plan revised June 30, 2003
17. Canopy and ID Sign Elevations revised August 4, 2003
18. C-Store Signage Elevations revised June 30, 2003
19. Incidental Signs dated October 3, 2002
20. Light Fixture Cut Sheets (6 Sheets)
21. Photometric Plan dated August 4, 2003
22. Grading and Erosion Control Plan revised August 4, 2003
23. Utility and Paving Plan revised August 4, 2003
24. Easement Exhibit dated July 2, 2003
25. Final Plat of Mason Subdivision dated June 19, 2002

and these plans shall be filed with and made part of the permanent records of the Glen Ellyn Planning and Development Department.

- B. The building and underground tanks at the existing Amoco gasoline service station located at the northeast corner of Main Street and Roosevelt Road shall be removed and the site regraded and sodded within six months of vacation of the Amoco site by BP.
- C. The yellow band shall be removed from the north side of the west semi-tower.
- D. The petitioner shall underground the utilities along the northern side of the Taft Avenue right-of-way adjacent to the subject site.
- E. The petitioner shall pay 50% of the cost to place a Roosevelt Road style streetlight at the northeast corner of Lambert Road and Taft Avenue.
- F. The petitioner shall pay a fee in lieu of detention in the amount of \$50,880.
- G. Public sidewalks shall be constructed at the cost of the developer as shown on the August 4, 2003, Site Plan; and sidewalk easements shall be dedicated to the Village adjacent to the

Roosevelt Road and Lambert Road rights-of-way to allow construction of such sidewalks.

Said sidewalk easements shall be dedicated to and accepted by the Village prior to the issuance of a building permit.

- H. Public utility easements shall be provided as shown on the Easement Exhibit dated July 2, 2003, and along Lambert Road subject to the review and approval of the Village Engineer. A building permit shall not be issued until such easements have been granted.

SECTION FOUR: The Building and Zoning Official is hereby authorized to issue all necessary building permits pursuant to the Final Planned Unit Development Plan, Zoning Deviations, Stormwater Variation, Plat of Resubdivision, Sign Variations and Exterior Appearance approval granted herein, provided that all the conditions set forth hereinabove have been met and that the applicant complies with all other applicable laws and ordinances of the Village of Glen Ellyn. This grant of the above-mentioned approvals shall expire and become null and void within 18 months of the date of this Ordinance unless a building permit to begin construction in reliance on this Special Use Permit is applied for within said time period and construction is continuously and vigorously pursued, provided, however, the Village Board, by motion, may extend the period during which permit application, construction and completion shall take place.

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

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

PASSED by the President and Board of Trustees of the Village of Glen Ellyn, Illinois, this

8TH day of SEPTEMBER, 20 03.

AYES: PFEFFERMAN, LOCH, CITARMAN, GARDNER, MULHERN, RILEY

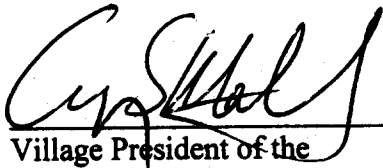
NAYS: - 0 -

ABSENT: - 0 -

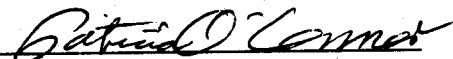
ABSTENTIONS: - 0 -

APPROVED by the Village President of the Village of Glen Ellyn, Illinois, this 8TH day of

SEPTEMBER, 20 03.


Village President of the
Village of Glen Ellyn, Illinois

ATTEST:


Village Clerk of the
Village of Glen Ellyn, Illinois

(Published in pamphlet form and posted on the 7TH day of JANUARY, 2004.)

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**REPORT AND RECOMMENDATION OF THE
GLEN ELLYN ARCHITECTURAL REVIEW COMMISSION
ON THE REQUEST OF BP PRODUCTS NORTH AMERICA
FOR SIGN VARIATIONS AND EXTERIOR APPROVAL
ASSOCIATED WITH THE DEVELOPMENT
OF A GASOLINE SERVICE STATION ON
PROPERTY LOCATED AT 339 ROOSEVELT ROAD**

TO: The President and Board of Trustees
Village of Glen Ellyn, Illinois

DATE: June 25, 2003
July 30, 2003

BP Products North America (BP), lessee of property located at 339 Roosevelt Road and represented by Ronda Campbell from BP, Christian Kalischefski, architect, and Hank Stillwell, attorney, has filed an application for approval of the exterior appearance and sign variations associated with the proposed development of a gasoline service station with 10 gasoline pumps, a 4,200 square foot convenience store and an 830 square foot car wash on property located at 339 Roosevelt Road.

The subject property is located at the southeast intersection of Roosevelt Road and Lambert Road in the C3 Service Commercial District. It is comprised of 2 lots and is currently developed with Z's Pancake House and a parking lot that is used by Budget and Ryder for the storage of rental trucks.

The petitioner appeared before the Architectural Review Commission (ARC) at public hearings on June 25, 2003 and July 30, 2003 for review of the requested sign variations and proposed exterior appearance. The ARC issued the following Report and Recommendation:

I. REPORT:

A. Request. The petitioner is requesting approval of the following:

1. Exterior Appearance approval in accordance with Section V of the Appearance Guide and Criteria, Ordinance No. 3619-VC; and
2. The following Variations to the Glen Ellyn Sign Code:
 - a. Section 4-5-12(E)2 to allow 5 primary signs in lieu of the maximum number of 2 primary signs permitted.
 - b. Section 4-5-12(B) to allow the total area of primary signs to be 256.72 square feet in lieu of the 168 square feet permitted.
 - c. Section 4-5-5(G)1 to allow the total area of incidental signs to be 146.87 feet in lieu of the 16.8 feet permitted.
 - d. Section 4-5-5(G)2 to allow 2 incidental signs to be mounted at a height of 18

feet in lieu of the maximum height of 10 feet permitted.

B. Exhibits.

1. The following exhibits were distributed to the ARC prior to the June 25, 2003 ARC meeting:

- Staff Report dated May 20, 2003
- Location Map
- Public Hearing Notice
- Memorandum from Pete Pointner dated May 16, 2003
- Memorandum from Keven Graham dated October 15, 2002
- Petitioner's application packet stamped dated May 12, 2003
- Letter to Ronda Campbell dated June 28, 2002
- Minutes from the June 12, 2002 Pre-application meeting
- Convenience Store Elevations revised May 20, 2002 reviewed at pre-application meeting
- Car Wash Signage Elevations revised May 20, 2002 reviewed at pre-application meeting
- Landscape Plan revised May 15, 2002 reviewed at pre-application meeting
- Signage Plan revised May 20, 2002 reviewed at pre-application meeting
- Canopy and ID Sign Elevation revised May 20, 2002 reviewed at pre-application meeting
- Pictures of BP Station at SR 59 and Stearns
- Pictures of BP on SR 25 in Elgin
- Pictures of BP on Randall Road in Algonquin

2. The following information was distributed to the ARC prior to the July 30, 2003 ARC meeting:

- Staff Report dated July 24, 2003
- Minutes from the 6/25/03 ARC Meeting
- Petitioner's revised application packet dated July 3, 2003
- Memorandum from Commissioner Goldstein dated July 24, 2003

June 25, 2003 ARC Meeting.

- C. Staff Presentation.** Planner Stegall presented a brief overview of the matter, listing each variation to the Glen Ellyn Sign Code as outlined in the chart in her May 20, 2003 Staff Report and describing the building materials and colors, as follows:

- The convenience store would be constructed with a tan colored brick with green-colored aluminum composite material above storefront windows and a pearl-colored aluminum composite material on the tower.

- The car wash would be constructed with brick to match that of the convenience store building, with a vinyl green fascia on top of an aluminum composite material near the roofline and above the windows and doors.
- The canopy would be constructed with an aluminum composite material and vinyl fascia, supported by pearl-white steel columns.

Planner Stegall stated the petitioner is proposing to place a 1" wide yellow illuminated band around the front of the convenience store building and around the top of the canopy.

D. Petitioner's Presentation. Christian Kalischefski, architect, addressed the ARC, outlining the major changes that had been made to the plans since the petitioner appeared before the ARC at a pre-application meeting, as follows:

- The car wash and its resultant traffic were moved behind the convenience store and additional landscaping was provided along Roosevelt Road.
- Petitioner is applying to pay a fee for detention, which will be provided for within the Village Links.
- The canopy was streamlined.
- Amount of masonry was increased to 35%, as brick now wraps around the buildings, except for the windows and tower.
- The "Wild Bean" sign was reduced.

Sample building materials were displayed. Petitioner Kalischefski noted that the decision to go with the particular face brick chosen was based upon the perception that it was complementary to the brick on the neighboring Walgreens building and bank building. Also displayed were the pearl-colored aluminum composite material for the tower, the yellow and green bull nose, the green-colored aluminum composite material to be used above storefront windows, and the green vinyl fascia.

E. Public Comment. No members of the public commented on the proposal.

F. ARC Deliberation. Acting Chairman Peterson directed the ARC's attention to photographs of regional BP stations enclosed in their packages, particularly the BP Station in Algonquin, and garnered the following comments from Commissioners:

- Commissioner Johnson prefers the brick shade and pattern used in BP's Randall Road, Algonquin site. He feels the proposed canopy is too bright and prefers something other than white as, over time, it will stain.
- Commissioner Renfro also prefers a darker shade of brick to that which was

proposed.

- Commissioner Borello prefers the Algonquin site's brick, stating that it, together with the minimized green band, aids in being more subdued. He favors a more "home town" rather than strip shopping mall feel. The ARC continues to hear nothing but negative statements regarding the Shell station, and the proposed design resembles it. Regarding the car wash, he questions whether the windows can face Taft Avenue rather than Roosevelt Road. (Petitioner responded that the purpose of the windows is for customer safety and marketing.)
- Commissioner Goldstein agrees that the proposed colors (yellow and green) are circus-like and the green band is excessively bright and loud. He also prefers the Algonquin site's appearance. He feels it is more in keeping with Glen Ellyn buildings with its toned-down colors, etc. He noted the omission of a slanted roof, which was previously suggested by the ARC, and favors a genuine hip roof as opposed to a phony mansard roof. Because of its location behind the main building, it is not necessary that the car wash building have a hip roof. The variegated brick works well. He favors brick, rather than metal, pillars for the canopy. As it presently appears, the canopy is an island of glaring white with garish and outlandish C-shaped pumps, highlighted with strong lights. There is nothing aesthetically pleasing about it. It looks like any other gas station, which does not seem to correspond with BP's claimed "attention to the environment" philosophy. (Petitioner responded that the 30 foot-candles on the edge of the canopy are well within the Code.) Further, he strongly favored the appearance of the underside of the canopy originally proposed with exposed structural members creating an interesting design. Even if the Petitioner chooses not to install the solar panels originally proposed, this appearance should be retained.
- Commissioner Heidenreich concurred regarding the preferable Algonquin building. He noted that the neighboring bank on Roosevelt Road has a slanted roof.
- Acting Chairman Peterson indicated that although the Petitioner has come a long way, especially in the redirection of traffic by relocating the car wash, the Algonquin design is more favorable due to its use of darker, variegated brick (the proposed brick for Glen Ellyn is too washed out). He recommended brick canopy pillars, a brick tower, reduced green banding and a slanted roof. Regarding the window frames, use of a green or brown anodized surface would be more appropriate. A lower canopy is more favorable than a higher one.

Petitioner Kalischefski responded that the Algonquin site is in a residential, rural environment. Algonquin officials mandated that all new commercial buildings are to resemble residences. From a business plan standpoint, this design has drastic results and this station is doing very poorly. Glen Ellyn's site is the gateway to an urban environment. Petitioner wants it to be an upstanding development and is committed to a certain level of

quality. Bricking the canopy columns would clutter it by using more than one material, and brick could not be installed 6" above the dispenser.

Additional discussion by the Commission ensued, narrowing down the issues to the use of darker brick, the use of darker anodized metal framing for the windows, the tower to be done in brick and a slanted roofline.

Petitioner Maciukevicius offered a compromise of possibly building the convenience store with a mansard shingled roof (similar to their Pleasant Prairie location), eliminating the eyebrows and brick pillars of the Algonquin design since it gives the illusion of the dispensers holding up the brick which hold up the canopy, and suggested that the ARC consider the lighter brick as it is less heavy in appearance. Regarding the canopy in Algonquin, photovoltaic lighting is only around its perimeter; the center is composed of clear glass which, in a climate such as Chicago's, tends to be dark. This design evolved into what is being presented to the Commission in the Glen Ellyn design. The use of white adds to its shiny, clean look.

The majority of Commissioners agreed that eyebrows on the convenience store are not necessary. Regarding the canopy, brick pillars are not necessary, a color other than white (similar or matching the brick) is preferred, a slanted roof (not mansard) is desired, and most of the green banding should be eliminated, except for the Helios. The pump dispensers can be painted to match the columns.

Landscaping was found to be compatible with the streetscape plan and meets the ARC criteria with good varieties of plant material.

Petitioner Kalischefski then addressed signage variations, noting that BP is a multi-use business (convenience store, gas station and French bakery) and not solely one store. Their intention was never to maximize the size of signs—signage is for customer information and safety only. They do not want to clutter the windows with interior paper signs as the cashier must have a good view of the pumps. The lower canopy was designed for truck clearance and safety. There are 20 fueling positions with directions under a protected canopy, which can be likened to being inside. These, however, all add up as incidental signage. The illuminated strip on the convenience store is 1" wide by 30' long. It has a 1-1/2" recess into a bull nose, and the LED is recessed into it.

The three criteria for granting variations were reviewed, i.e. hardship, character and uniqueness. The ARC's intent is to extend the same courtesies and consideration to BP as were extended to Shell. Commissioner comments were as follows:

- Commissioner Goldstein noted that the car wash sign in the rear of the convenience store is not noticeable. It should be seen from Taft Road, which has a good amount of traffic. He feels the petitioner should be allowed to retain the yellow LED banding on the store since everything else will be toned down. Finally, he is of the opinion

that all three criteria have been met for granting of variances. He raised the question of clutter in front of the convenience store, and the petitioner stated that an ice machine and propane tanks will be located on the east side of the convenience store.

- Acting Chairman Peterson suggested that the green banding on the car wash be eliminated along with that on the canopy and convenience store.

The refuse enclosure will be located behind the convenience store, surrounded by landscaping, done in the same brick as on the convenience store and car wash, and will have solid cedar gates.

A final survey of Commissioners led to the compilation of the following suggested criteria for this project to be acceptable:

- Convenience Store:
 1. Installation of a hip roof;
 2. Use of darker toned brick;
 3. Use of darker anodized metal framing for windows, to match brick;
 4. Use of brick for tower; and
 5. Eliminate green banding, but consider leaving the yellow LED.
- Canopy
 1. Installation of a flat roof;
 2. Use of brick similar to that of convenience store, and covering all four sides; and
 3. Eliminate green banding.

G. Motion. On a motion duly made by Commissioner Goldstein and seconded by Commissioner Borello, the ARC moved to reject the proposal as presented, without prejudice, and that:

1. Petitioner is requested to return with a redesign, taking into consideration the comments made at the meeting;
2. The ARC is in favor of recommending approval of the requested sign variations and landscape plan, as presented; and
3. The proposal and public hearing is to be tabled until July 9, 2003.

Motion carried unanimously with six (6) "yes" votes and zero (0) "no" votes, as follows: Commissioners Renfro, Borello, Heidenreich, Johnson, Goldstein and Acting Chairman Peterson voted "yes".

July 30, 2003 Meeting

A. **Staff Presentation.** Planner Stegall re-introduced the petitioner representatives, stating that the petitioner had made amendments to the plans in response to the comments and concerns raised by the ARC at the June 25, 2003 meeting. Planner Stegall noted that two changes were also made in response to Village Staff's recommendations, including amending the landscape plan to allow for a potential northbound right-turn-only lane on Lambert Road. As a result, the landscape area on the southeast corner of the site has been reduced from 9'7" to 2'7", and the sidewalk was moved back 7' from being adjacent to the Roosevelt Road curb to just south of the property line and some trees were moved into the right-of-way. Another notable alteration is that the area of primary signage was reduced from 256 square feet to 244 square feet.

B. **Petitioner's Presentation.** Christian Kalischefski addressed the ARC with regard to the landscape plan.

Regarding signage, the same number of primary and incidental signs exist but the total square footage had been reduced by 14 square feet due to changes in the "Wild Bean" sign and the helios sign on the tower.

Formulation of the exterior appearance was based upon a balance of corporate/commercial interests (marketing and the business standpoint of the company image in color and graphics) and suggestions by staff and Commissioners. In an effort to balance these two sides, green was reduced and used only over the windows; "Belden" textured brick was used on all four sides of the buildings, the bases of which will be asphalt; architectural type shingles in dark brown were added; the tower was reduced and replaced with two semi-towers; the clear anodized windows allow for views into and out of the building, thereby enhancing safety; the canopy, which was done in "Pearlescent," was simplified by reducing the amount of green, adding a flat top with flush-mounted lights that are well within the Code and adding a bull-nose 10' on either side of the helios. Pearlescent "Challenger" light fixtures will be installed.

Questions from the Commission garnered the following additional information: The green on the building is an aluminum composite material (ACM). The two semi-towers are aluminum clad on top and do not wrap around the building equivalently, with yellow banding wrapping solely on the western tower. Gutters and downspouts will be done in the "Pearlescent" color. A metal material with a gate will be used to conceal and surround roof top equipment.

Commission comments were as follows:

- Chairman Colliander asked that the petitioner return with an exterior material list indicating specifics.

- Commissioner Borello felt the rooftop equipment should be screened with material that matches and/or blends in with the roof shingles.

C. Presentation by Village Architectural Consultant. Consultant Norbert "Pete" Pointner of Corporate Services, Inc. was then duly sworn in and shared his opinions on the exterior appearance of the project. As proposed, the brick exterior will make an impressive entrance to the Village. The silver window mullions which provide a light, open feeling are preferred over the previously proposed dark bronze window mullions. As listed in his memo of July 30, 2003, Consultant Pointner first summarized design guidelines. He then offered the following suggestions pertaining to the project:

1. Paint the columns and roof plate edges of the canopy and car wash slightly lighter than the color and tone of the darker brick proposed for the base of the two structures. The proposed "Pearlescent," as opposed to white, however, will also work.
2. Paint the gutter and downspouts to match the lighter predominant wall brick color.
3. Raise the elevation of the brick corner panels and use a flat rather than a curved coping, increasing the depth of the coping, and utilizing the darker contrasting color from the lower brick band on the building to give definition to the corners. Articulate these corners by offsetting them from the wall plan on the ends. Eliminate the horizontal accents on the Wild Bean Café end.
4. On the main structure, extend the roof beyond the wall face to create a shadow line and define the edge of the roof plain. Even as little as a 6" overhang will provide a shadow line and look more appropriate.
5. Reduce the depth of the solid panel above the windows and door on the front elevation and cap it with a fascia for the roof edge.
6. The black bands on the back of the Taft Avenue elevation should match the roof.
7. If possible, select colors which harmonize with the brick for exterior appurtenances such as ice machines.

Following Consultant Pointner's presentation, Architect Kalischefski then clarified the following two points:

1. The "white" color being referred to on the renderings is not white, but rather "Pearlescent." This finish is of high quality.
2. The tower curves reflect curved features throughout the site found in such things as the dispensers, I.D. sign, awning and Wild Bean sign.

D. ARC Deliberation. Commission comments were as follows:

1. Commissioner Faganel feels that the Petitioner has made a good faith effort to incorporate suggestions by the ARC. The problem is that it was designed by Committee and it is a mediocre design. She would prefer an overhang on the roof and is surprised that the petitioner's architect did not think of it. Aside from this, the canopy should tie in with the buildings which, at present, has no element of white (Pearlescent).
2. Commissioner Peterson also feels that the petitioner has made a good faith effort. He would prefer a darker brick base with lighter brick columns on the I.D. sign as it is an entry to the Village. Squared off towers would lend strength to the design. A roof overhang is needed. The green banding over the windows should be narrowed and, instead of using the ACM material which cheapens the appearance, he would suggested using painted cedar. The yellow banding on one side of the tower should be eliminated. The gutters should be done in a color similar to the brick. The car wash and canopy need to tie in color wise with the other buildings.
3. Commissioner Renfro feels the petitioner deserves an answer tonight as they have gone through much expense, and it is not fair to them when the ARC changes its mind each time the petitioner returns. The yellow bands on the piers are not necessary and the green band on the marquee should be cut down.
4. Commissioner Heidenreich acknowledges that some obvious changes could be made but the major alterations lend themselves to other aspects changing. At the very least, eliminate the yellow bands on the piers. He feels that the petitioner deserves closure tonight.
5. Commissioner Borello would like to see another rendition of the plan. Eliminate the yellow bands on the piers and reduce the green band on the marquee.
6. Chairman Colliander agrees with Consultant Pointner's and Commissioner Peterson's comments. He is not comfortable with the in-between stage of the roof. It needs to extend. The piers can be arched but he recommended soldier coursing on top. The rear rooftop equipment screening should match the roof. The dispensers should match the columns.

Attorney Stillwell then addressed the ARC, stating that although it has normally been the case that certain items need to be reviewed, there are some items that are not going to be changed by people making decisions above those present at the meeting. The petitioner wants light and bright. If one considers projects such as McCormick Place or O'Hare Field, it is evident that the public favors light and bright tones. These tones are better for the petitioner's customers, and it is what they desire. The dark Tudors of old are dying out. With all due respect, the ARC continuing to request return visits and preparation of revised

plans is likened to holding the petitioner hostage. The ARC is a recommending body and is not making the final determination. The petitioner asks that the ARC make a decision tonight and identify items that remain to be addressed.

Consultant Pointner interjected that the roof overhang should not be a deal breaker. The problem is that the green panel, roof and tower all meet at one location. There should be differentiation. The piers need to be taller; the green band needs to be lessened at least 8".

Architect Kalischefski pointed out that the marquee sign is curved. An overhang would have to extend at least 1' to achieve an overhang.

There was a brief discussion regarding the wide pearlescent fascia of the car wash. Vitas Maciukevicius indicated that the trusses dictate its width.

RECOMMENDATION:

A. **Motion I.** On a motion duly made by Chairman Colliander and seconded by Commissioner Renfro, the ARG recommended that the Village Board approve the exterior appearance of the proposed BP Station subject to the following conditions:

1. Reduce the green band over the storefront windows a minimum of 8".
2. Place a synthetic stone cap matching the Pearlescent finish on the two piers.
3. Eliminate the yellow banding on the corner of the northwest pier.
4. Match the HVAC screening to the roof color.
5. Match the downspouts to the buff brick color.
6. Provide an updated exterior materials list, indicating specific color and materials as presented.
7. The bases of the two freestanding signs are to be a dark brick to match the brick at the base of the convenience store building.

The motion carried unanimously on a voice vote with six (6) "yes" and zero (0) "no" votes as follows: Commissioners Borello, Peterson, Faganel, Heidenreich, Renfro and Chairman Colliander voted "yes".

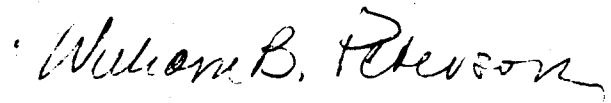
B. **Motion II.** On a motion duly made by Chairman Colliander and seconded by Commissioner Renfro, the ARC moved to approve the proposed landscape plan as presented. The motion carried unanimously on a voice vote with six (6) "yes" and zero (0) "no" votes as follows: Commissioners Borello, Peterson, Faganel, Heidenreich, Renfro and Chairman Colliander voted "yes".

- C. **Motion III.** On a motion duly made by Chairman Colliander and seconded by Commissioner Renfro, the ARC moved to approved petitioner's signage variances as outlined in Planner Stegall's Staff Report dated July 24, 2003, subsections (a) through (j). The motion carried unanimously on a voice vote, with six (6) "yes" and zero (0) "no" votes as follows: Commissioners Borello, Peterson, Faganel, Heidenreich, Renfro and Chairman Colliander voted "yes".

Respectfully submitted



Kenneth Colliander, Chairman
Architectural Review Commission



William Peterson, Acting Chairman
Architectural Review Commission

Date of Meeting: June 25, 2003

Present: Commissioners Renfro, Borello, Heidenreich, Johnson, Goldstein and Acting Chairman Peterson

Absent: Commissioners Faganel, Weisman and Chairman Colliander

Also Present: Michele Stegall, Village Planner
Marie Lupo, ARC Secretary
Ronda Campbell, BP Representative
Christian Kalischefski, project architect
Hank Stillwell, project attorney

Date of Meeting: July 30, 2003

Present: Commissioners Borello, Peterson, Faganel, Heidenreich, Renfro and Chairman Colliander

Absent: Commissioners Weisman, Goldstein and Johnson

Also Present: Michele Stegall, Village Planner
Pete Pointner, Village Architectural Consultant
Marie Lupo, ARC Secretary
Ronda Campbell, BP Representative
Christian Kalischefski, project architect
Hank Stillwell, project attorney

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**REPORT AND RECOMMENDATION OF THE
GLEN ELLYN PLAN COMMISSION
ON THE REQUEST OF BP PRODUCTS NORTH AMERICA
FOR APPROVAL OF A PLANNED UNIT DEVELOPMENT,
ZONING DEVIATIONS, STORMWATER VARIATION
AND PLAT OF RESUBDIVISION
ASSOCIATED WITH THE DEVELOPMENT
OF A GASOLINE SERVICE STATION ON
PROPERTY LOCATED AT 339 ROOSEVELT ROAD**

TO: The President and Board of Trustees
Village of Glen Ellyn, Illinois

DATE: August 14, 2003

BP Products North America (BP), lessee of property located at 339 Roosevelt Road and represented by Ronda Campbell from BP, Christian Kalischefski, architect, and Hank Stillwell, attorney, has filed an application for approval of a preliminary and final planned unit development and associated zoning deviations, a stormwater variation and a plat of resubdivision associated with the proposed development of a gasoline service station with 10 gasoline pumps, a 4,200 square foot convenience store and an 830 square foot car wash on property located at 339 Roosevelt Road.

The subject property is located at the southeast intersection of Roosevelt Road and Lambert Road in the C3 Service Commercial District. It is comprised of 2 lots and is currently developed with Z's Pancake House and a parking lot that is used by Budget and Ryder for the storage of rental trucks.

The petitioner appeared before the Plan Commission at a public hearing on August 14, 2003 for review of the project. The Plan Commission issued the following Report and Recommendation:

I. REPORT:

A. Request. The petitioner is requesting approval of the following:

1. A Special Use Permit for a Preliminary and Final Planned Unit Development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code and including the following deviations to the Glen Ellyn Zoning Code:
 - a. Section 10-5-10(J) to allow a driveway approach separation on Roosevelt Road of 183.92 feet in lieu of the 185 feet required.
 - b. Section 10-7-9(C) to allow 0% of the site to be developed as common open area in lieu of the 10% of common open area required.
 - c. Section 10-5-5 to allow an impervious surface setback along the east property line of as little as 2 feet 7 inches in lieu of the minimum impervious surface setback of 9.57 feet required.

2. Approval of a Plat of Resubdivision in accordance with Section 601 of the Glen Ellyn Subdivision Regulations Ordinance to consolidate the property into one lot.
 3. A Variation to Section 115-14.14 of the DuPage County Countywide Stormwater and Flood Plain Ordinance as adopted and modified by the Village of Glen Ellyn on July 26, 1999 as Ordinance 4738 to provide full relief from the requirement for stormwater detention storage as this property is adjacent to the Village Links. The Village Links stormwater management system meets the runoff storage requirements for the Countywide Ordinance.
- B. Exhibits. The following exhibits were distributed to the Plan Commission prior to the August 14, 2003 public hearing:

1. Staff Report dated August 7, 2003
2. Location Map
3. Mailing Labels
4. Public Hearing Notice
5. Letter from Bill McGurr dated July 25, 2003
6. Traffic Study prepared by Tom Adomshick dated July 30, 2003
7. Supplement to July 30, 2003 Traffic Study prepared by Tom Adomshick dated August 5, 2003
8. Letter from Allison Hulen dated February 13, 2003
9. IDOT fax regarding permit for Roosevelt Road access drive
10. Letter to Ronda Campell regarding June 13, 2003 Plan Commission meeting
11. Minutes from June 13, 2003 Plan Commission meeting
12. Minutes from March 20, 2003 Pre-application meeting
13. July 30, 2003 ARC minutes
14. Petitioner's application packet stamped received August 5, 2003

The following exhibits were presented at the August 14, 2003 public hearing:

1. Exhibit 1 – Original Landscape Plan presented at 6/13/02 pre-application meeting
2. Exhibit 2 – Landscape Plan presented at March, 2003 pre-application meeting
3. Exhibit 3 – Proposed Landscape plan dated August 1, 2003
4. Exhibit 4 – Perspective of the site reflecting the building and canopy elevations
5. Exhibit 5 – Photometric Plan dated August 4, 2003.

- C. Staff Presentation. Michele Stegall, Village Planner, described the location of the proposed gasoline station as being the southeast corner of Roosevelt Road and Lambert Roads and described the surrounding properties. Ms. Stegall explained that the petitioner is requesting approval of a final planned unit development and associated zoning deviations, a stormwater variation and a plat of resubdivision to consolidate all the parcels on the property into one lot.

Ms. Stegall described the proposed project, which includes a gasoline station with 10 pumps,

a 4,200 square-foot convenience store and an 830-square foot car wash. Three access points are proposed for the site. The Roosevelt Road and Taft Avenue access drives would be full access drives and the Lambert Road drive is planned to allow a right-in/right-out only. Per traffic report recommendations, the plan will accommodate a potential northbound right-turn lane on Lambert Road.

Three zoning deviations are being requested. One deviation is to shift the site 7 feet to the west to accommodate the right-turn lane, which creates an impervious surface setback on the east side of approximately 2 ½ feet in lieu of the 9 ½ feet required. A zoning deviation from the PUD open space requirement of 10% is also being requested and although there is adequate open space to the east, the Zoning Code requires that area to be developed with some type of recreational use. The third zoning deviation request is for a 183.92-foot access road drive separation on Roosevelt Road in lieu of the required 185-foot separation. Stormwater detention for the site is being proposed in the Village Links.

In response to questions from the Commission, Ms. Stegall clarified setback requirements for Commissioner Mansfield. In response to Commissioner Clark, Mr. Kalischefski stated that the Village stacking requirement for the car wash is 5 spaces and that BP's internal requirement is 10 spaces. Mr. Kalischefski explained the differences between a rollover type of car wash (as on the subject site) and a tunnel type of car wash. In response to Commissioner Ward, Mr. Kalischefski described the tank truck route onto the site and stated that the trucks must remain on streets rated for truck traffic. Mr. Kalischefski confirmed for Commissioner Garwood that cars exiting from the car wash can exit onto either Roosevelt Road or Taft Avenue. Engineering plans have been revised to meet Mr. McGurr's requirements regarding the sidewalk. Mr. Kalischefski briefly described the café and convenience store on the site. Rhonda Campbell responded to Commissioner Mansfield that BP has no plans for the open lot area on the east side of the site. She stated that the adjoining property owner would possibly like some additional parking in that area but that BP is willing to comply with any conditions of the Village regarding that area.

- D. Petitioner's Presentation. Kevin Carrara, an attorney with the law firm of Rathje and Woodward, introduced staff representing the petitioner: Rhonda Campbell, BP Real Estate Project Manager; Christian Kalischefski, architect with Kurtz Associates Architects; Mark De La Verne, Project Consultant with Metro Transportation Group, Inc.; and, Jana Bryant, Civil Engineer with Mackie Consultants.

Mr. Kalischefski reviewed a history of the project with illustrations. One of the major changes which has occurred is that the car wash has moved to the rear of the site, which frees up an area in front for landscaping. New sidewalk with brick pavers will also be added. Mr. Kalischefski stated that the changes are contingent upon the owner's approval as the land will be leased to BP. Mr. Kalischefski also reviewed changes proposed by the ARC and the final architectural plans. He stated that the plan meets the photometric requirements, lot coverage ratio and most of the setbacks.

Mr. Kalischefski explained the reasons for requesting the three variations described above. The driveway approach separation variance request is for safety purposes. Regarding the variation request for zero percent of the site to be developed in lieu of 10 percent of the common space, the relocation of the I.D. sign away from the corner opens up space for landscaping. The reason for the impervious surface setback along the east property line of 2 feet 7 inches in lieu of the minimum required of 9.57 feet is to allow for space for landscaping and the right-turn lane.

Jana Bryant, Civil Engineer, stated that the current site is not in compliance with the DuPage County Stormwater Ordinance or the Glen Ellyn Ordinance. Detention which would meet the ordinances was originally planned to be provided on the site. Staff, however, requested a fee-in-lieu-of to provide detention at existing Village Links ponds so BP has connected the storm sewer to accommodate the Village's request.

Mark De La Verne with Metro Transportation Group, Inc., who conducted the traffic study for BP, stated that a gas station is not a destination use. People will stop at a gas station on their way to or from somewhere else and, therefore, new trips are not generated by this use. BP has preliminary approval from IDOT for the Roosevelt Road access drive. Mr. De La Verne stated that the northbound right-turn lane would relieve the existing condition by reducing the queue waiting to turn.

- E. Public Comments. One person spoke neither in favor of nor in opposition to the requests.

Henry Dreisilker, 352 Roosevelt Road, Glen Ellyn.

Mr. Dreisilker expressed confusion as to why the north direction was not shown at the top of some of the drawings regarding the project. Mr. Kalischiefski responded that BP's policy has been that the main road for a site is always located at the bottom of the page regardless of direction. The current leadership, however, has recently changed that policy to reflect north up on all drawings.

- F. Plan Commission Deliberation. Plan Commission members were in favor of the proposed project and had no problem with any of the deviations or variations. Commissioner Scanlan commended the petitioners for accommodating the Plan Commission's initial concerns. Most Commissioners wanted as a condition for approval the demolition of the Amoco gas station at the northeast corner of Main Street and Roosevelt Road as well as the removal of the underground storage tanks and regrading of the site within six months of approval of the proposed project. Commissioner Ward stated that the Amoco gas station at Five Corners has been vacant for three years and that the building was not demolished but the storage tanks were removed after approximately one year. Rhonda Campbell responded that National City Bank has a contract for the property at Main and Roosevelt and that BP's policy is to remove the pumps and tanks as soon as a site is closed. She also stated that National City Bank may want to use the existing building at Main and Roosevelt although Ms. Stegall stated that the

bank's current plan is to demolish the building. Commissioner Mansfield had a concern regarding delivery trucks approaching the subject site from the south as that area is mostly residential and he would prefer truck traffic confined to Roosevelt Road. Commissioner Mansfield was also concerned that if the outlot area on the side of the building was developed into a parking area or other use instead of being retained as common open area, there should be a 10 percent common area requirement. Ms. Stegall responded that if the area were developed, it would need to go through a public hearing process for an amendment to the PUD. Commissioner Scanlan hoped that the Village Board would arrange to synchronize the building of the right-turn lane with the construction on the site. Commissioner Ward suggested that perhaps one of the exhibits could show the intersection of the subject site with north up. Mr. Dunn responded that the plat of subdivision presented by the petitioner shows north at the top of the page.

G. Findings of Fact. The Plan Commission made the following findings of fact in regard to the request for a special use permit for a preliminary and final planned unit development:

1. The proposed use will be harmonious and in accordance with the general objectives of the Comprehensive Plan as the Comprehensive Plan recommends the continuation of commercial service uses in the area.
2. The proposed project is designed and shall be constructed and maintained so as to be harmonious and appropriate in appearance with the existing and intended character of the general vicinity and will not change the essential character of the area because the project uses materials commonly used in that part of the Village.
3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because the use is compatible with surrounding land uses.
4. The proposed use will be served adequately by the existing public facilities and services such as streets, police and fire protection, drainage structures, refuse disposal, and water and sewer because access is provided to three roads, the site is connected to water, sanitary and electrical lines, and stormwater detention will be provided in the Village Links.
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 as the project will be self-supporting and no Village rebates or contributions have been requested.
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 car wash is a roll-in type where washing and drying are provided inside

the aisle with both doors closed, reducing the noise level. Furthermore, there are no smoke or fumes generated, and the gas island canopy is engineered so that no glare or excessive lighting is proposed.

7. The use will not create undue interference with traffic on surrounding public streets as the project is designed to accommodate a potential northbound right-turn lane on Lambert Road.
8. The use will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection/rescue of relief because provisions have been made for the stormwater to be collected in an off-site stormwater facility.
9. The use will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community as the existing building on the lot is not historically significant.

II. RECOMMENDATION/FINDINGS OF FACT:

After conducting a public hearing and deliberating on the request of BP Products North America regarding the proposed development of a gasoline service station with a 4,200 square foot convenience store, 830 square foot car wash and 10 gasoline pumps on a property located at 339 Roosevelt Road in the C3 Service Commercial District, Commissioner Worthen moved, seconded by Commissioner Clark, to recommend that the Village Board approve:

1. A special use permit for a preliminary and final planned unit development in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code, including the following deviations to the Glen Ellyn Zoning Code:
 - a. Section 10-5-10(J) to allow a driveway approach separation on Roosevelt Road of 183.92 feet in lieu of the 185 feet required;
 - b. Section 10-7-9(C) to allow 9% of the site to be developed as common open area in lieu of the 10% of common open area required;
 - c. Section 10-5-5 to allow an impervious surface setback along the east property line of as little as 2 feet 7 inches in lieu of the minimum impervious surface setback of 9.57 feet required;
2. Approval of a plat of resubdivision in accordance with Section 601 of the Glen Ellyn Subdivision Regulations Ordinance to consolidate the property into one lot; and
3. Approval of a variation to Section 115-14.14 of the DuPage County Countywide Stormwater and Flood Plain Ordinance as adopted and modified by the Village of Glen Ellyn on July 26, 1999 as Ordinance 4738 to provide full relief from the requirement for stormwater detention

storage as this property is adjacent to the Village Links;

all subject to the following conditions:

1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at the meeting.
2. The Amoco building and underground tanks at the Main and Roosevelt site shall be removed with the site regraded and sodded within six months of the vacation of the site by BP.
3. The project shall be constructed in substantial conformance with the recommendations of the Architectural Review Commission.

The motion carried unanimously with seven (7) "yes" and zero (0) "no" votes.

Respectfully submitted,



Vicky Hase,
Plan Commission Chair

Date of Meeting: August 14, 2003

Present: Commissioners Clark, Garwood, Mansfield, Scanlan, Ward, Worthen and Chairman Hase

Absent: Commissioners Hanley, Loveless, Swanson and Whalen

Also Present: Trustee Liaison Thomas Riley
Director of Planning and Development Richard Dunn
Village Planner Michele Stegall
Village Engineer Bill McGurr
Recording Secretary Barbara Utterback
Rhonda Campbell, BP representative
Kevin Carrara, attorney
Christian Kalischefski, architect
Jana Bryant, project engineer
Mark De La Verne, project traffic consultant

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

CLEAR ALL PAGES

APPLICATION FOR SIGN VARIATION

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

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

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

I. APPLICANT INFORMATION

Name: Graham Enterprise, Inc.

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

Phone No.: 847-837-0777 Fax No.: 847-837-0778

E-mail: bwente@grahamei.com

Ownership Interest in the Property in Question: Graham Enterprise, Inc. operates the location

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

Graham Enterprise, Inc. leases from Red Crown Investments, LLC - 162
Red Crown Investments, LLC - 162
750 Bunker Court, Suite 100
Vernon Hills, IL 60061

II. PROPERTY INFORMATION

Common address: 339 Roosevelt Rd., Glen Ellyn, IL 60137

Permanent tax index number: 05-22-202-028 Zoning classification: C-3 Service Commerical

Present use: gas station/convenience store/car wash

III. INFORMATION REGARDING THE VARIATION(S) REQUESTED

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

Variation of Sign Code Section 4-5-5 (Prohibited Signs) (G) to allow LED lighting on the back of the canopy structure and support columns.

Variation of Sign Code Section 4-5-6 (Exempt Signs) (M) to allow three illuminated identity where two are permitted. The third sign is the Helios identity sign on the south elevation of the canopy.

We applied for a permit and were issued a permit. We spent the money to complete the work per the issued permit.

IV. EVIDENCE RELATING TO SIGN CODE STANDARDS FOR A VARIATION

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

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

A. Standards Applicable to All Variations Requested

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

The requested variation for third sign on canopy complies with Statement of Purpose in Section 4-5-2 of Sign Code by clearly and efficiently identifying the brand of gas offered at the site. Whether the public is traveling on Lambert or Roosevelt, they are able to identify the brand of gas offered at the site. The sign is appropriate for the size of the canopy and is of the same scale as the other signs. It does not obstruct vision or access to the site.

Having LED lighting on only three sides of the canopy is not as aestically pleasing as it would be if on all sides. The lighting is incidental in nature. The LED lighting blends in with the other colors on the canopy and pump islands. It is only on the top portion of the support columns, above eye level.

BP has requisite image standards that we need to adhere to.

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

Compliance with the Sign Code now creates difficulties in that the third sign and LED lighting are already in place for almost one year. There will be expense to remove what was already permitted (in error) by the Village. We believed that we were proceeding in the right direction as we applied for a permit, were issued a permit and then bought the materials and installed same.

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

The variation, if granted, would not have an adverse impact on the property values in surrounding area or be injurious to other property or improvements in the neighborhood. The sign and LED lighting do not add monetary value. They are for aesthetics.

It was a BP canopy before the site remodel and still remains a BP canopy. The colors remain the same and the size of the canopy is the same as before.

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

The third sign and LED lighting does not have an adverse impact on the character of the surrounding area. The site is in a commercial district. The sign and LED lighting blend in with the overall aesthetic of the site.

The size, length and width, of the canopy has not changed.

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

The variation, if granted, does not endanger the public health, safety or welfare. The sign and LED lighting is not a traffic hazard and does not obstruct vision of the public. There is no exposed wiring.

The work was inspected after the permit issued and the work passed inspection.

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

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

The third sign and LED lighting do not provide any monetary value.

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

The sign and LED lighting was installed as part of a remodel of the site and permit was issued by the Village.

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

The requested variation does not exceed what the permit issued. No additional work is being done.

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

The cost of the materials and installation was accounted for but the cost for removal and disposal of materials were not calculated and would be more expense.

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

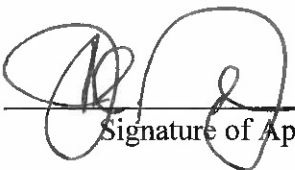
VIII. CERTIFICATIONS, CONSENT AND SIGNATURE(S)

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

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

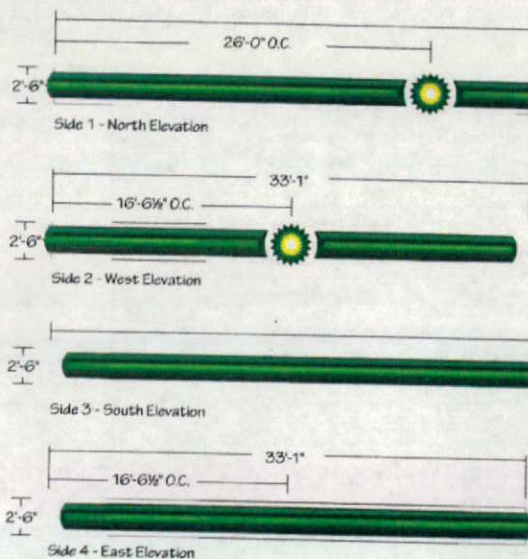
I (We) certify that I (we) have carefully reviewed the Glen Ellyn Sign Variation Request Package and applicable provisions of the Glen Ellyn Sign Code.

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

<u>1/14/2022</u> Date	<u>Graham Enterprise, Inc. by John C. Graham</u> Print Name	<u></u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant
<u> </u> Date	<u> </u> Print Name	<u> </u> Signature of Applicant

Final

10/17/2016 12:19



REVIEWED FOR CODE COMPLIANCE

☐ AS NOTED

FOR INFORMATION ONLY

THIS REVIEW AND THESE COMMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE ARCHITECT OR CONTRACTOR OF THEIR RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS

8/17/17
(Date) 20141578

By *[Signature]*
Village of Glen Ellyn Permit No. *[Signature]*
Zoning Official

Final Inspection Required For All Projects
Call 630-547-5250

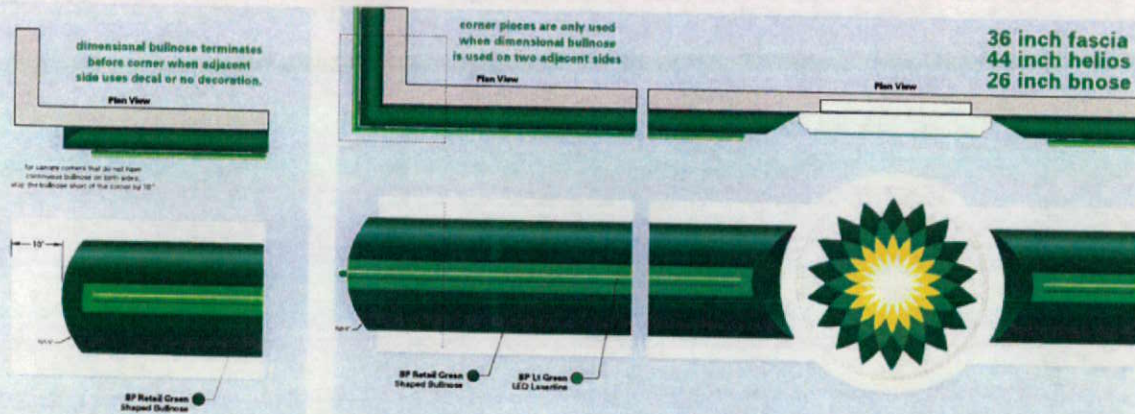
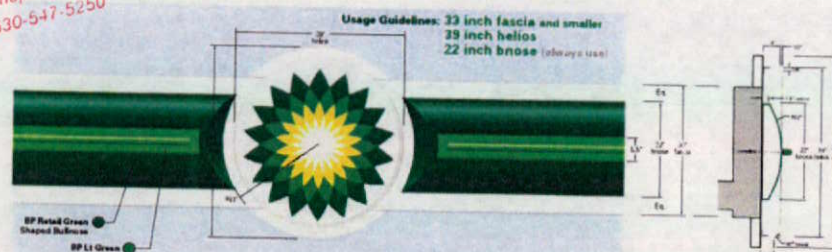
RECEIVED

AUG 16 2016

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Refurbish Canopy

- ACM Panels: 30" Tall White
- Helios: (2) 39" Illuminated Helios Button Logos
- Elevations 1, 2 & 4 - Bullnose: 22" Shaped
- Front Corners: (2) 22" Shaped
- Long Tapered End Caps: (6) 22" Shaped
- Long Round End Caps: (2) 22" Shaped
- Light Bar: (21) 120" | (3) 48" | (2) 90° Corners
- Elevation 3 - Bullnose Decal: 22"
- Power: Connect to Existing at Site
- Mounting: Overlay Existing Canopy Faces



Parvin-Clauss
SIGN COMPANY

Design • Fabrication • Installation • Maintenance

1657 Parkway Drive • Carol Stream • Illinois 60158
Tel: 630-510-2020 • Fax: 630-510-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Graham

339 Roosevelt Road
Glen Ellyn, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE Kish Mahadev

DRAWN BY Bill Marlow

DATE 7.26.16

SCALE 1/8" = 1'

SHEET NO. 1 of 3

WORK ORDER 75851

FILE NAME GRM75851

REVISIONS:

- 8.10.16 - remove one helios
-
-
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-
-

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

"This Document is owned by, and the information contained in it is proprietary to, Parvin-Clauss Sign Company. By receipt hereof the holder agrees not to use the information, disclose it to any third party, nor reproduce this document without the prior written consent of Parvin-Clauss Sign Company. Holder also agrees to immediately return this document upon request of Parvin-Clauss Sign Company."

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REVIEWED FOR CODE COMPLIANCE

☐ AS NOTED

☐ FOUNDATION ONLY

APPROVED
THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT OR CONTRACTOR OF THEIR RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

8/17/17
(Date)

20141578

Illinois Permit No.

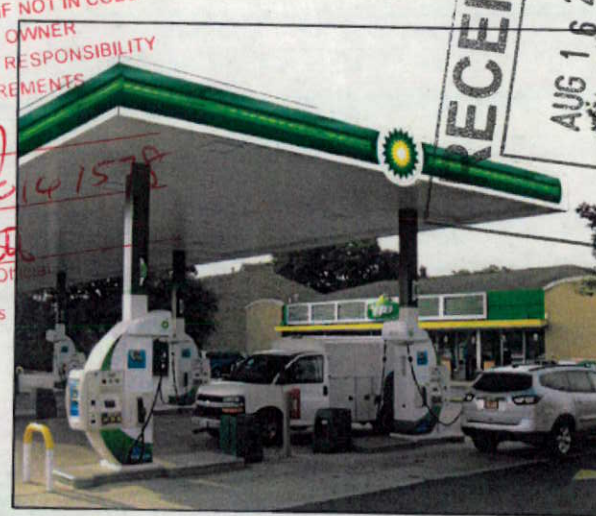
SPR/17

Planning and Zoning Official

Small Projects



Side 1 - North Elevation - Proposed



Side 2 - West Elevation - Proposed



Side 3 - South Elevation - Proposed



Side 4 - East Elevation - Proposed

RECEIVED

AUG 16 2016

PLANNING DEPARTMENT
VILLAGE OF GLEN ELLYN

Parvin-Clauss SIGN COMPANY

Design • Fabrication • Installation • Maintenance
1651 Parkway Drive • Carol Stream, Illinois 60155
Tel: 630-330-2020 • Fax: 630-330-2074
e-mail: signs@parvinclauss.com
www.parvinclauss.com

PROJECT:

Graham

339 Roosevelt Road
Glen Ellyn, IL

CUSTOMER APPROVAL:

DATE

AUTHORIZED SIGNATURE

REPRESENTATIVE

Kish Mahadev

DRAWN BY

Bill Marlow

DATE

7.26.16

SCALE

NTS

SHEET NO.

3 of 3

WORK ORDER

75851

FILE NAME

GRM75851

REVISIONS:

- 1 8.10.16 - remove one hello
- 2
- 3
- 4
- 5
- 6
- 7
- 8

This sign is intended to be installed in accordance with the requirements of Article 600 of the National Electrical Code and/or other applicable local codes. This includes proper grounding and bonding of the sign.



This sign is built to UL Standards for operation in North America.

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VILLAGE OF GLEN ELLYN
 Village of Glen Ellyn
 Community Development Department
 535 Duane Street
 Glen Ellyn, IL 60137
 Phone: 630-547-5250; Fax: 630-547-5370
 buildingpermits@glenellyn.org

**SIGN/CANOPY/AWNING
 PERMIT APPLICATION (SICA)**

Permit #: _____

CLEAR ALL PAGES

Pursuant to the Glen Ellyn Village Code, Title 4 Building Regulations, Chapter 5 Sign Code, the property owner's (or Agent's) signature on this application shall certify the owner's consent to remove existing and install new sign(s), to allow the Village of Glen Ellyn to remove signs at the owner's expense that are abandoned or not maintained, and to indemnify and hold harmless the Village of Glen Ellyn from any claim of injury, damage or loss caused by improper installation, construction or maintenance of the sign(s).

Establishment/Business:

Name Glen Ellyn BP-GEI162

Address 339 Roosevelt Rd. Glen Ellyn, IL. 60137

Establishment/Business Owner:

Name (Print) Graham Enterprise, Inc.

Signature _____

Address 750 Bunker Ct. - Suite 100

Email bwente@grahamei.com

Phone (847) 837-0777 ext. 130

Property Owner/Agent (if different than business owner)

Name (Print) Brian Wente

Signature Brian Wente

Address 750 Bunker Ct. - Suite 100

Email bwente@grahamei.com

Phone (847) 837-0777 ext. 130

Sign Contractor:

Name (Print) Station Imaging Inc

Signature _____

Address 24390 W Nippersink Ave Round Lake IL 60073

Email J.tarz@sbglobal.net

Phone 8474170500

Permit Fees: (write number of each type of sign)

____ Non-illuminated Sign - \$100/each

____ Illuminated Sign - \$150/each

3 Canopy - \$95/each

____ Freestanding Sign - \$175/each

____ Replacement Panel - \$100/each

____ Awning - \$95/each

FOR OFFICE USE ONLY: Permit Number: 20201670

Issue Date: 8-26-20

Approved By Building & Zoning Official (Signature): [Signature]

Date: 8-26-20

BUILDING FINAL INSPECTION APPROVED BY: _____

Date: _____

**List All Proposed New, And Existing Signs to Remain, On the Establishment,
Building and Property for the Specific Type of Facility**

FACILITY TYPES:

- ☒ Nonresidential Establishment (For one establishment in one building on one property)
- ☐ Nonresidential Establishment (For one establishment if more than one establishment is in the building or on the property)
- ☐ Multi-Tenant Development (For a development with more than two establishments on one property)
- ☐ Office Complex (For a development with more than one business office on one property)
- ☐ Residential Development (For a development with more than twenty dwelling units on one property)
- ☐ Multi-Family Dwelling (For a development with more than three dwelling units on one property)
- ☐ Park or Public Recreation Facility
- ☐ Other Facility Describe: _____

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SIGN TYPES: (*Please specify one of the following sign types)

Awning, Breezeway, Canopy, Common Program, Drive-thru Canopy, Freestanding, Indexing, Marquee, Menu Board, Message Board, Nameplate, Off-premises, Office Directory, Order Confirmation, Political Campaign, Portable, Private Parking Lot, Traffic Directional, Wall, Video Display, and Window Sign. (Sign Definitions Section 4-5-3 of the Village Code)

SPECIAL EVENT SIGN: (Section 4-5-7)

Please complete and submit a separate BANNER PERMIT APPLICATION for Special Event Temporary Banners, Event Direction Signs, and similar signs.

Sign	New	Existing	Sign Type *	Dimensions (Length x Width)	Sign Area	Height
1	☒	☒	Canopy	Round - 39"	11	39"
Words/Symbols:						
2	☒	☒	CANOPY	Round - 39"	11	39"
Words/Symbols:						
3	☒	☒	CANOPY	Round - 39"	11	39"
Words/Symbols:						
4	☐	☒	FREE STANDING PRICE - Car Wash	6 x 8	64	12
Words/Symbols:						
5	☐	☒	AWNING TO - GO	5 x 8	40	14
Words/Symbols:						
6	☐	☒	Free standing ENTRANCE	5 x 7	35	8
Words/Symbols:						
7	☐	☒	Drive Thru EXIT	1 x 5	5	12
Words/Symbols:						
8	☐	☒	Drive Thru ENTER	1 x 8	8	12
Words/Symbols:						

REMOVAL UPON ABANDONMENT STATEMENT

I/We, as owners of the property, building or structure located at:

339 Roosevelt Rd., Glen Ellyn, IL 60137

hereby agree that in the event the Building & Zoning Official determines any sign on the property, building or structure is abandoned, I/we at my/our own expense and within thirty (30) days of the date of written notice from the Building & Zoning Official, will either,

- A. Remove or bring the abandoned non-conforming sign and sign structure into conformance with the Village's sign code or,
- B. Remove or cover the conforming sign face with an opaque single color material.

DATED: 8-3-2020

Owner's Name: GRAHAM ENTERPRISE, INC.
Brian D. Wentz

Owner's Signature: Brian D. Wentz

Owner's Name: _____

Owner's Signature: _____

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VILLAGE OF GLEN ELLYN

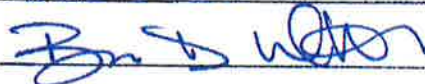
INDEMNIFICATION STATEMENT FOR SIGNAGE OVER THE PUBLIC RIGHT-OF-WAY

I/We hereby agree to hold harmless the Village, its officers, employees and independent contractors from any claim, demand or suit, or damage to property or injury including death to persons that arise out of in any way the issuance a Sign Permit for the business located at 339 Roosevelt Rd., Glen Ellyn IL 60137.

I/We agree to pay for the cost of defense and hold harmless the Village, its officers, employees and independent contractors, against any judgment and to pay any settlement arising out of such claim or demand, including, but not limited to the full costs of the defense of the Village, its employees, officer and independent contractors, including the employment of attorneys, the payment of court costs and the employment of experts and other parties for work performed relating to the claim, demand or suit. It is also intended that this obligation shall be considered a contractual obligation for insurance contractual indemnity purposes.

DATED: 8-3-2020

Owner's Name: GRANITE ENTERPRISES, INC
BRIGID D. WENTE

Owner's Signature: 

Owner's Name: _____

Owner's Signature: _____

1-1-20

AUG 11 2020

VILLAGE OF GLEN ELLYN

BP 339 Roosevelt Rd scope of work

Canopy fascia refresh to current BP image standards including new fascia, L.E.D. illuminated band, replace 2 "Helios" logos and add an additional Helios on east canopy elevation.

Installation of canopy pole round cladding kits with a vertical green L.E.D. band

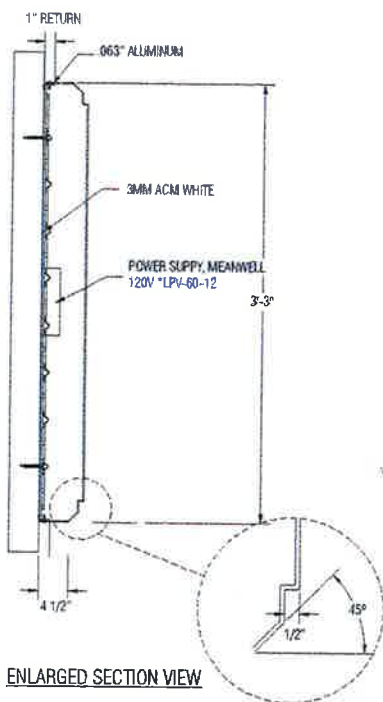
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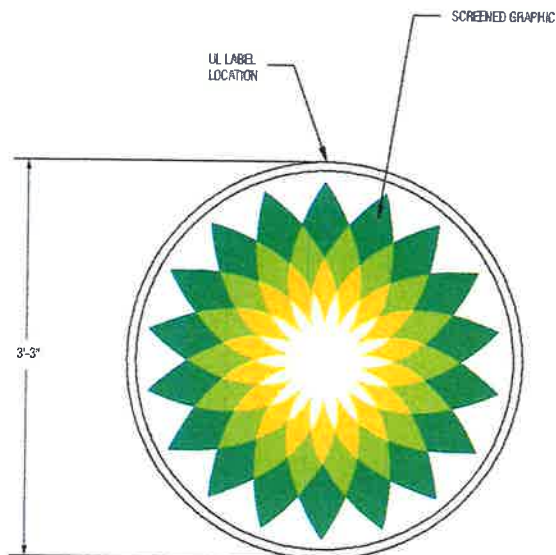
VILLAGE OF GLEN ELLYN



NIGHT TIME VIEW



ENLARGED SECTION VIEW



FACE VIEW

SCALE: 1"=1'-0"

NOTE: SEE LED DETAILS ON THE NEXT PAGE

REVIEWED FOR CODE COMPLIANCE

- ☒ APPROVED
- ☐ AS NOTED
- ☐ FOUNDATION ONLY

THIS REVIEW AND THESE DOCUMENTS, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT, OR CONTRACTOR OF THE RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.

Date **8-26-20** Permit No. **20201670**

By **[Signature]**
FINAL INSPECTION REQUIRED FOR ALL PROJECTS
CALL 630-547-5250

BP BRIGHT GREEN BEACON, 3'-3" HELIOS BUTTON

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VILLAGE OF GLEN ELLYN



BLAIR COMPANIES
ARCHITECTURAL IMAGING
SIGNS • FIXTURES • LIGHTING
address: 5107 Kisseel Avenue
Altoona PA 16601
telephone: 814.949.8287
fax: 814.949.8293
web: blaircompanies.com

project information

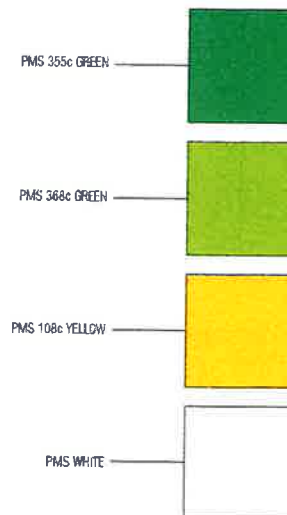
client: **BP**
address: **Altoona, PA**

store #:
rn number: **54213**
date: **07.10.15**
rendered: **JC**
file name: **BPL 54213_15**
category:

revisions

- a. 06.28.16 (RD): Add Led Details
- b.
- c.
- d.
- e.

sign code:



SPECIFICATION	
1.	Silk Screen- BP Dk. Green PMS 355C
2.	Silk Screen- BP Lt. Green PMS 368C
3.	Silk Screen- BP Yellow PMS 109C
COLOR SCHEDULE	
A.	SILK SCREEN

These drawings are not for construction. The information contained herein is intended to express design intent only.

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project information

client: BP
address: Altoona, PA

store #:
m number: 54213
date: 07.10.15
rendered: JC
file name: BPL 54213_15
category:

revisions

- 06.23.16 (RD): Add Led Details
-
-
-
-

sign code:

These drawings are not for construction. The information contained herein is intended to express design intent only.

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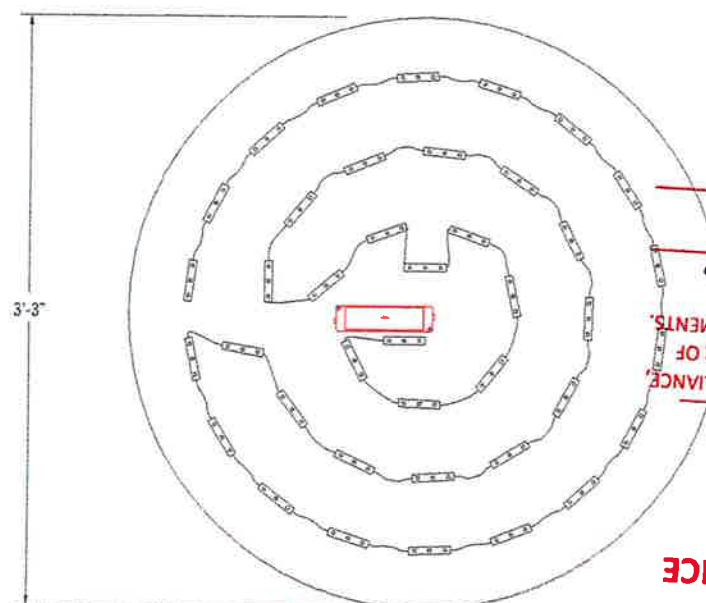
RECEIVED
AUG 04 2020
VILLAGE OF GLEN ELLYN

CALL 630 547 1250
FINAL INSPECTION REQUIRED FOR ALL PROJECTS

THIS REVIEW AND THE SIGNATURES, IF NOT IN CODE COMPLIANCE, SHALL NOT RELIEVE THE OWNER, ARCHITECT, OR CONTRACTOR OF THE RESPONSIBILITY TO MEET ALL APPLICABLE CODE REQUIREMENTS.
Date: 8-21-20 By: [Signature]
Permit No. 20201670

AS NOTED
APPROVED
FOUNDATION ONLY

REVISED FOR CODE COMPLIANCE



LED DETAILS

SCALE: 1 1/2" = 1'-0"

MEANWELL POWER SUPPLY BREAK DOWN & RISHANG LED QUANTITIES								
POWER SUPPLY			LED MODULES			QUANTITY LED MODULES PER OUTPUT	SERVICE DRAW (AMPS)	CIRCUITS
WATTS	PART #	POWER SUPPLY #	LETTERS	QUANTITY	COLOR	PART #		
60		#1	HELIOS	40	WHITE		1.2	(1) 120 VAC 20 AMP SERVICE



**(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND
APPROVAL OF SIGN VARIATIONS AT 339 ROOSEVELT ROAD (BP TRIO)**

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

1. The requested variation(s) comply with the Statement of Purpose in Section 4-5-2 of the Sign Code because the requested signage clearly and efficiently identifies the brand of gas offered at the site and does not obstruct vision or access to the site.
2. Evidence provided of practical difficulties or hardships in complying with the Sign Code that is based on unique circumstances due to an unusual physical limitation, such as an irregular lot shape, substantial lot depth, unusual geographic location, exceptional topographic feature, or other condition, that is peculiar to the subject property or establishment, and conditions upon which the request is based that are not generally applicable to other property within the same zoning district includes the signage and lighting being in place for almost a year due to an error in its original review.
3. The variation(s), if granted, would have no adverse impact on property values in the surrounding area or be injurious to other property or improvements in the neighborhood in which the property is located because this is an existing business and these signs have been in place for over a year, and the canopy remains the same size and color as prior to the remodel.
4. The variation(s), if granted, would have no adverse impact on the existing or desired character of the surrounding area because it will help promotion of quality retail, convenience, and auto-oriented commercial uses on Roosevelt Road. The Comprehensive Plan and the Downtown Strategic Plan suggest that Roosevelt Road should continue to be improved since it carries large numbers of motorists on a daily basis and is perhaps the most highly visible part of the Village.
5. The variation(s), if granted, would not endanger the public health, safety or welfare because the proposed signs should have little to no impact on the public facilities and services currently serving the site as they are not a traffic hazard and do not obstruct vision of the public. Additionally, the signage was inspected after sign permits were previously issued and passed the inspection.
6. The purpose of the variation(s) is not based exclusively upon a desire to make more money out of the property because the signage and lighting does not provide any monetary value and is only in keeping with BP's requisite image standards.
7. 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 sign and LED lighting was installed as a part of a remodel of the site and the permit was issued in error by the Village.
8. The requested variation(s) is/are the minimum variation(s) necessary because the requested variation does not exceed the work granted with the original sign permit and no additional changes will be made at this time.

9. 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 is it located because the cost of the materials and installation was originally accounted for but the cost for removal and disposal of materials was not calculated and would cause further expense to the petitioner.

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF SIGN VARIATIONS AT
339 ROOSEVELT ROAD (BP TRIO)**

After conducting a public hearing and deliberating on the request of the petitioner, Brian D. Wente of Graham Enterprise, Inc., for approval of Sign Variations to allow horizontal LED tube lighting on all four sides of the canopy structure, vertical LED tube lighting on the support posts of the canopy structure, and a third identity sign on the east side of the canopy at 339 Roosevelt Road (BP Trio) in the C3 Commercial District, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on April 14, 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 signage remain in substantial conformance with the plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees;

Motion by: _____ Seconded by: _____