AGENDA
Glen Ellyn Plan Commission
Thursday, April 28, 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.**

   - None

4. New Business.

   - Public Hearing - 526 and 528 Duane Street: Drip Yoga: Mary Beth Searls, of Drip Yoga, LLC, is petitioning the Village for a Special Use Permit to allow a yoga studio to be located in the C5A Zoning District.
   - Public Hearing - Electric Vehicle Charging Station Text Amendment: Proposed Amendments to the Glen Ellyn Zoning Code and Sign Code.

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
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) 547-5249.

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 4/28/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Taylor Gendel

AGENDA ITEM (ID # 2022-2169)

DOC ID: 2022-2169

Public Hearing - 526 and 528 Duane Street - Drip Yoga: Mary Beth Searls, of Drip Yoga, LLC, is petitioning the Village for a Special Use Permit to allow a yoga studio to be located in the C5A Zoning District.

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 526 and 528 Duane St
3. 2. Zoning Map
4. 3. Plat of Survey
5. 4. Excerpt from the 2001 Comprehensive Plan
6. 5. Page 30 of the 2022 Draft Comprehensive Plan
7. 6. Excerpt from the Downtown Strategic Plan
8. 7. Petitioner's Application Packet Submitted April 12, 2022
9. 8. Narrative Statement
10. 9. Floor Plans
11. 10. Section 10_10_14 of the Zoning Code
12. 11. Draft Findings of Fact
13. 12. Draft Motion to Approve

STAFF REPORT

TO: Glen Ellyn Plan Commission

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

DATE: April 20, 2022

FOR: April 28, 2022 Plan Commission Meeting

SUBJECT: Public Hearing - 526 and 528 Duane Street – Special Use Permit request for a yoga studio to be located on the subject property in the C5A Zoning District

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PETITIONER: The petitioner is Mary Beth Searls of Drip Yoga, LLC.

REQUEST: The petitioner is requesting a Special Use Permit to allow a yoga studio to be located on the property known as 526 and 528 Duane Street in the C5A Zoning District.

LOCATION/ ZONING: The subject property is located on the north side of Duane Street, east of North Main Street and south of the Prairie Path in the C5A Central Retail Core. The surrounding land uses are as follows:

	Land Use	Zoning
North:	Transportation	CR Conservation/Recreation District
South:	Commercial/Mixed Use	C5B Central Business District
West:	Commercial/Mixed Use	C5A Central Business District
East:	Commercial/Mixed Use	C5A & C5B Central Business District

COMP PLANS: The 2001 Comprehensive Plan recommends the site have a pedestrian oriented use. This location is listed as an opportunity site in the Downtown improvement guidelines section of the Comprehensive Plan. It states that this site "would be an ideal location for a new retail and pedestrian-oriented service development, perhaps with residential units or offices on the second floor. In general, retail and pedestrian-oriented service uses should be located along the Duane Street frontage, with parking to the rear and at the east end of the block." These and additional recommendations relating to the site can be found on pages 48 and 52 of the 2001 Comprehensive Plan (attached).

The 2022 Draft Comprehensive Plan highlights this property as a part of a potential redevelopment site. As a commercial building in the National

Register District, the Plan states that this building "should either be improved and maintained or redeveloped with a commercial or mixed-use building" (pg. 30, attached).

DOWNTOWN STRATEGIC PLAN:

The Downtown Strategic Plan indicates that downtown establishments are becoming more service-oriented, and a strategy listed includes increasing Downtown service space. It says that "infusing additional…service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well."

BACKGROUND:

The petitioner is requesting a Special Use Permit to allow a yoga studio to be located at 526 and 528 Duane Street in the C5A District. Ms. Searls currently has a lease signed for 526 Duane (that is contingent on approval of a Special Use Permit) and with that lease will have the first right of refusal to the neighboring space at 528 Duane. Should the current tenant vacate 528 Duane when their lease ends in August of 2023, the petitioner would like the opportunity to expand her business into the adjacent unit as well. She notes that the square footage of 526 Duane is under 800 square feet, and it would be a challenge to bring her full vision of the business to life. By seeking a Special Use Permit for both units, the petitioner states that Drip's retail department can have a substantial footprint.

526 Duane Street was previously occupied by Cosmos Beauty Bar, a service-based nail salon that offered cocktails, and has been vacant for at least six months. 528 Duane Street is currently occupied by The Gallery, a retail clothing store specializing in streetwear clothing and sneakers. They offer consignment services as well.

PROJECT SUMMARY:

According to the petitioner's application, Drip Yoga will offer a variety of heated yoga classes from the beginner to advanced level. Drip will not be a members-only studio, it will be open to the public. The studio will be open seven days a week with varied hours for classes and retail, expecting peak hours from 6:00am-10:30am and 4:30pm-7:30pm. The petitioner plans to have 1 to 2 staff members on site at any given time to teach classes and work the front desk. To start there will be 15 part time employees. Class sizes will accommodate 15 people including the instructor and will increase to a maximum of 30 people once operating out of an expanded space. The retail portion of the business will be open from 10:30am – 5:00pm Monday through Friday and 9:00am – 12:00pm on Saturday and Sunday.

According to the Zoning Code, for the purpose of minimizing disruptive

curb cuts and driveways, and to encourage the consolidation of parking spaces in appropriate locations, accessory off street parking is not required within the C5A core retail area. The property does have a few parking spots available in the rear, but the petitioner's application states that customers will be encouraged to utilize the Civic Center parking garage in order to limit traffic.

The petitioner plans to focus on offering fitness classes to the community but notes that retail will be an important part of Drip Yoga's revenue and identity. Drip plans to not only sell items that pertain to yoga but to have a well curated retail department that will offer goods compatible with yoga as well, including apparel, equipment, and decorative items (coffee table books, candles, etc.). As noted on the floor plan, retail will be located at the front of the store, so that it can be easily seen by pedestrians.

The petitioner has included statistics in her application pertaining to the yoga industry, and notes that as a member of the yoga community she knows that Glen Ellyn residents are leaving town to attend and teach fitness classes and buy apparel in neighboring municipalities. If granted a Special Use Permit, the petitioner plans to partner with neighboring businesses and host community classes to bring residents together.

According to the Zoning Code, the C5 historic business district is comprised of two separate and distinct subdistricts including the C5A Central Retail Core and the C5B Central Service Subdistrict. A principal purpose of this district is to maintain and protect the primary retail core of the "downtown", generally bounded by Pennsylvania, Forest, Hillside and Glenwood. The zoning code states that this compact area should be intensely developed and oriented to pedestrian shopping.

On the north side of Duane Street, east of Main Street and west of the proposed yoga studio there is Einstein Bros. Bagels and Alla Moda Boutique. To the east of the proposed yoga studio on the same block there is The Prince's Table, New Courier Travel, an engineering office, Fuschia boutique, Vanilla Sugar Bakery, a dentist's office, and Marinella Italian Restaurant. The Studio would be directly across Duane Street from the Civic Center. The petitioner has indicated that the use is compatible with the district and will offer residents a new place to shop, workout, and build community.

At this time, the Village Code does not permit service uses in the C5A Central Retail Core Subdistrict by-right and therefore the petitioner is requesting approval of the Special Use Permit that would be required to locate and operate the business at this location.

PLAN COMMISSION ACTION:

The Plan Commission is requested to conduct a public hearing on the request for a Special Use Permit for Drip Yoga to locate and operate a yoga

studio in the C5A retail core and make a recommendation to approve, approve with conditions, or deny the request. Staff has attached Section 10-10-14 of the Zoning Code for the Commission's use in determining if the criteria for granting a Special Use Permit are met. Staff has prepared draft findings of fact for a recommendation of approval of the Special Use (attached). Plan Commissioners should feel free to modify the findings based upon information provided at the public hearing. If Commission members wish to recommend denial of the request and would like staff to prepare a motion to deny, please contact staff in advance of the meeting. A draft motion to approve has been attached for the Plan Commission's review and use.

ATTACHMENTS:

1. Aerial Photo of the Site
2. Zoning Map
3. Plat of Survey
4. Excerpt from the 2001 Comprehensive Plan
5. Page 30 of the 2022 Draft Comprehensive Plan
6. Excerpt from the Downtown Strategic Plan
7. Petitioner's Application Packet Submitted April 12, 2022
8. Petitioner's Narrative Statement
9. Floor Plans
10. Section 10-10-14 of the Zoning Code
11. Draft Findings of Fact
12. Draft Motion to Approve

CC: Mary Beth Searls, Petitioner, Drip Yoga, LLC.

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GISConsortium | Aerial Map 526 & 528 Duane St

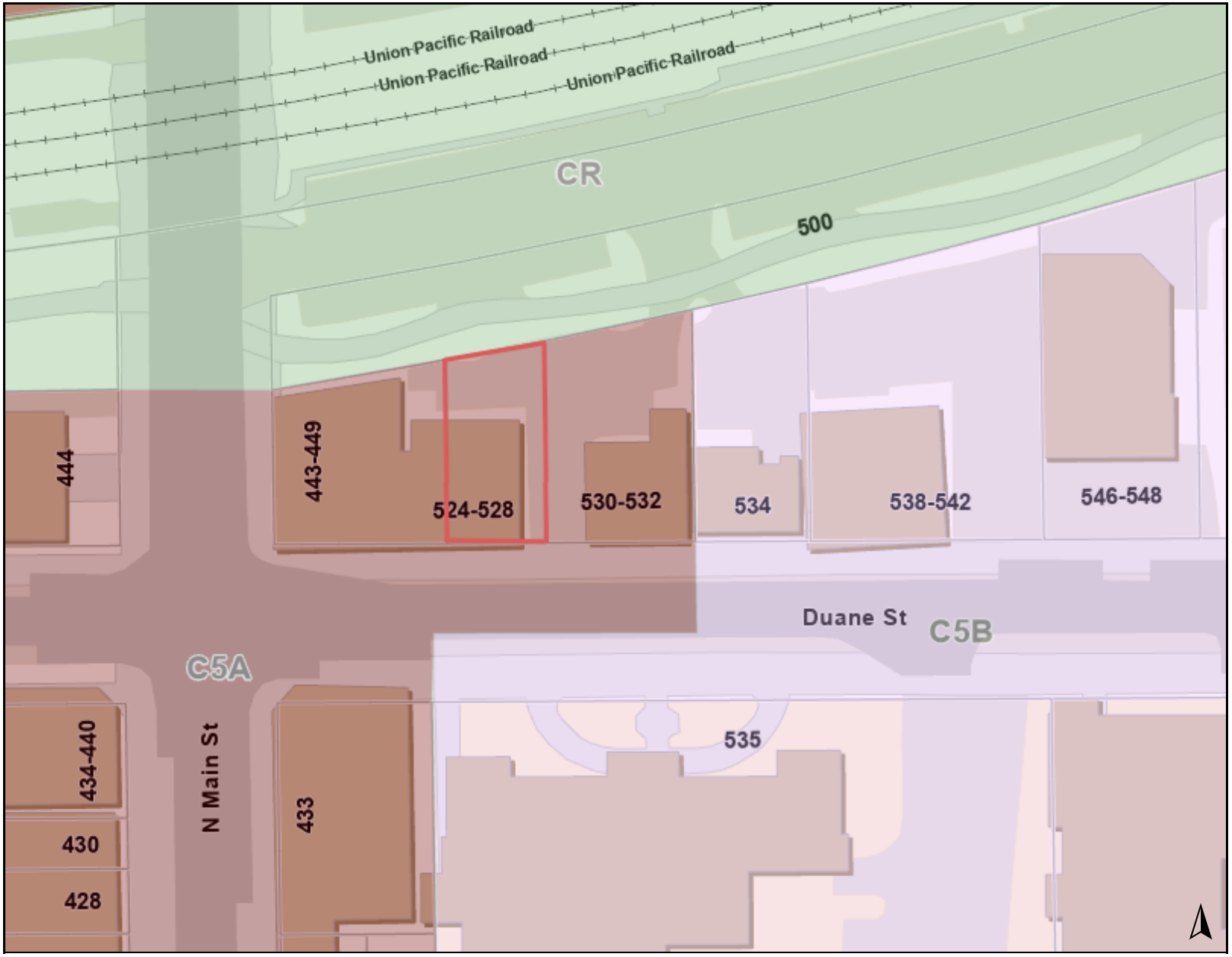
0 50 100 ft

Print Date: 4/13/2022

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.

GISConsortium | Zoning Map 526 & 528 Duane St



Legend

Zoning and Development

Zoning

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

0 100 200 ft

Print Date: 4/13/2022

Notes

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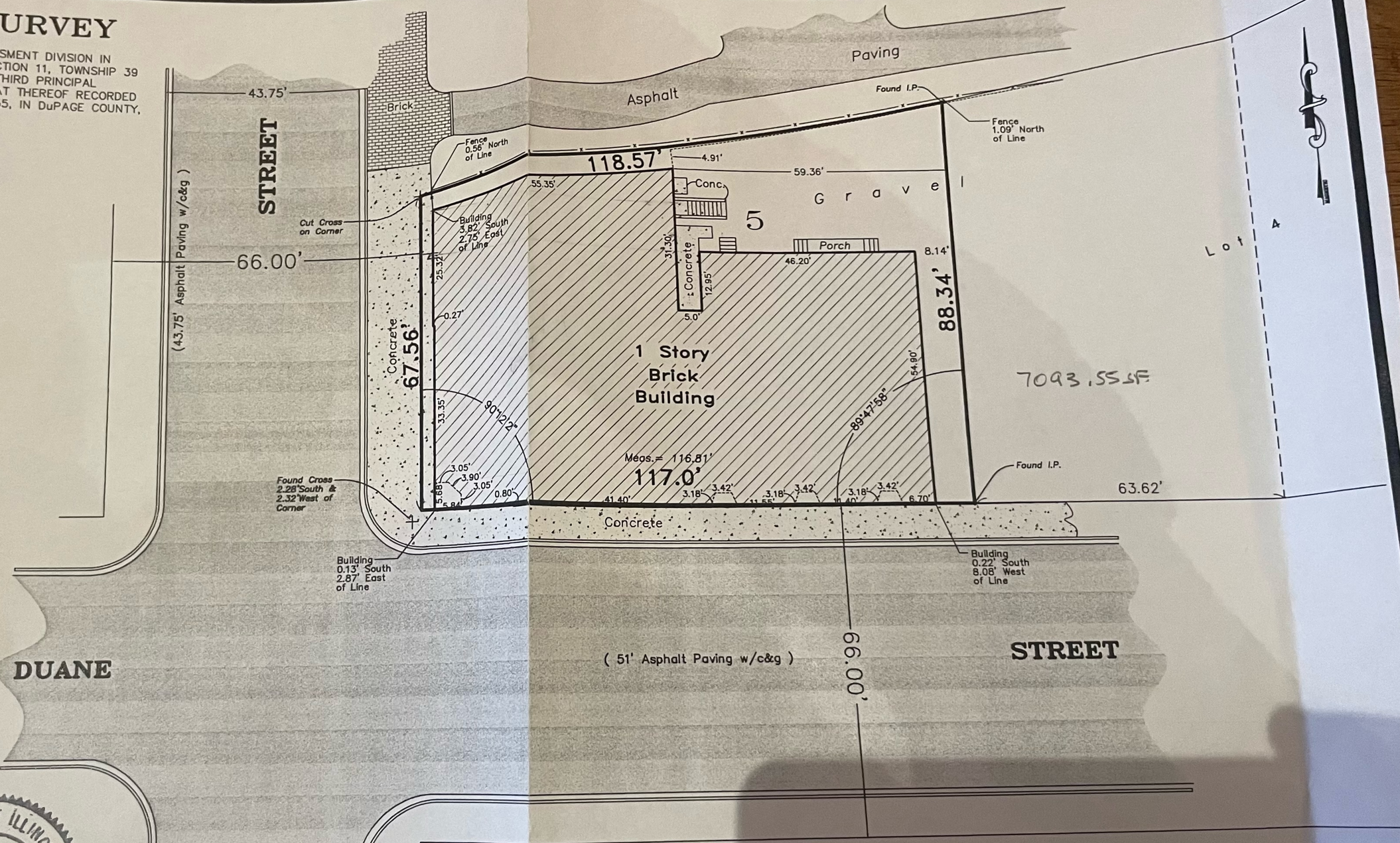
PLAT OF SURVEY

LOT 5 IN COUNTY CLERK'S ASSESSMENT DIVISION IN THE SOUTHWEST QUARTER OF SECTION 11, TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 3, 1906 AS DOCUMENT 88055, IN DuPAGE COUNTY, ILLINOIS.



Symbols Legend

- Sanitary Sewer Manhole
- Storm Sewer Manhole
- Catch Basin
- Curb Inlet
- Fire Hydrant
- Water Valve In Vault
- Water Valve
- B-Box
- Sign
- Street Sign
- Gas Valve
- Landscape Light / Post
- Light Pole
- Electric Transformer
- Utility Pedestal
- Telephone Manhole
- Electric Handhole
- Traffic Signal Pole
- Pole Anchor
- Utility Pole w/ Overhead Wire Direction
- —S— S—Storm Sewer
- —S— S—Sanitary Sewer
- —W— W—Watermain
- —G— G—Gasmain
- —E— E—Underground Electric Line
- —T— T—Underground Telephone Line
- —TV— TV—Underground Cable Television
- —FO— FO—Underground Fiber Optic Line
- —FM— FM—Force Main Sewer

STATE OF ILLINOIS
MICHAEL L. KRISCH
CERTIFICATE No. 2501
Registered Land Surveyor

STATE OF ILLINOIS)
COUNTY OF DuPAGE) S.S.

THIS PROFESSIONAL SERVICE CONFORMS TO CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY THAT I, MICHAEL L. KRISCH, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HAVE HAD SURVEYED UNDER MY SUPERVISION THE PROPERTY DESCRIBED IN THE ABOVE CAPTION AS SHOWN BY THE ANNEXED PLAT WHICH IS A REPRESENTATION OF SAID SURVEY.

GIVEN UNDER MY HAND AND SEAL AT LOMBARD, ILLINOIS, THIS 5th DAY OF JANUARY A.D. 2006.

ILLINOIS PROFESSIONAL LAND SURVEYOR
NO.35-2501 LICENSE EXPIRES 11/30/2006

REFER TO DEED OR GUARANTEE POLICY FOR BUILDING LINE RESTRICTIONS AND EASEMENTS NOT SHOWN ON PLAT OF SURVEY. COMPARE DESCRIPTION AND POINTS BEFORE BUILDING AND REPORT ANY APPARENT DIFFERENCE TO THE SURVEYOR AT ONCE. THIS SURVEY AND PLAT OF SURVEY ARE VOID WITHOUT OUR EMBOSSED SURVEYOR SEAL HEREON. NO DIMENSIONS ARE TO BE ASSUMED BY SCALING.

Prepared For: John Vlahos

No.	Date	Revision Description	By:

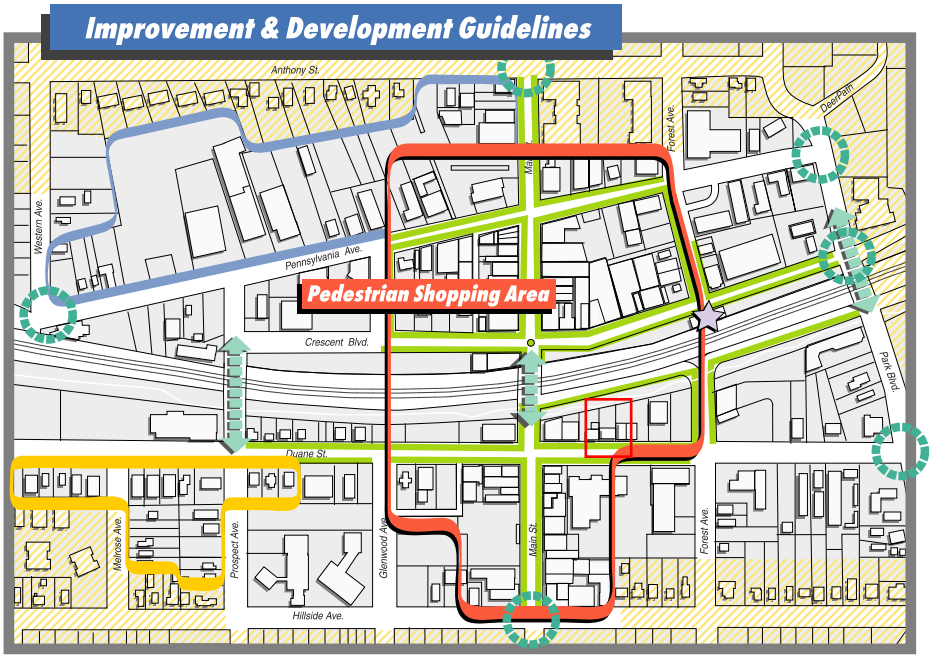
GLEN D. KRISCH LAND SURVEYOR,
PROFESSIONAL DESIGN FIRM LICENSE No. 184-004233
1716 South Finley Road • Lombard, IL 60148 • Phone: 630.627. Fax: 630.627.

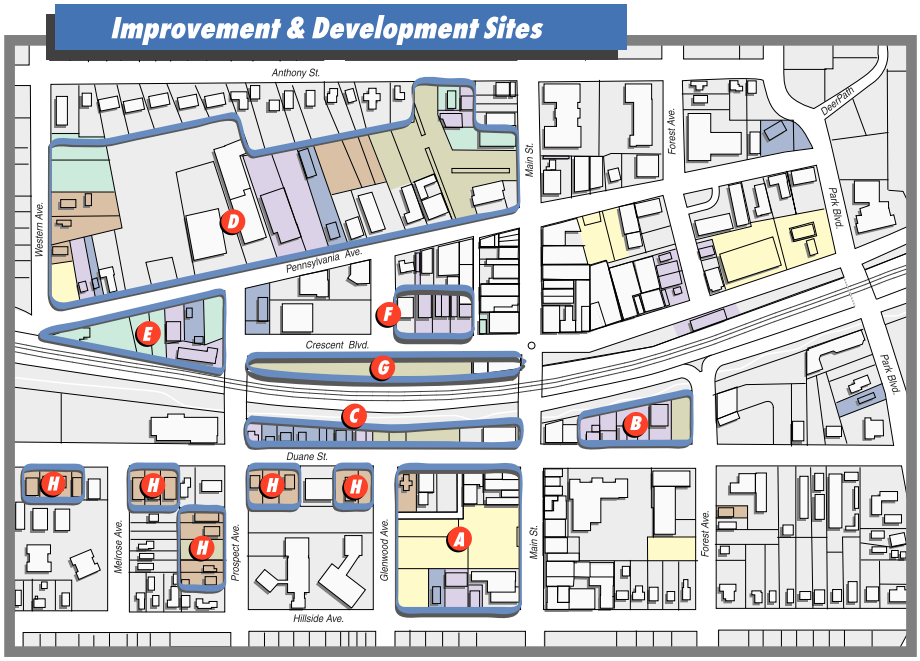
SURVEYING - CONSULTING - CONSTRUCTION LA

Scale: 1"=20' | Drawn: MLO | Chk'd: MLK | GDK File: | CAD File: 0605

Figure 13

Downtown: Improvement Guidelines





Improvement Guidelines:

- Continue to improve and enhance the heart of Downtown as a pedestrian-oriented shopping and business area.
- Reorganize and redevelop the northwest quadrant of Downtown as an attractive and convenient office and service area.
- Continue streetscape and other design enhancements, particularly along the east-west streets within Downtown.
- Provide "gateway" design features that denote entry into the Downtown and delineate its boundaries.
- Work with Metra to replace the existing commuter station with a new Downtown facility.
- Improve pedestrian connections between the north and south sides of Downtown.
- Promote replacement of older structures with high-quality townhomes and similar multi-family developments.
- Maintain, preserve and protect surrounding neighborhoods.

(See text for additional improvement and development guidelines)

Improvement & Development Sites:

- Projects either underway or being discussed (see accompanying text).
- Vacant buildings and land parcels should be reused or redeveloped.
- Marginal and underutilized properties should be reused and upgraded or replaced with new development.
- Residential properties that may be subject to redevelopment.
- Surface parking lots along the frontage of primary shopping streets should be considered for new development.
- Sound and viable businesses that would benefit from building or site improvements.
- B Clusters of properties that may represent special opportunities for improvement or development (see text).

OPPORTUNITY SITES:

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

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

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

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

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

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

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

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

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

  Site B would be an ideal location for a new retail and pedestrian-oriented service development, perhaps with residential units or offices on the second floor. As much of this block as possible could be combined to accommodate new development, except for the corner buildings at Main Street, which have historic interest. Several of the existing uses could become tenants in the new facility.

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

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

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

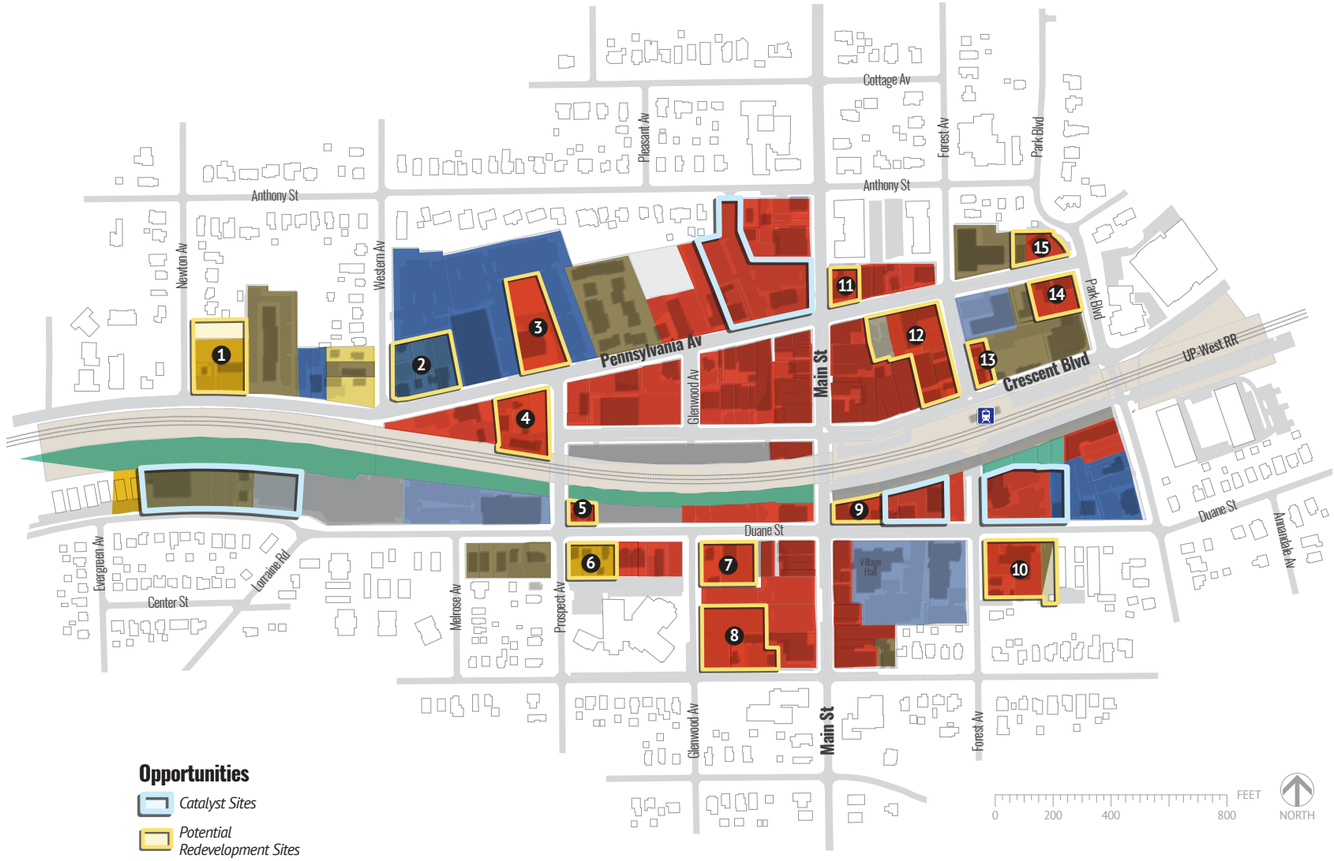
  The limited depth of lots along Duane Street will be a major constraint to redevelopment. Therefore, as many properties as possible might be combined to help create a more useable site for new development.

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

Potential Redevelopment Sites

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

1. **Commercial and office uses, vacant land.** This property in whole or in part would be appropriate for single-family attached development. As an alternative, the northerly two lots could be developed with single family attached units and the frontage along Pennsylvania Avenue could be redeveloped with commercial uses.
2. **Office uses and detached single-family homes.** This area should be redeveloped in whole or in part to include commercial and office development. Some of the office buildings are in good condition and could remain. Medical and dental offices could be encouraged due to proximity to DuPage Medical Group's office building.
3. **AT&T office/facility.** If this site becomes available it should be redeveloped into an office or commercial building.
4. **A small commercial building, a historic single-family residence that has been converted into a business, a dental office, and a small park.** As many parcels as possible should be combined to create a new development on this site. Commercial and service uses would be appropriate in this location to support downtown residents.
5. **Small commercial buildings.** This site, while small would be appropriate for a mixed use building with commercial on the first floor and residential units above. The site could also be redeveloped for a commercial or office use.
6. **Detached single-family structures.** These properties should be assembled and redeveloped as a small single-family attached development similar to the property directly east.
7. **A single-family home and an office building.** This site would be appropriate for a mixed use development including first floor commercial use with office or residential use on the upper levels.
8. **St. Petronille parking lot, and two office buildings.** This site could be appropriate for a mixed use or multi-family residential development with structured parking.
9. **Commercial buildings in the National Register District.** These buildings should either be improved and maintained or redeveloped with a commercial or mixed-use building.
10. **Funeral home with large surface parking lot, detached single-family home and an office use.** The site could be combined with the multi-family residential housing to the east to create a multi-family residential development or a mixed use building.
11. **Glen Ellyn Post Office and small commercial building.** The Post office and the small commercial site to the north should be redeveloped into a commercial building.
12. **Village Parking Lot, and various office and commercial uses.** This site could accommodate a mixed use development or could be an appropriate location for a structured parking garage on the north side of the tracks
13. **Small commercial buildings.** Commercial redevelopment is appropriate for this site.
14. **Multi-tenant buildings containing office and service uses.** This site would be appropriate for a commercial or mixed use redevelopment.
15. **Automotive and office uses.** This site would be appropriate for a commercial or mixed use redevelopment.



DRAFT
FOR PUBLIC HEARING

side of Wheaton. Some existing restaurateurs and specialty merchants attract customers beyond Glen Ellyn including Wheaton, Lombard, Oak Brook, and Downtown Chicago.

The primary market area for Downtown retail uses is estimated to extend two to three miles from the Downtown, generally bound by North Avenue to the north, Butterfield Road to the south, Naperville Road/Main Street – Wheaton to the west, and I-355 to the east.

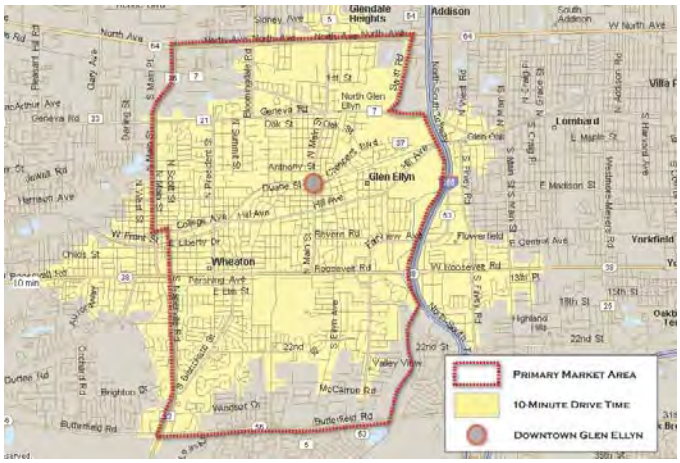


Figure 21: Primary Market Area
Source: Gruen Gruen + Associates

Youths, seniors, and stay-at-home-moms are primary consumers in the Downtown. Requests made for goods and services during the planning process included shops with basic necessities at affordable prices (including children's clothing), men's stores, and after school activities and events for children (especially when they have half-days off).

Trends and Issues

In 2008, the largest global, national, and local economic downturn occurred since the Great Depression (which commenced in 1929). Although one could argue that the decline of Downtown Glen Ellyn began back in the mid-1960s, a noticeable change began in 2005. The Downtown retail vacancy rate increased from 2-3% in 2002-05 to 15% by the end of 2008, and the Downtown's share of Village-wide sales dropped from 21% in 2004 to 19% in 2005.

Downtown Glen Ellyn's successes and struggles are consistent with the current national trends:

- Downtown establishments are becoming more service-oriented.
- Transit ridership is on the rise.[1] Metra ridership increased five percent (5%) in the first half of 2008, compared with the same period in 2007. Eight of Metra's "Top 10" ridership months have occurred since July 2007. Metra's weekend ticket sales were up 20% in the first half of 2008.

In addition to reflecting on national trends, there are some notable characteristics for the primary market area of Downtown Glen Ellyn:

- The estimated retail supply in the Downtown's primary market area is double the estimated retail demand.
- The Downtown does not provide significant advantages for major office space users.
- There are not enough potential consumers living in the Downtown.

[1] "Record ridership strains CTA, Metra, Pace – and it's likely to get worse. Lack of capital improvement catches up to transit agencies." Chicago Tribune, September 2, 2008.

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

Strategies and Measures

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

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

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

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

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

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

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

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

addition, professional office-based businesses can partner with each other and creative businesses can provide goods and services to Downtown merchants.

Measure: Provide a net increase in office tenant space in the Downtown, and ensure that it is flexible to allow firms the opportunity to grow in place.

5. Amenities such as a large Downtown open space, the Illinois Prairie Path, sidewalk cafes, and public art, provide active and passive recreation opportunities and create a unique ambiance in the Downtown for citizens and visitors alike.

   Measure: Reconstruct Main Street and Crescent Boulevard to accommodate the creation of the "Downtown Greenway" open space, the construction of wider sidewalks, and the installation of public art and bicycle racks.

6. Permanent Downtown venues for the performing arts need to be constructed to maximize setup convenience and minimize temporary stage and tent rental costs. Expand the number of Downtown cultural events and activities by building upon popular events such as the Jazz Fest, holiday parades, and scavenger hunts, and renew events such as the Taste of Glen Ellyn by incorporating Glen Ellyn restaurants and College of DuPage Foodservice Administration students into the program of featured vendors.

   Measure: Construct a small amphitheater that protects the stage from the weather and minimizes the impacts of train noise in the performance area.

7. The Zoning Code needs to be updated to reflect the recommendations in the Market Analysis and minimize the perceived burden of government-imposed obstacles in the Downtown business and development review process. The Village's existing Zoning Code requires a special use permit for non-retail uses in the Downtown. Amending the Zoning Code to permit entertainment and cultural uses by right in the Downtown, and amending zoning district boundaries, will reduce the time it takes for businesses to be opened. In addition, the Village should look for opportunities to expand its authority to grant administrative approvals.

   Measure: Update the Zoning Code, consider writing form-based regulations for the Downtown prior to the development of new mixed-use buildings, and utilize an Executive Director of a new permanent Downtown organization to work as an ombudsman for business owners and developers.

8. The existing one-way traffic loop around the block located at the northeast corner of Main Street and Crescent Boulevard makes access in and through Downtown inconvenient and confusing, and the large number of trains passing through the Downtown can create backups and be frustrating for motorists. In addition, the Downtown is located one mile north of Roosevelt Road and one mile south of Geneva/St. Charles Roads. Opportunities to improve the traffic flow include converting one-way streets to two-way streets, installing clear wayfinding signage, constructing consistent streetscape features from Roosevelt Road to Geneva/St. Charles Roads, and constructing gateways at key intersections.

   Measure: Consider converting the Downtown's primary one-way streets to two-way streets; design and install attractive, easy-to-understand, and memorable gateways and wayfinding signage; and design and install streetscaping along the two-mile Main Street corridor. In addition, consider converting the Downtown's one-way neighborhood streets, such as Forest Avenue, Hillside Avenue, and Anthony Street, to two-way streets, and hire a consultant to evaluate the possibility of constructing a vehicular overpass or underpass in the vicinity of the Downtown.

9. Although the current overall parking supply is generally sufficient for the Downtown, too few spaces are available for Downtown public parking, and the public parking supply that is available is generally inconveniently-located to the Downtown core, and in some cases, requires a fee to park. In addition, the

Maintain and Build New Downtown Mixed-Use Buildings

Increase the overall density and activity in the Downtown. Retail and restaurant uses should be reserved for first floor space throughout the core of the Downtown, and be contained in mixed-use buildings with residential uses above. The additional residential density will increase the consumer population of the Downtown to fuel the economic engine to support the existing and future retail. Mixed-use redevelopment is a key means for accomplishing this objective. Ensure that any new developments in the core shopping district accommodate residential dwelling units (preferred) or office above first floor retail; that any new developments in the periphery of the core shopping district accommodate residential dwelling units above first floor office; that existing buildings are remodeled and/or renovated; that new infill development and renovations are historically-sensitive; that new commercial space is designed to meet the needs of modern retailers; and that there is a no net loss of retail space in the Downtown.

Increase Downtown Office and Service Space

Infusing additional professional and medical offices and service businesses into the Downtown would increase employment and thus the demand for retail and other services. Businesses and offices are typically daytime consumers; however, they can spill over into evening and weekend consumption as well. The location of these businesses must be strategically positioned so as not to interrupt critical retail street corridors. An appropriate location is above or below first floor retail in a mixed-use setting or a site that is on the periphery of the Downtown core.

Increase the Number of Downtown Residential Units

Provide additional dwelling units for different types of households – especially empty-nesters (couples who no longer need a big house but want to remain in Glen Ellyn) and young professionals (individuals and couples who want to live in Glen Ellyn but don't need or want a house at this stage in their lives). There is a demand for Downtown residential living for people who want to enjoy the benefits of the Downtown including its charm, convenience, and the cluster of services available within a comfortable walk from home. In addition, allow the construction of accessory dwelling units[1] on single family properties in and near the Downtown study area. These units can be located above detached garages, or as an addition to – or a remodel of – the single family home.

Civic and Institutional

Preserve and enhance the visibility of the elegant Downtown civic and institutional buildings. New civic and institutional uses should also be considered and be accompanied with the strictest standards of architectural excellence.

Circulation and Access

Maintain and Improve Infrastructure

Corridors

Install streetscape improvements that will make the Downtown a vibrant experience, and build upon the existing features to make the Downtown a destination. Improve the safety of dangerous intersections. Create plaza streets[2] in the Downtown core. Choose a bike rack design that coordinates with the street furniture design for the Downtown, and install them along Main Street and at the Glen Ellyn Train Station

[1] Accessory Dwelling Unit (ADU). A small efficiency apartment that typically includes a kitchenette, a bathroom, a combination living/dining/sleeping space, and is approximately 650 square feet in size. It is usually located above a two-car detached garage; however, it could be a part of the single family home – such as in an attic or a basement – as long as the proper building codes are adhered to.

[2] "Plaza Streets" are public streets that have special, decorative pavement, and have the potential to be closed for pedestrian-only use on special occasions.

VILLAGE OF GLEN ELLYN

Special Use Permit
Application Packet

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

SPECIAL USE PERMIT PROCEDURE
OUTLINE

1. Pre-application meeting with Community Development Department;
2. Preparation of application packet;
3. Review of packet by Community Development Department staff (recommended);
4. Formal application (submission of packets and fee);
5. Notice in newspaper, notice by letter to surrounding property owners, sign on site;
6. Review by Plan Commission at a public hearing;
7. Preparation of public hearing transcripts or minutes;
8. Review by Village Board at workshop;
9. Action by Village Board at meeting;
10. Adoption of ordinance.

SPECIAL USE PERMIT
PROCEDURE

1. **Pre-Application Meeting:** The petitioner should meet with the Village Planner or Director of Community Development for a pre-application meeting to informally discuss the proposed Special Use prior to filling out a formal application. At the pre-application meeting, the petitioner should provide general information that describes or outlines the existing conditions of the site and the proposed Special Use. A request to informally discuss the proposed Special Use with the Plan Commission may be made at this time. The Community Development Department staff will also review the types of required submittals (see item #2), the number of copies required and the approximate length of review time required by the Village.

   The petitioner is encouraged to become familiar with the appropriate provisions of the Zoning Code.

2. **Required Submittals:** The petitioner shall prepare the following items for submittal to Village staff:

   a. Application: Completed application for Special Use Permit (form attached and associated fee);

   b. Reimbursement of Fees Agreement: Signed agreement consenting to reimburse the Village for out of pocket expenses incurred in processing the application.

   c. Plat of Survey: A current Plat of Survey of the property, prepared by a land surveyor registered with the State of Illinois, with contour lines depicting the existing grade and a statement that the property is or is not in the floodplain;

   d. Site Plan: A plan or plat drawn to scale, including a north arrow, address of the site, name of the preparer and date, showing:

      1. Lot line dimensions and lot area;
      2. Existing or proposed grades with contour intervals not in excess of two feet;
      3. Location of any existing and proposed structures on the lot;
      4. Street locations, right-of-way widths and pavement widths;
      5. Location, width and materials of sidewalks, curb cuts and driveways;
      6. Location and size of any sanitary sewer and water lines or septic systems and wells, location of storm sewers;
      7. Location and width of easements;
      8. Location of parking areas, type of surface, dimension of parking spaces and drive aisles;
      9. Location of loading areas, types of surface, dimensions, striping and signing, type of screening;
      10. On-site traffic access and circulation delineated by directional arrows and signs;
      11. Open spaces;
      12. Location of existing and proposed signs;
      13. Location, height and type of existing and proposed lighting;
      14. Location, size and species of existing and proposed landscaping;

15. Zoning of subject property and adjacent properties;
16. Other data that may be necessary for the review of the application, as determined by the Community Development staff;

d. Proof of Ownership: A copy of a Guarantee Title Policy or other proof of ownership as approved by the Community Development Department staff;

e. Disclosure of Interest: If the subject property is held in a trust, a complete disclosure of interest of the ownership, including the names of trustees and beneficial owners, shall be provided. If the subject property is owned by a corporation, a disclosure of the shareholders, including the names of the officers and directors, should be provided (form attached);

f. Affidavit of Authorization: A document signed by the owner of the subject property which authorizes the petitioner to represent them for the Special Use request shall be provided (form attached);

g. Narrative Statement: A description of the existing and proposed use(s) of all structures and land. The statement should evaluate the economic effects of the proposed Special Use and the impacts of such elements as noise, glare, odor, fumes, and vibration on adjoining property. The statement should discuss the general compatibility with existing and proposed uses in the general vicinity and with the recommendations of the Comprehensive Plan; and

h. Land Use Opinion: A Land Use Opinion from the Kane DuPage Soil and Water Conservation District Board, if required.

i. Affidavit Affirming No Conflict of Interest

NOTE: Waiver of the required documentary evidence can be granted by the Director of Community Development provided staff determines that the information is insignificant or unnecessary.

NOTE: If the plans accompanying the Special Use application are required to be recorded with the DuPage County Recorder of Deeds, the petitioner should have the surveyor sign a Letter of Authorization (form attached) which designates a representative from the Village of Glen Ellyn as the agent to record the plan.

NOTE: The petitioner should be aware that the requirements outlined herein are the minimum requirements for processing an application for Special Use and that, from time to time, the Plan Commission may require such other information that it deems necessary to determine if the proposed Special Use meets the intent and requirements of the Zoning Code.

3. **Preliminary Staff Review:** When the petitioner has plans in substantially completed form, it is recommended that a draft copy of all application documents shall be submitted for preliminary review by the Community Development staff. Staff will review the project for compliance with all applicable Village ordinances and will raise any concerns or issues with the proposal. Following review by staff, the petitioner may wish to modify the proposal to respond to staff comments.

4. **Escrow Account for Consultants:** The Village utilizes consultants for engineering, legal and Plan Commission secretarial services. Prior to involving these individuals in the review of a proposed Special Use Permit, the Village requires a petitioner to establish an escrow account to pay the Village consultant costs. The minimum amount of an escrow account is five hundred dollars ($500). The Director of Community Development may set a higher minimum based on an evaluation of the size of the project and likely expenses associated with the review process. Once the escrow account is established, the Village involves its consultants in the review process as necessary. When invoices are received from the consultants, the Village draws on the account. The developer receives a monthly accounting of the invoices and is requested to replenish the escrow account back to the original amount, when the balance is less than five hundred dollars ($500). The escrow account is maintained throughout the review and building processes. Once the project is complete, any remaining funds in the escrow account are returned to the petitioner.

5. **Formal Application:**

   a. Special Use requests require an application fee. Staff will identify the amount of the fee, as determined by the Village Board, at the pre-application meeting. This fee is applied toward project review costs. The fee is payable when formal application is made for a Special Use Permit;

   b. Upon receipt of the required number of copies of all of the items enumerated above and the application fee, the Community Development staff shall set a date for a public hearing before the Plan Commission on the application for Special Use Permit. The application must be received a minimum of 21 days in advance of the proposed public hearing date;

   c. Not more than 30 days nor less than 15 days before the public hearing before the Plan Commission, the Community Development staff will place a legal notice in The Glen Ellyn News which will describe the petitioner's request, location of the subject property and the time, date, and location of the public hearing. The staff will also mail a notice of the Special Use request to property owners within 250 feet of the subject property and will cause a sign to be placed on the subject property not less than 15 days prior to the public hearing which announces that a public hearing regarding the subject property will be held. The sign shall remain until completion of the public hearing, after which it will be removed. Jurisdiction of the Plan Commission to hold the public hearing shall not be affected by the absence of a sign, if such absence is not the result of the petitioner; and

   d. The Director of Community Development, if he/she considers it necessary, may call upon any Village department or official for their review of the proposed Special Use prior to any public hearing. Such review shall be in writing and take no more than ten days.

6. **Staff Review:** The Village Planner or Director of Community Development will review the request for compliance with the provisions of the Comprehensive Plan, Zoning Code and other applicable codes. Staff will also visit the subject property. A staff report, which summarizes the request and presents staff concerns, will be prepared and

submitted to the Plan Commission. The petitioner will be provided a copy of the staff report and the agenda of the Plan Commission meeting.

7. **Public Hearing:**

a. The Community Development staff will submit the application, staff report and any other supporting documents to the Plan Commission to conduct the public hearing thereon. The Plan Commission meets on the second and fourth Thursday of each month, at 7:00 p.m. in the Glen Ellyn Civic Center, 535 Duane Street;

b. The petitioner or his/her representative must attend the public hearing. It is the responsibility of the petitioner to present an argument supporting the request for a Special Use Permit in a complete and logical manner and to have available all evidence necessary to support the request. It is advisable, but not required, for the petitioner to prepare color versions of the plans (site plan, landscaping, building drawings), mounted for presentation purposes;

c. The Plan Commission may make a decision at one meeting or choose to continue the public hearing to another date for a variety of reasons, including but not limited to: additional information is deemed necessary; Plan Commissioners desire an opportunity to visit the site or request staff to conduct further research; or insufficient time remains on the night of the public hearing to conclude the hearing. If the hearing is continued, no additional public notice is required to be published, however the sign remains on the subject property;

d. At the close of the public hearing, the Plan Commission will take a roll call vote on the requested Special Use. The Plan Commission may recommend approval, approval with conditions, or denial. In making its recommendation, the Plan Commission must find that the requested Special Use:

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

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

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

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

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

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

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

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

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

8. **Final Action:**

a. Within 90 days after the close of the public hearing, the Plan Commission will submit to the Village Board the minutes or transcripts which contain the Commission's recommendations to the Village Board and summarize what occurred at the public hearing, the exhibits presented and the citizens and witnesses heard;

NOTE: Before the Village Board takes final action and votes on the request, the petitioner must have the escrow account balance brought back to the original amount.

b. After receiving the minutes or transcripts and supporting documents, the Village Board will schedule the request on a Village Board agenda. The Village Board meets on the 2nd, 3rd, and 4th Monday of each month. The third Monday is a workshop, and the second and fourth Mondays are formal meetings. There is a pre-board meeting before the formal meeting on the 2nd Monday. At the workshop and pre-board meetings, the Village Board discusses and decides what action will be taken on the agenda items for the formal meeting. The petitioner will be informed by Community Development staff at which Village Board workshop or pre-board meeting and formal meeting they are scheduled to be heard. The petitioner or his/her representative must be in attendance at these meetings.

c. The meeting of the Village Board is not a public hearing. The Village Board may decide to approve, approve with conditions, or deny the requested Special Use. Any proposed Special Use that fails to receive the approval of the Plan Commission may be approved by a favorable vote of two-thirds of the Village Board. If a proposed Special Use receives the approval of the Plan Commission, a favorable vote of the majority of the members of the Village Board is sufficient to grant the Special Use. Conditions or restrictions may be required to reduce or minimize injurious effects of Special Uses on other property or to implement the general purpose and intent of the Zoning Code. Action on the requested Special Use will be by an ordinance which is adopted by the Village Board.

d. After the Village Board votes on the petition, Director of Community Development, Building and Zoning Official and Director of Public Works are informed of the action. If the decision is to approve the Special Use Permit, the petitioner may seek building permits after the ordinance has been approved and signed. A building permit must be applied for within 18 months from the date of the ordinance or the Special Use Permit will become null and void. The Community Development Department will compare plans submitted for permits to the plans that were approved by the Village Board and any conditions applied to the Special Use Permit.

Questions may be directed to the Village Planner at phone number 630-547-5250.

APPLICATION FOR SPECIAL USE PERMIT

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

Date Filed: 4/12/2022 Application No: _____

Name of Applicant: Mary Beth Searls dba Drip Yoga, LLC

Address of Applicant: 3S149 Arboretum Rd. Glen Ellyn, IL 60137

Business Phone: 815-531-2908 Fax: _____

Home Phone: _____ Mobile Phone: 815-531-2908

Email: marybeth@dripyogastudio.com

Property Interest of Applicant: 526 Duane St. Glen Ellyn, IL 60137 & 528 Duane St. Glen Ellyn, IL 60137

(Owner, Contract Purchaser, Owner Representative)

Name of Owner: Theresa Vlahos

Address of Owner: 1221 Maple Ave. Downers Grove, IL 60515

Business Phone: 630-670-8955 Fax: _____

Home Phone: _____ Mobile Phone: _____

Email: samjvlahos@gmail.com

Address: 526 Duane St. Glen Ellyn, IL 60137 & 528 Duane St. Glen Ellyn, IL 60137

Legal Description of Property: Lot 5 in county clerk's assessment division in the southwest quarter of section 11, township 39 north, range 10 east of the third principal meridian, according to the plat thereof recorded July 3, 1906 as document 88055, in DuPage county, Illinois.

Permanent Index No. (PIN): 05-11-321-001 Zoning: C5A

Lot Dimensions: 117.0 x 67.56 x 118.57 x 88.34 Lot Area: approx 7093.55 sf

Present Use: 526 Duane is currently unoccupied. It was previously Cosmos Beauty Bar which was a nail salon (service-based business). 528 Duane is currently a retail shop named The Gallery.

Requested Use/Construction: I am requesting a Special Use Permit to open a luxury boutique yoga studio. Construction for 526 Duane would start upon permit approval. In regard to 528 Duane, I have first right of refusal when the current tenant leaves or when their lease is up (August 31, 2023). That construction would start once the current tenant vacates.

Estimated Date to Begin New Use/Construction: Construction for 526 Duane to begin once Special Use Permit is approved.

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

Once approval is granted, I can provide a full list of experts. At this stage, I have contracted an architect. Info below:

James M. Silvestro Architect, AIA, c: 917-836-2804, e: james@silvestrodesignops.com, w: silvestrolab.com

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

Please see attached.

Describe How the Special Use:

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

   Drip specializes in hot yoga which is not currently being offered and adds to the variety of services that are available to Glen Ellyn residents and surrounding communities. Drip will also increase employment opportunities for residents who are currently leaving Glen Ellyn to teach classes in neighboring towns. Lastly, Drip will offer classes geared towards teens and seniors which helps to expand services to specialized groups.

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

   Outside of adding a village-approved sign to the exterior of the building, and repairing damages, I do not plan to make any adjustments to the exterior. The character of the downtown is what brought me here in the first place, so I plan to only make positive improvements that keep with the intended character of the vicinity.

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

   Drip will not be hazardous or disturbing to existing or future neighborhood uses. The clientele my establishment will draw in will be healthy/active community members, and because yoga is a very contained activity, there will not be any disturbances from the business or patrons.

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

Drip does not need any additional support. The studio is able to operate under the current public facilities and services.

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

There are no additional requirements needed.

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

Creating a peaceful, calm, and clean atmosphere is crucial to the environment of a yoga studio so there will be no smoke, fumes, glare or odors. In addition, we will not be conducting any business that would create those conflicts.

Customers will be encouraged to park in the parking garage which will limit traffic in front of the building and on Main Street.

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

Customers will be encouraged to park in the parking garage which will limit traffic in front of the building and on Main Street.

This information will be located on the website (where customers sign-up for classes) so the information will be accessible and easily seen by all customers.

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

Drip is not making any changes to the existing building that would impact flood damage or flood protection.

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

Drip is not making any changes to the existing building that would impact the natural, scenic or historic features of the community.

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

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

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

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

Date	Print Name	Signature of Applicant
4/11/2022	Mary Beth Searls	MBS
Date	Print Name	Signature of Applicant
Date	Print Name	Signature of Applicant

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

Narrative Statement for Drip Yoga

General Info

Location: 526 Duane St. & 528 Duane St.

Hours of operation: Classes will run throughout the day, opening the studio around 5:00a and closing most days after 7:30p. Drip Yoga will be open 7 days a week and on most major holidays. Retail will be available during the retail hours listed below, and also available before and after each class.

- Monday - classes range from 5:30a - 9:00p, retail open from 10:30a - 5:00p
- Tuesday - classes range from 5:30a - 9:00p, retail open from 10:30a - 5:00p
- Wednesday - classes range from 5:15a - 9:45p, retail open from 10:30a - 5:00p
- Thursday - classes range from 5:30a - 7:30p, retail open from 10:30a - 5:00p
- Friday - classes range from 5:30a - 6:00p, retail open from 10:30a - 5:00p
- Saturday - classes range from 7:15a - 11:30a, retail open from 9:00a - 12:00p
    - Additional classes will be added to the weekend as demand increases.
- Sunday - classes range from 7:30a - 7:30p, retail open from 9:00a - 12:00p
    - Additional classes will be added to the weekend as demand increases.

Peak hours of operation: 6:00a - 10:30a, 4:30p - 7:30p

Number of staff: There will be 1 to 2 staff members on site at any given time (one to teach class and one to work the front desk/retail area). In total, there will be 15 part-time employees to start. The staff will grow as more classes are added to the schedule.

Number of classes: Drip will start with 34 classes per week and build upon that.

Class size: 15 people per class (including the instructor) when operating out of 526 Duane. Class sizes will increase (staying under 30 people per class) once operating out of 526 Duane and 528 Duane.

Locations of studios: Glen Ellyn will be Drip's first location

Location of retail within the studio: As seen in the plans, retail for the studio will be in the front portion of the unit. It is important for customers to be able to see the products offered from the curb. Drip will utilize the front windows and have retail strategically placed in the front of the building so it is easy to see and access upon entering.

Curated retail items include but are not limited to:

- Athleisure apparel (t-shirts, sweatshirts, leggings, socks, beanies)
- Yoga equipment (blocks, mats, straps, specialty towels, mat spray, water bottles)
- Essential oil body and room spray
- Coffee table books
- Specialty cards
- Candles
- Decorative matches
- Water bottle stickers

- Pins
- Tote bags

Zoning information: The units are currently zoned for retail and Drip is applying for a Special Use Permit for both units (526 Duane & 528 Duane) in order to open a yoga studio which also includes a retail shop. Please note that Cosmos, the business that previously occupied 526 Duane, was also a service-based business. Also, please note that 526 Duane has been vacant for over 6 months.

Statistics that pertain to the yoga industry:

- The global yoga market size is forecast to reach $66.2 billion by 2027 and is expected to have a compound annual growth rate of 9.6% from 2021 to 2027.
- Yoga is considered a meditative practice that falls within the global mental wellness industry. In 2019, the global mental wellness industry was worth $120.8 billion.
- On average, people who practice yoga in the US spend around $90 per month, which translates to $62,640 during their lifetime.
- 44% of Americans who do yoga attend classes two to three times a week.
- Demand for yoga equipment grew by 154% during the COVID-19 pandemic.
- During the pandemic, yoga classes saw an increase of 25% in reservations as people joined via online classes from home.
- At the outset of the COVID-19 pandemic, yoga was one of the most popular topics on Instagram across the globe. In March 2020, Instagram posts about yoga grew by 68%, beating out topics like news and politics (46%), cooking (33%), recipes (31%), and health (28%).
- The number of yoga practitioners in the United States has almost doubled in the past decade. Now, 1 in 10 Americans practices yoga, making the United States one of the top countries where the discipline is practiced.

Narrative

My name is Mary Beth and I am the owner of Drip Yoga. I am originally from the southwest suburbs and my husband and I have lived in Glen Ellyn for the past seven years. I started practicing yoga fourteen years ago when I lived in Los Angeles, and after moving back, I became a nationally certified instructor in 2018. The global yoga market size is forecast to reach $66.2 billion by 2027 and is expected to have a compound annual growth rate of 9.6% from 2021 to 2027. Locally speaking, the demand for this service is going to rise in Glen Ellyn as more residential developments go up. This is an important service to be able to provide and I would love to be the one to do it.

Drip will offer a variety of heated yoga classes for all levels, from beginner to advanced. This type of studio is unique for this area because there are no other fitness facilities offering heated classes, nor has the downtown ever offered this in the past. We will open with three main formats (all heated): power vinyasa, hot yoga, and sculpt. Drip will not be a members-only studio, it will be open to the public. While I am focused on offering fitness classes to the community, in this narrative I will provide more detail regarding my retail plans so you can better understand how Drip will be compatible with the neighboring businesses.

Retail will be an important part of Drip's revenue and identity. Drip plans to not only sell items that pertain to yoga, but will have a well curated retail department that will offer goods adjacent to yoga as well (please see list above). The most prominent item Drip will offer is athleisure apparel. This is activewear for both yoga and casual wear. The athleisure market size was valued at $155.2 billion in 2018 and is expected to reach $257.1 billion by 2026, registering a compound annual growth rate of 6.7% from 2019 to 2026. Post Covid, people are wearing athleisure more than ever before, and with the rise of online shopping, yoga classes will be instrumental in bringing people into the downtown to shop for apparel. This curated retail department will encourage further purchases and prolong the customer's time in town. As seen on the floor plan, retail will be located at the front of the store so it is easily seen from the curb, and will be the first thing the customer is greeted by when entering the building.

Drip plans to partner with neighboring businesses to promote synergy and mutually beneficial relationships. Two examples of this would be hosting classes on location at other businesses, or partnering with businesses to expand offerings (team up with local coffee shops, juice bars, etc). There are plenty of partnerships with businesses in town that would not only generate more revenue for Drip, but the neighboring businesses as well. Drip also plans to host free community classes to bring residents together, and would like to be active with local high schools to introduce more teens to yoga. We also plan to host classes for seniors. I truly believe that yoga should be accessible to all.

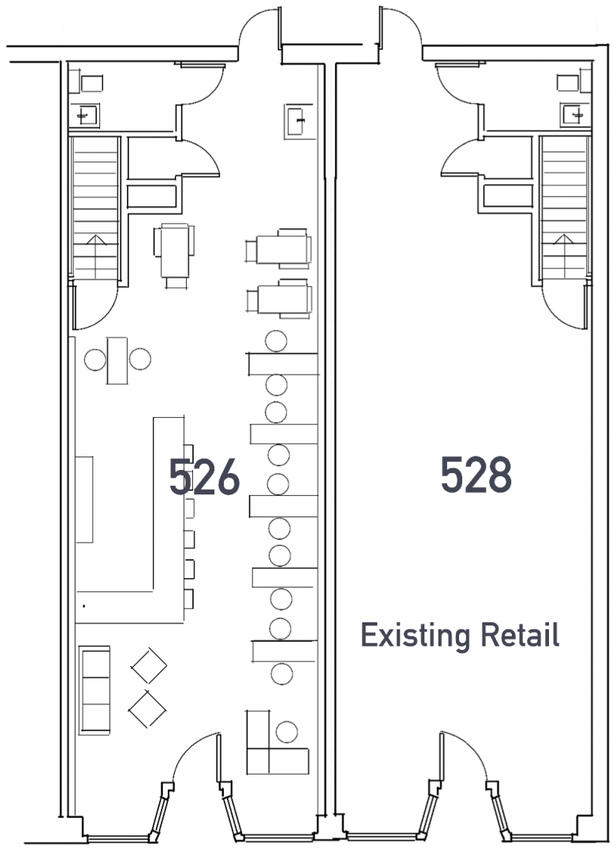
As someone who is very active in the yoga community, I can tell you for certain that Glen Ellyn residents are leaving town to take (and teach) fitness classes and buy apparel. Most residents are frequenting Wheaton, Elmhurst, Hinsdale, Burr Ridge, Aurora, or Naperville to take and teach classes. Due to the limited options of athleisure apparel in town, most residents are traveling 8+ miles to make their purchases. Drip will offer residents a new place to shop, workout, and build community. This will be a destination not only for Glen Ellyn residents, but for the Chicagoland area.

I currently have a lease signed for 526 Duane (that is contingent on approval of a Special Use Permit) and I have first right of refusal to the neighboring space at 528 Duane. When the current tenant leaves that unit, I will have the opportunity to expand. The square footage of 526 Duane alone, which is under 800 square ft, makes it challenging to bring the full vision of Drip to life. Securing a Special Use Permit for both units will allow Drip's retail department to have a substantial footprint and will enable me to move forward with 526 Duane upon approval.

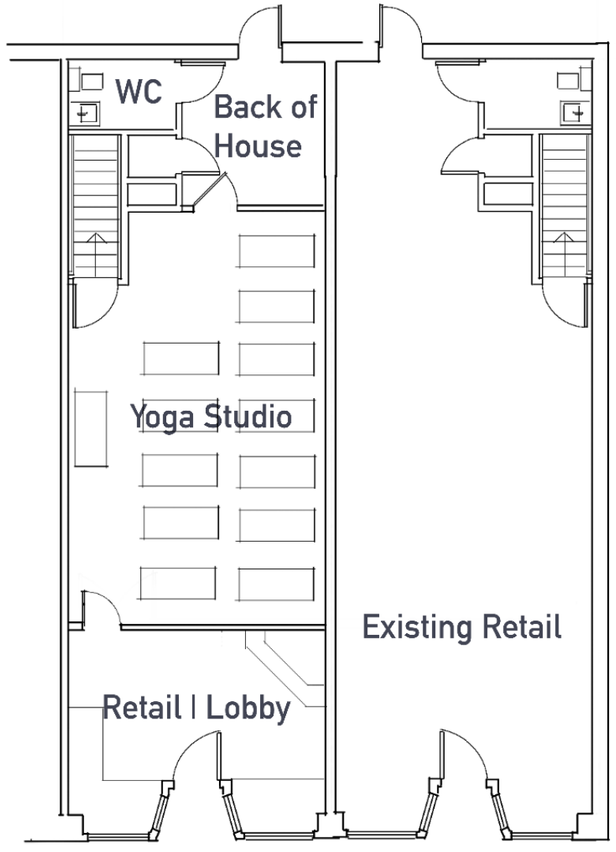
I am a Glen Ellyn resident who frequents the downtown area often. As a resident, consumer, and now business owner, I am confident that Drip will be an asset to the village and neighboring businesses. I appreciate your consideration and look forward to hearing back.

Sincerely,

Mary Beth Searls
Drip Yoga, LLC



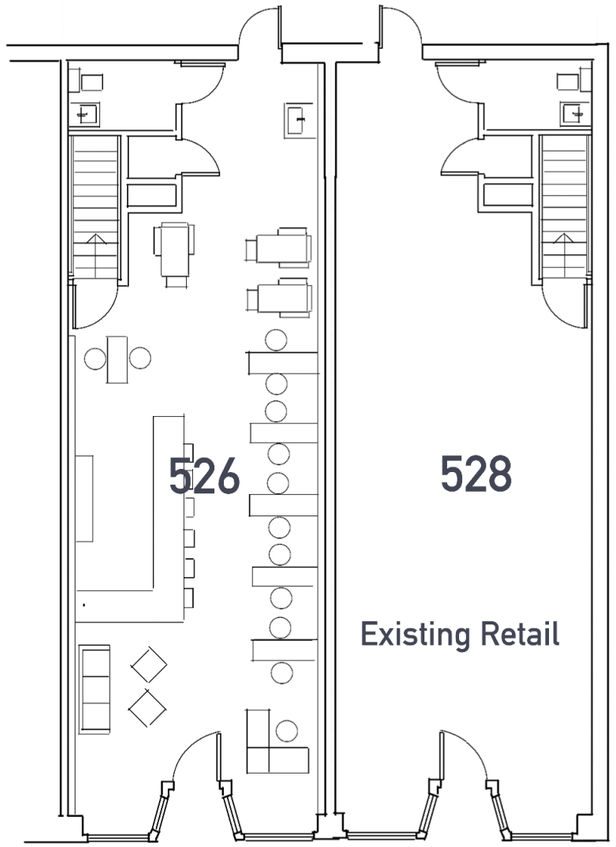
Existing Conditions



Initial Renovation Concept

SILVESTRO
DESIGN OPERATIONS
443 East 46th Place
Chicago, IL 60653
917.836.2804

CLIENT:	MaryBeth Searls
ADDRESS:	526 Duane St. Glen Ellyn, IL 60137
DRAWING:	Concept Plans
DATE: 04/08/22	SHEET: A-001



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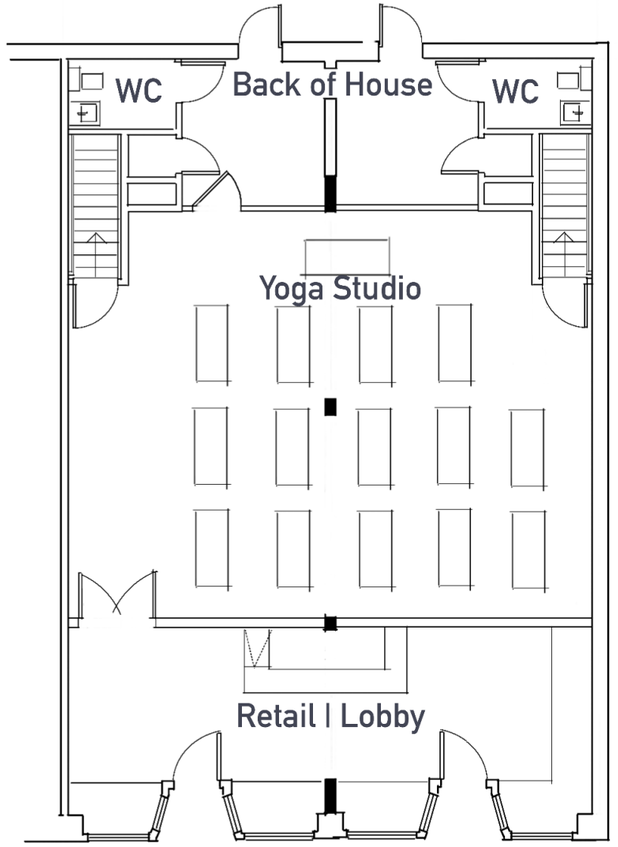
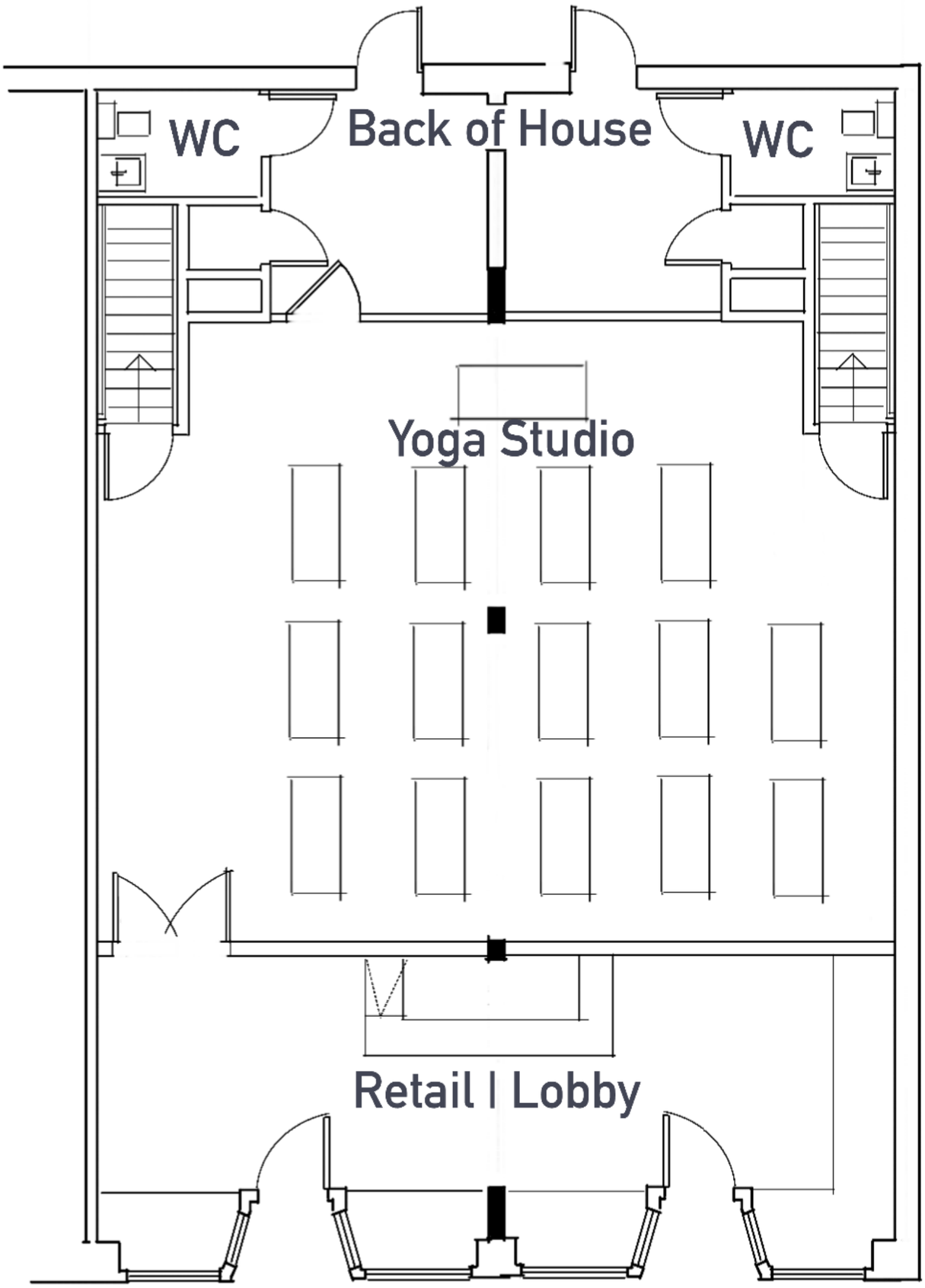


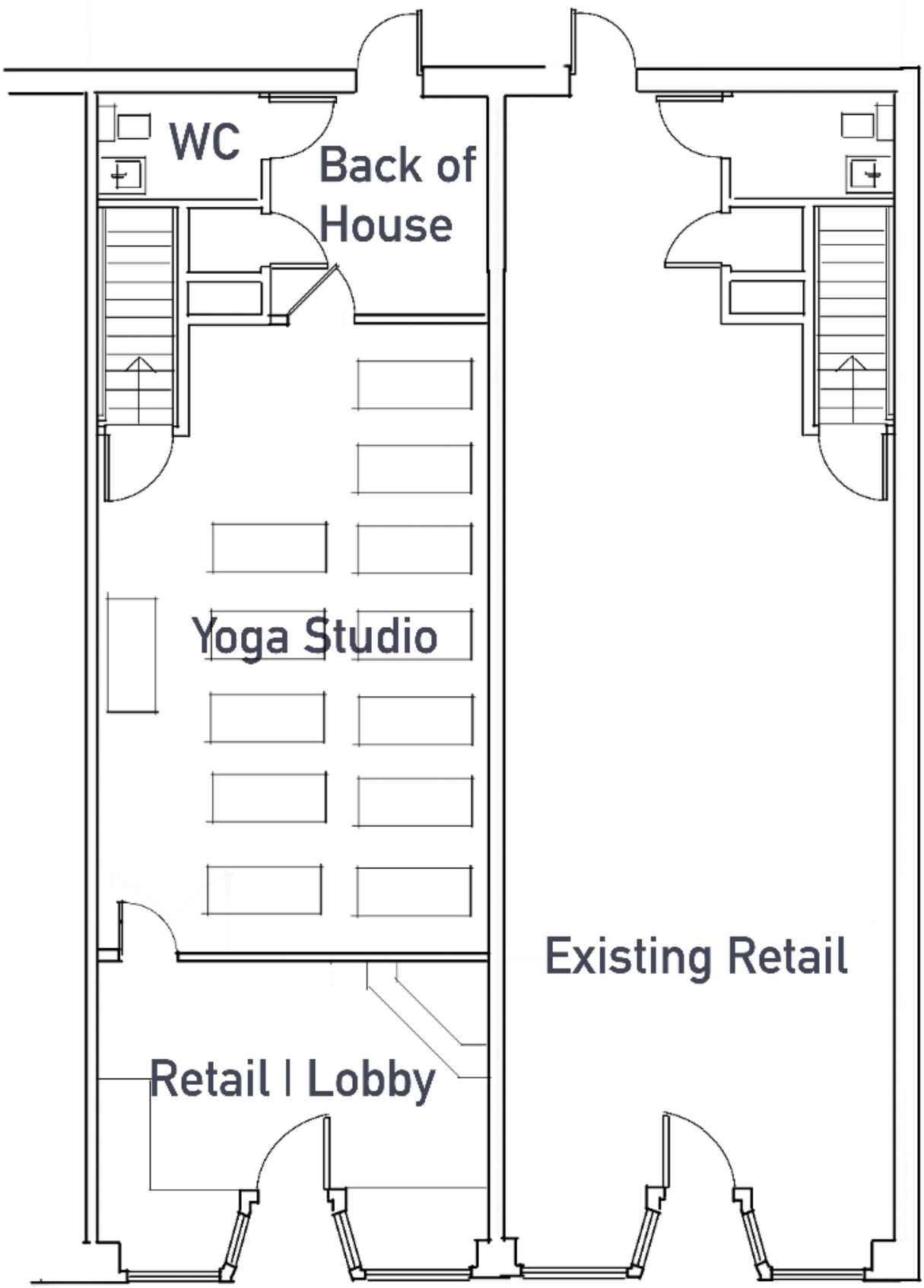
Expanded Renovation Concept

SILVESTRO
DESIGN OPERATIONS
443 East 46th Place
Chicago, IL 60653
917.836.2804

CLIENT:	MaryBeth Searls
ADDRESS:	526 Duane St. Glen Ellyn, IL 60137
DRAWING:	Concept Plans
DATE: 04/08/22	SHEET: A-001



Expanded Renovation Concept



Initial Renovation Concept

10-10-14. Special uses.

(A) The development and execution of this title is based upon the division of the Village into zoning districts, within any one of which the use of land and use of buildings are essentially uniform. However, certain uses, because of their unique character, cannot be properly classified in any particular district or districts without consideration in each case of the impact of those uses upon the neighboring lands and upon the public need for the particular use at the particular location. Such uses fall into two categories:

1. Uses operated by a public agency or publicly regulated utilities, which are uses traditionally associated with a public interest, such as parks, recreation areas, public administrative buildings, or the private use of existing public buildings. It is stressed that public uses are associated with the public interest. In the case of a request for a special use by a unit of local government, for a public use within its statutory mandate, the review shall not be based on determining the necessity for the public, mandated use on the specific site but, rather, is for assessing the impact of the proposed public use upon neighboring lands, and upon the Village's streets and utilities; or

2. Uses entirely private in character, but of such a nature that the operation may give rise to unique problems or benefits with respect to their impact upon neighboring property, public facilities, the Village as a whole or the natural environment or resources;

(B) A petition or application for a special use shall be filed with the Director, Department of Community Development, and shall contain at least the following information:

1. The name, address and phone number of the applicant, pursuant to section 10-10-10 of this chapter;

2. Legal description of the property for which the special use is requested;

3. Description of the existing use of the affected property;

4. The present zoning district of the affected property;

5. Description of the proposed special use;

6. A dimensioned site plan or plat showing at least the location of all buildings, parking areas, traffic access and traffic circulation, open spaces, landscaping, refuse and service areas, utilities, signs, yards and such other information as the Plan Commission may require to determine if the proposed special use meets the intent and requirements of this title; and

7. A narrative statement evaluating the economic effects on adjoining property, the effect of such elements as noise, glare, odor, fumes and vibration on adjoining property, a discussion of the general compatibility with the adjacent and other properties in the district, the effect of traffic, and the relationship of the proposed use to the Comprehensive Plan, and how it fulfills the requirements of subsection (E) of this section;

(C) Upon application to the Department of Community Development, the Plan Commission, after giving notice as provided herein and by the Illinois Compiled Statutes, shall conduct a public hearing.

Due to the public benefit provided by governmental services, it is in the public interest to review the category of special uses to be operated by a unit of local government on a priority basis. The public hearing procedure will be expedited in such cases to the extent permitted by statute;

(D) Within 90 days after the close of the public hearing on a special use permit application, the Plan Commission shall render written findings of fact and shall submit the same together with recommendations to the Village Board. The written findings and recommendations shall refer to any exhibits containing plans and specifications for the proposed special use, which shall remain a part of the permanent records of the Plan Commission;

(E) The Plan Commission shall not recommend that a special use be granted nor shall the Village Board grant a special use, unless it shall find, based upon the evidence presented to the Plan Commission in each specific case, that the special use:

1. Will be harmonious with and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or this title;
2. Will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area;
3. Will not be hazardous or disturbing to existing or future neighborhood uses;
4. Will be served adequately by essential public facilities and services such as highways, streets, police and fire protection, drainage structures, refuse disposal, water, sewers and schools, or that the persons or agencies responsible for the establishment of the proposed use shall be able to provide adequately any such services;
5. Will not create excessive additional requirements at public cost for public facilities and services, and will not be detrimental to the economic welfare of the Village;
6. Will not involve uses, activities, processes, materials, equipment and/or conditions of operation that will be detrimental to any persons, property or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors;
7. Will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads;
8. Will not increase the potential for flood damage to adjacent property or require additional public expense for flood protection, rescue or relief; and
9. Will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community;

(F) The Plan Commission may recommend and the Village Board may require such conditions and restrictions upon the premises benefited by a special use as may be necessary in their opinion to comply with the standards set forth in this section, to reduce or minimize injurious effect of such special use upon other property in the neighborhood, and/or to implement the general purpose and intent of this title;

(G) No special use shall be granted except by ordinance duly passed and adopted by the Village Board after public hearing and written recommendation from the Plan Commission. Without further public hearing the Village Board may grant, deny or amend the recommendation for special use. Every special use which is granted by ordinance of the Village Board shall be accompanied by findings and shall refer to any exhibits containing plans and specifications of the proposed special use, which shall remain a part of the permanent records of the Plan Commission. The findings shall specify the reason or reasons for granting the special use. The terms of relief granted shall be specifically set forth separate from the findings of the ordinance.

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

(DRAFT) FINDINGS OF FACT TO SUPPORT A MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A YOGA STUDIO TO OPERATE AT 526 AND 528 DUANE STREET (DRIP YOGA)

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

1. The proposed use will be harmonious and in accordance with the general objectives, or within a specific objective of the Comprehensive Plan and/or Zoning Code, because it specializes in hot yoga which is not currently offered in town and will add to the variety of services that are available to Glen Ellyn residents and surrounding communities. It will also increase employment opportunities for residents to teach classes and offer classes for teens and seniors. The Comprehensive Plan and the Downtown Strategic Plan suggest that Downtown should consist of an exciting mix of retail, service, entertainment, office and public uses, such as this proposed service use. Existing nearby uses include retail space, a dentist's office, and restaurants.

2. The yoga studio will be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and that such use will not change the essential character of the same area because beyond exterior signage and damage repair, there will not be any adjustments made to the exterior. The petitioner plans to keep with the intended character of the vicinity and downtown area.

3. The proposed use will not be hazardous or disturbing to existing or future neighborhood uses of the property because yoga is an activity which occurs indoors and there will not be any disturbances from the business or patrons.

4. The proposed use will be served adequately by existing public facilities and services such as highways, streets, police, fire protection, drainage structure, refuse disposal, water, sewers and schools because the project will not significantly increase demand on public facilities and will operate under the current public facilities and services.

5. The proposed use will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the Village because the site does not require additional requirements to operate.

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 use is low-impact and will not significantly create traffic, noise, or similar issues. Customers will be encouraged to park in the Village's parking garage which will limit traffic in front of the building and on Main Street.

7. The development will have vehicular approaches to the property, which shall be so designed as not to create an undue interference with traffic on surrounding public streets or roads because the site layout is not changing because of the special use permit and its current design is functional.

8. The development will not increase the potential for flood damage to adjacent property or require additional pubic expense for flood protection, rescue or relief because the property is not a flood risk and there are no changes proposed to the building or the site.

9. The development will not result in destruction, loss or damage of natural, scenic or historic features of major importance to the community because there are no major changes proposed to the building or the site that would cause any damage to the character, environment, or community resources.

(DRAFT) MOTION TO RECOMMEND APPROVAL OF A SPECIAL USE PERMIT TO ALLOW A YOGA STUDIO AT 526 AND 528 DUANE STREET

After conducting a public hearing and deliberating on the request of the petitioner, Mary Beth Searls, for approval of a Special Use to allow a yoga studio to locate and operate at 526 and 528 Duane Street in the C5A Central Retail Core Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on April 28, 2022, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Plan Commission makes this recommendation of approval with the following conditions:

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

Motion by: _____ Seconded by: _____

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

Meeting 4/28/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Public Hearing
Prepared By: Atrin Fard, Kelly Purvis

AGENDA ITEM (ID # 2022-2177)

DOC ID: 2022-2177

Public Hearing - Electric Vehicle Charging Station Text Amendment - Proposed Amendments to the Glen Ellyn Zoning Code and Sign Code.

Statement of the Issue:
Please see attached.

Analysis:
Please see attached.

Budget Impact:
Please see attached.

Action Requested:
Please see attached.

Attachments:
1. PC Memo - EV 2022
2. ZTA_ Final Language _ 4-7-2022

STAFF REPORT

TO: Glen Ellyn Plan Commission

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

FOR: April 28, 2022 Plan Commission Meeting

DATE: April 4, 2022

RE: Electric Vehicle Charging Stations Regulations

Background

Currently the Village Code does not have specific standards for electric vehicle (EV) charging stations. With inquiries and permit requests for EV charging stations having been received, staff has developed, and is proposing adoption of, new EV charging station regulations through text amendments to the Zoning Code and Sign Code. Given recent and growing interest in EV charging stations, the proposed amendments are intended to allow EV charging stations as a permitted use in all zoning districts. Upon application of a building permit, charging stations would be reviewed by Village staff for conformance with the attached regulations. Unless variations from the Zoning Code or Sign Code were needed, no formal review by the Plan Commission or Village Board would be required.

Staff reviewed regulations from other municipalities to have a reference point for development of potential EV charging station regulations. In summary, the regulations that have been drafted are intended to provide access to EV charging stations, to have installations that are safe and as aesthetically pleasing as possible/practical. Attached, please find the proposed text amendments prepared by staff.

Commission Action

The Plan Commission should review and discuss the attached proposed Zoning Code and Sign Code text amendments. The Commission may recommend approval, approval with revisions, or denial of the proposed amendments. The Commission may also recommend approval of some of the regulations and not others. If the Commission believes that additional research or discussion is needed for a particular section of the amendments, the recommendation on the proposed amendments could be tabled for further consideration at a later date. Findings of fact do not need to be made for text amendments. Therefore, staff does not plan to prepare draft motions for this item.

Attachment: Proposed Zoning Code and Sign Code Text Amendments to Establish Regulations for EV Charging Stations

CC: Emily Rodman, AICP, Assistant Village Manager

X:\Plandev\Code, Text, Policy Amendments\Amendments - Zoning\Passed Amendments or Draft Amendments\-2022 Update\March 2022\EV Charging Stations

ZONING CODE TEXT AMENDMENTS
April 14, 2022

Bold = New Text; ~~Strikethrough~~ = Deleted Text

TITLE 10 – ZONING CODE
Chapter 2 - DEFINITIONS

1. Amend Section 10-2-2. (Terms defined.) to add a definition for "CHARGING STATION, EQUIPMENT" between the definitions of "CEMETARY" and "CHURCH".

   CHARGING STATION, EQUIPMENT: The conductors, including ungrounded and grounded, the electric vehicle connectors, attachment plugs, and all other fittings, devices, power outlets, charging stations or apparatus installed specifically for the purpose of delivering electrical energy from the charging station to the electric vehicle.

2. Amend Section 10-2-2. (Terms defined.) to add definitions for "ELECTRIC VEHICLE", "ELECTRIC VEHICLE CHARGING STATION", "ELECTRIC VEHICLE CHARGING STATION, ACCESSIBLE", "ELECTRIC VEHICLE CHARGING STATION, PRIVATE", "ELECTRIC VEHICLE CHARGING STATION, PUBLIC", and "ELECTRIC VEHICLE PARKING SPACE" between the definitions of "EFFICIENCY UNIT" and "FAMILY".

   ELECTRIC VEHICLE: Any vehicle that is licensed and registered for use on public and private highways, roads, and streets that contains equipment to accept charging from an electric vehicle charging station and that operates, either partially or exclusively, on electrical energy from the grid, or an off-board source, that is stored on-board via a battery for driving purposes. "Electric vehicle" includes: (1) a battery powered electric vehicle operated solely by electricity; and (2) a plug-in hybrid electric vehicle that operates on electricity and gasoline and has a battery that can be recharged from an external source.

   ELECTRIC VEHICLE CHARGING STATION: Public or private equipment that has as its primary purpose, the transfer of electric energy (by conductive or inductive means) to a battery or other energy storage device in an electric vehicle.

   ELECTRIC VEHICLE CHARGING STATION, ACCESSIBLE: A charging station for a handicapped parking space as defined by the Illinois Accessibility Code.

   ELECTRIC VEHICLE CHARGING STATION, PRIVATE: A charging station that is: 1) privately owned and has restricted access (e.g., single-family home, executive parking, designated employee parking, etc.), or 2) publicly owned and has restricted access (e.g., fleet parking with no access to the general public).

   ELECTRIC VEHICLE CHARGING STATION, PUBLIC: A charging station that is: 1) publicly owned and publicly available (e.g., park and ride, public parking lots, on street parking, etc.), or 2) privately owned and publicly available (e.g., shopping center parking, non-reserved parking in multi-family parking lots, etc.).

ELECTRIC VEHICLE PARKING SPACE: Any parking space that is clearly identified to be used exclusively for the parking of an electric vehicle.

TITLE 10 – ZONING CODE
Chapter 5 - SUPPLEMENTARY REGULATIONS

3. Amend Section 10-5-5(B)4. (Yards. – Permitted Obstructions and Accessory Structures in Required Setbacks) to add a section for "Electric Vehicle Charging Station" to the table and renumber each section thereafter accordingly.

Obstruction	Front (Corner)	Side	Rear	Regulations
10. Electric Vehicle Charging Station	**X**	**X**	**X**	**(a) Limitations:** **(1) Private charging stations shall be accessory to the primary permitted use of said district.** **(2) Charging stations located at single-family dwellings shall be designated as private use only.** **(3) Public charging stations are permitted in commercial districts only when accessory to the primary permitted use.** **(4) See Section 10-5-22 of this title for further regulations regarding electric vehicle charging station equipment.**

4. Amend Section 10-5-8(E). (*Rules for computing parking spaces:*) to add a new section that allows electric vehicle charging station parking spaces to be counted toward the number of required off street parking spaces.

10-5-8. - Off street parking regulations.

(E) *Rules for computing parking spaces:*

5. Electric vehicle charging station parking spaces may be counted toward the minimum off street parking space requirements.

5. Amend Title 10, Chapter 5 (Supplementary Regulations) to add a new section to regulate electric vehicle charging station equipment.

Chapter 5 - SUPPLEMENTARY REGULATIONS

10-5-22. – Public Electric Vehicle Charging Stations.

(1) Accessibility: Charging station equipment must be designed and located so as to not impede pedestrian, bicycle or wheelchair movement or create safety hazards on sidewalks. Equipment is subject to the lot and building regulations of the subject zoning district unless otherwise expressly stated.

(2) Accessible Electric Vehicle Charging Station: Accessible charging stations shall be maintained in compliance with the Americans with Disability Acts of 1990, 42 U.S.C. § 12101 and all applicable state and federal laws.

(3) Location: Electric vehicle charging station equipment is encouraged in landscaped areas. When located within a parking lot, electric vehicle charging station equipment shall be located between parking spaces and parking space dimensions shall remain in compliance with the regulations of this Code.

(4) Protection: Adequate charging station equipment protection, such as barrier curbing, concrete filled steel bollards, or similar equipment shall be used.

(5) Pavement Marking: Any and all pavement markings shall be the color white or yellow and shall match the color used for all other parking stalls. Such markings shall be limited to parking lot striping and no additional stencil will be permitted.

(6) Design: The design should be appropriate to the location and use. Electric vehicle charging stations should be able to be readily identified by electric vehicle users but blend into the surrounding landscape/architecture for compatibility with the character and use of the site.

(7) Electric vehicles may park in any space designated for public parking, subject to the same restrictions that apply to non-electric vehicles.

(8) Electric vehicle parking spaces shall be posted with signage indicating the space is to be used exclusively for electric vehicle charging purposes and that violators are subject to a fine and tow of the offending vehicle.

(9) All electric vehicle charging stations shall comply with the Village sign regulations set forth in title 4, chapter 5 of the Glen Ellyn Village Code Section 4-5-16 (Electric Vehicle Charging Stations) and the Village's Codes that regulate constructions.

(10) Landscaping: A landscape plan shall be submitted with the building permit application. Such plan shall indicate screening of the proposed equipment from view with approved deciduous and coniferous planting materials. The owner of the equipment shall be responsible to maintain all landscaping in accordance with the approved landscape plan for the duration that the electric vehicle charging station is in place. Depending upon site location, additional landscaping elements may be required at the discretion of the Community Development Director.

(11) **Permitting: Installation of charging stations shall be subject to building permit approval. All necessary building permits must be obtained prior to the installation of any charging station. In addition, issuance of a permit shall be subject to an agreement signed by the property owner, stating they will be responsible to provide warranty and service for the charging stations and infrastructure for the duration of their useful life; to provide a phone number or other contact information on the charging station equipment for reporting purposes when the equipment is not functioning; and to remove or repair the equipment at their own expense in the event the equipment is out of service or abandoned.**

TITLE 4 – BUILDING REGULATIONS
Chapter 5 - SIGN CODE

6. Amend Section 4-5-6. (Exempt signs.) to add "Electric vehicle parking space signage" to the list of exempt signs and to re-letter the rest of the section accordingly.

   4-5-6. - Exempt signs.

   (J) Electric vehicle charging station signage: Public Electric vehicle charging stations shall have signage posted with the following information: (a) voltage and amperage levels; (b) time limitation; (c) usage fee; (d) user instructions related to the electrical vehicle charging station; (e) signage indicating the maintenance number for the equipment; (f) disclaimer that the Village of Glen Ellyn is not liable or responsible for the failure of equipment to operate or for any damage caused by an electrical vehicle charging station.

7. Amend Title 4, Chapter 5 (Sign Code) to add a new section to regulate signage on an electric vehicle charging station equipment and to renumber the rest of the sections of the Sign Code accordingly.

   Chapter 5 – SIGN CODE

   4-5-16. – Signage on Electric Vehicle Charging Equipment.

Signage on electric vehicle charging equipment shall be allowed subject to the following regulations:

(A) The signage on each charging station shall not exceed four (4) square feet in gross surface area.

(B) A video screen on an electric vehicle charging station shall be considered signage and subject to the applicable regulations in this chapter. The area of the video screen shall be counted toward the maximum signage permitted for electric vehicle charging station. The maximum area of a video screen shall not exceed 2 square feet. The face of all video screens shall be oriented away from any adjacent residential properties to the extent possible and shall meet the illumination standards set forth in Section 4-5-4(E) of this chapter.