

AGENDA
Glen Ellyn Plan Commission
Thursday, May 26, 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.**
 - May 12, 2022 Plan Commission Meeting Minutes
 4. **New Business.**
 - Pre-Application - 484 and 474 Forest Avenue/ 538-540 Crescent Boulevard – Glen Art Condominiums: Fareed Haque of Haque Family LLC, is requesting a Preliminary Planned Unit Development (PUD) concept plan for a 16 Unit Condominium Building, with 3,992 SF of First Floor Commercial Space and Associated Parking.
 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, Interim Community Development Director/Assistant Village 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 5/26/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Minutes
Prepared By: Atrin Fard

**AGENDA ITEM (ID
2022-2275)**

DOC ID: 2022-2275

May 12, 2022 Plan Commission Meeting Minutes

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. 5-12-22 Plan Commission Meeting Minutes-DRAFT

DRAFT MINUTES
REGULAR PLAN COMMISSION MEETING
April 28, 2022

Call to Order and Roll Call

Acting Chairperson Angela Fanella convened the meeting at 7:05 p.m. Roll was taken with, in addition to Chairwoman Fanella, Commissioners Arango, Brown, Cooper, Saeed, Thakkar and Vondruska in attendance, and Chairperson Loftus and Commissioner Halkyard absent. Acting Chairperson Fanella described the Plan Commission's advisory role and operation, including procedures for public comment. She introduced Village Board Trustee Liaison Steve Thompson, Interim Community Development Director/Assistant Village Manager Emily Rodman, Planner Atrian Fard and Recording Secretary Barbara Dutton-Thomas.

Public Comment Non-Agenda Items

None.

Approval of Draft Minutes

Following a motion by Commissioner Cooper, seconded by Commissioner Vondruska, the April 14, 2022 Plan Commission Meeting draft minutes were accepted by voice vote.

Following a motion by Commissioner Cooper, seconded by Commissioner Thakkar, the April 28, 2022 Plan Commission Meeting draft minutes were accepted by voice vote.

Public Hearing – 464 Glenwood Avenue (formerly 460 Crescent Blvd.)

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

Staff Introduction

Sworn in, Atrian Fard, Planner, 535 Duane, stated that the Petitioners, Mike O'Connor and Drew Mitchell of Holladay Property Services, on behalf of the property owner, and have submitted a formal application for approval of an amendment to the Planned Unit Development Plans for the Glenwood Station mixed-use development project. Changes to the approved PUD plans, she related, include moving the northwest corner of the below-grade parking structure southeast approximately 10 ft. and modifying the plans for floors 2-5 of the structure to relocate the north facade 9 ft. to the north to align with the north edge of the podium level below. The exterior balconies on the north elevation would be replaced with Juliet balconies, she added. The changes proposed to the plans are largely being requested to off-set the increased costs associated with building materials since the project was approved in 2020, Planner Fard explained. The developers have indicated that without these revisions to the plans or an increased TIF incentive, the project would not be financeable, she said. To proceed with the project as proposed, stated Planner Fard, the Petitioners will need approval of the following:

- An Amendment to the Special Use Permit for a Preliminary and Final Planned Unit Development Plan for the property located at 464 Glenwood Avenue in accordance with Section 10-10-15 of the Glen Ellyn Zoning Code.
- The following amendment to the parking deviation that was granted by Ordinance No. 6834 from the Glen Ellyn Zoning Code (all other previous deviations granted will be remaining unchanged).

Planner Fard explained that the deviation for the parking lot is to allow 102 parking stalls where 151 are required for a mix of 86 junior one-bedroom, and two-bedroom dwelling units and 1,490SF of commercial spaces. Staff, she said, notes that the applicant previously applied for a deviation from this section of the Code to allow for 104 parking stalls, which is consistent with the approved plans; however, due to a typographical error in the approving Ordinance, approval was granted for 102 parking stalls. Since the approved plans illustrate 104 parking stalls to be provided and the Plan Commission and Village Board approved it, therefore, they need to apply for an amendment to the PUD. The subject property, continued Planner Fard, is located on the north side of Crescent Boulevard between Prospect Avenue and Glenwood Avenue in the C5B Central Service Sub-district, is approximately 0.81 acres in size, and surrounded by other C5 zoning.

The Petitioners, she related, appeared before the Plan Commission on November 12, 2020 for a public hearing, and received recommendation for approval of a preliminary and final PUD, deviations, a Special Use Permit for multifamily dwellings in C5B and exterior appearance. On December 14, 2020, continued Planner Fard, the Village Board considered the Special Use Permit for the Preliminary and Final Planned Unit Development Plans with Deviations, the Special Use Permit to allow dwelling units in C5B, the Exterior Appearance of the building and a Redevelopment Agreement for the proposed development. In November of 2021, she stated, the developers submitted a building permit application and plans for the project. Staff has completed two reviews of the plans at this point. The building permit plans would need to be revised to reflect the changes proposed to the PUD plans if approved by the Village Board.

The amendment to the PUD plans, explained Planner Fard, includes moving the northwest corner of the below-grade parking structure southeast approximately 10 ft. This modification to the plans will result in the loss of two parking spaces and requires approval of additional zoning relief, she said, adding that the total parking required for the proposed dwelling units and commercial spaces is 151 stalls. The approved PUD plan included 104 parking stalls, she noted, and the revised plan now shows 102 parking stalls. The proposed plan revisions also include relocation of the north façade for floors 2-5 approximately 9 ft. north, she stated, in line with the north wall of the first-floor podium of the building. The projecting balconies previously proposed would be replaced with Juliet balconies, said Ms. Fard. This change will create additional rentable square footage for all of the units on the north side of the building, she stated. The revised floor plans indicate that all units on floors 2-5 on the north side of the building will feature a den, concluded Planner Fard, who displayed illustrations, and said the developers plan to demolish the exiting building in May 2022, and will be seeking a second building permit, and reviewed construction schedule changes, to yield occupancy in July 2024. She went on to list possible Plan Commission action.

Petitioner's Presentation

Sworn in for the Petitioner were Drew Mitchell, 122 E. 7th St., Hinsdale, Ill.; and Christopher Walsh and Peter Szczelina of Tandem Architecture, 1040 W. Huron St., Chicago. Citing industry challenges, and declaring that the Petitioner is not asking for more money, Mr. Mitchell related that Holliday purchased the subject site and has put a lot of work into the proposed project, but has encountered a “scary situation,” citing inflation and financing difficulties. Saying the developer had “fallen in love” with the McChesney site, Mr. Mitchell related that the Holliday pulled in other architects, as well as trades, to value-engineer the project, to preclude asking for additional TIF funds. He stated that the development will generate significant tax dollars for the Village, and indicated that creative approaches have been hatched to save on construction costs and increase rentable square footage (from 79,799SF to 89,919SF). The approach, explained Mr. Mitchell, entails extending the façade of the second floor to capture square footage from what had been designated as terraced balconies, and replacing these with Juliet balconies, a move, he said, expected to have negligible effect on the unit desirability, according to a market study consultant Holliday engaged. The other variance, stated Mr. Mitchell, is a modification to the foundation structure, due to unanticipated challenges in having to construct below-grade parking in a hole while protecting retaining walls. Necessitating cross-bracing, he said, the approach makes it difficult to get equipment into the work area. He said the development team has worked their “butts off” to deliver the project on time and on budget, and that he is hopeful that the Plan Commission will be receptive to the “modest modifications” proposed.

Commissioner Questions

Commissioner Brown asked the rent range projected for the units, to which Mr. Mitchell replied from \$1,495 to the mid-3,000s. He went on to note that Covid has affected building design, specifically driving more working space opportunities, said EV charges are envisioned, and lauded a collaboration with the Village to yield two “workforce housing units” in the building. Mr. Walsh stated the footprint of the building will not change, nor will the south or east façades. He said some undulation remains on the north façade, and that building colors, trim and windows are the same as previously denoted, and that the units losing balconies would now have dens. Mr. Mitchell estimated that 10,000SF of total living space would be added through the absorption of previously depicted balcony space.

Commissioner Brown asked if the Petitioner had considered tinkering with the south instead of the north façade to assuage any concerns about that might be expressed by residents of The Legacy townhomes. Mr. Mitchell indicated not, explaining that the south façade is considered the most prominent, and insisted that those viewing the north façade will see “a beautiful building,” adding that the site is “tricky.” Commissioner Vondruska noted that a lot of the public comment that happened originally was on the first renderings, but the design evolved and visually what is currently proposed is not different than what was approved by the Village Board. Commissioner Brown said she understands this, but believes it is helpful to articulate the façade treatment decision, a point Mr. Mitchell said he appreciates. He exclaimed that the Petitioner needs to cheapen up the foundation to save money, pull the façade out, and get going on shifting the risk from general owner to general contractor to subcontractor, in what he called a “very weird environment.” Claiming “the volatility is paralyzing,” he emphasized that “there’s a lot riding on this.”

Commissioner Cooper said he is troubled that the façade push out of the south side of the building, which he argued will create a different appearance in the community. Expressing that the change is in the spirit of what had been presented, Mr. Mitchell said he is saddened to hear the Commissioner's interpretation otherwise, but admitted he's "not trying to say that 9 ft. isn't a big deal." Commissioner Thakkar asked if moving the façade out 9 ft. is saving money or just increasing the potential rents. Mr. Mitchell replied that the action reduces the rents on a per-square-foot basis, but increases it on the whole. And, he continued, while the Petitioner is increasing expense by adding more paint, drywall and trim, it is not increasing the expensive part of the building, and the additional rent helps with financing.

To question from Commissioner Saeed asked about how stormwater is to be managed, Mr. Walsh responded that it will use the existing storm sewer system. Commissioner Vondruska noted that the stormwater component was approved previously, to which Ms. Fard added, no change to the stormwater plan is necessary because the first floor remains unchanged. Acting Chairperson Fanella asked if construction costs less with the flat front. Mr. Mitchell said it actually costs more to build, while Mr. Walsh said they didn't flatten anything, but rather just pulled the façade out 9 ft., and that only balcony railings were pushed back. Mr. Mitchell said that while the inset balconies did create some visual interest, the building is not monolithic."

Planner Fard read into the record the following letter:

Zak Wilson, 716 Crescent Blvd.: "Why is the motion for the Glenwood Station amendment for approval only? Is there a reason a motion to deny wasn't written up as well?"

Planner Fard said Staff generally doesn't provide both, but upon request can produce a motion to deny.

The Public Hearing was closed upon a unanimous roll call vote following a motion made by Commissioner Cooper, seconded by Commissioner Vondruska.

Commissioner Discussion

Commissioner Thakkar said he liked the prior design showing an offset at the back of Barone's and Glen Oak restaurants, and that the balconies gave the building more character. Despite the Juliet balconies preserving the some of the aesthetic, he said, he expressed that he is torn on the issue, though given the circumstances, could see his way to approve the variance. Commissioner Brown said she has no problem with the 102 parking spaces, but wants to make sure the Commission doesn't act in haste due to pressure, and that the building is the best it can be. Admitting she is conflicted, as she likes the balconies all the way around, she said she wants to make sure every option has been checked to reach the project's full potential. Also saying she doesn't want to make a decision in haste, Commissioner Arango said she is sorry to see the balconies go, and wondered if not having balconies in a residence affects its desirability.

Commissioner Cooper said he's not troubled by the reduction in parking spaces, and that, while Juliet balconies could be lovely, they change the nature of the design. He said the move seems rushed and that he doesn't think enough the community has been given enough time to weigh in. In that he is somewhat uncomfortable going with what he sees as a substantial change in design at the 11th hour, he said, he's inclined to table the discussion to make sure the community has sufficient notice. Noting that

the evening's hearing and the pertinent Village Board meeting offer opportunities to elicit feedback, Commissioner Vondruska said it's sad to see the balconies go, but he would not be inclined to vote "No" on the changes. He added that the parking space loss is not a concern to him. Acting Chairperson Fanella stressed that the determination focuses on how the design affects the character of the community. Commissioner Brown wondered if the go-ahead might be given under the condition that the Village Board considers TIF allocation to keep the balconies, to which Chairperson Fanella said this is not in the purview of the Plan Commission, but the suggestion will be noted. After some debate about the implications of the Plan Commission vote on Village Board deliberations and the Petitioner's position, Commissioner Vondruska moved for the following:

After conducting a public hearing and deliberating on the requests of the petitioner, Michael O'Connor, Vice President of Development & Leasing for Holladay Properties, for approval of an amendment to the Special Use for Preliminary and Final Planned Unit Development Plans with an amendment to the parking deviation, to allow the construction of a 5-story, mixed use building with ground floor commercial space, apartments, and an enclosed parking garage on the property located at 464 Glenwood Avenue in the C5B Central Service Subdistrict, the Plan Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Plan Commission public hearing on May 12, 2022, 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 condition that the developers construct, maintain, and operate the development in substantial conformance with the revised plans and testimony presented at the Plan Commission public hearing and before the Village Board of Trustees.

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

Pre-Application – 799 Roosevelt Road – Roosevelt Glen Redevelopment

Staff Presentation

Planner Fard explained that the Pulte Home Co., contract purchaser of the subject property, is presenting a concept for a 99-unit attached row house PUD. To proceed with the project, she continued, the Petitioner will need to receive approval of a Zoning Map Amendment, a Preliminary and Final PUD Plat and Plan with zoning deviations, a Preliminary and Final Plat of Subdivision with variations, and Exterior Appearance. Staff, she said, recommends the Preliminary and Final PUD plans be reviewed as a one-step process. The subject site, she said, consists of four lots, with a total area of 7.16 acres; it is bounded by streets on three sides, including Route 53 to the east, Pershing Avenue to the south, and Nicoll Way to the west, leading to two corner lots, an interior lot, and a landlocked lot with no street frontage. The site is located within the boundaries of the Roosevelt Road TIF district, and is zoned C3 Service Commercial District, she said, adding that the surrounding zoning and land uses are C3, C4 and R4. As part of the proposal, related Planner Fard, the Petitioner requests that the property be rezoned to R4 Residential. Although the attached single-family developments are generally encouraged as a transition between commercial and low-density residential zoning districts, she said, Staff believes there is a great potential to incorporate the northern commercial parcels along Roosevelt Road into the northern portion of the development. Therefore, she said, Staff recommends rezoning only the southern portion of the property along Pershing Avenue to R4 and leaving the northern portion as C3 to support

existing commercial and office uses, an approach more closely aligned with the Comprehensive Plan. The lot is approximately 305 ft. wide, compliant with the minimum 90 ft. for attached single-family dwellings in R4 district, and has a frontage of 490 ft. along Rte. 53, 590 ft. along Pershing Ave., and 236 along Nicole Way. The current use is office.

The Petitioner, she related, proposes to assemble the four individual parcels to construct 22 freestanding, three-story buildings. Each building would have three to five attached units for a total of 99 row houses on the site. Ms. Fard stressed that an attached single family development with a maximum of six dwelling units per building is permitted in the R4 District. According to the Petitioner, she continued, the size of each proposed unit starts at 2,175SF. Each unit will feature three bedrooms, 2.5 bathrooms and a mix of attached front- and rear-loaded, two-car garages on the first level of the building. Each dwelling unit will have its own private entrance. Dependent upon the unit's location on the site, some driveways are designed longer to allow for additional surface parking, while others would be shorter and only allow access to the garages. Staff, she related, would suggest the petitioner consider increasing the length of the shorter driveways to allow private surface parking for all units.

The proposal calls for maintaining the existing two-way-in, two-way-out access drives on Pershing Avenue and Nicoll Way. Staff notes that the proposed dead-end streets at the east end of the site would create difficulty for car and truck circulation. While these dead ends provide access to the three 4-unit buildings at the east end of the site, they are too narrow to provide sufficient room for vehicles to turn around. Therefore, small cars will need to use the private driveways to turn around, while refuse trucks, snowplows, and fire trucks would likely need to back out of the dead end. Staff suggests the Petitioners consider turnaround strategies that would afford satisfactory access for daily travels, firefighting, snow removal, and refuse collection. As part of the formal project review, the Village's traffic consultant will review access, circulation, and increased traffic generated by the development to determine if the proposed design is appropriate.

Staff considers the two east-west streets at the center and south of the site to be more than 600 feet long and the rest of the street network to be less than 600 feet long. Under the Residential Subdivision Code, local streets with less than 600 feet in length shall have a minimum ROW width of 60 feet, and local streets longer than 600 feet shall have a minimum ROW width of 66 feet. As proposed, it is anticipated that variations from the required ROW width may be needed. Further determination will be made as part of the formal process. All local streets in residential subdivisions shall maintain a minimum pavement width (back of curb to back of curb) of 21 ft. At a minimum, the project would have a pavement width of 18 ft., therefore, a variation will be required. The project is also out of compliance with the density standards in the Zoning Code, as the Code requires a lot area of 4,950SF per unit, which would allow for approximately 50 units on the subject property, while 99 are proposed at 2,521.5SF per dwelling unit. Under the Residential PUD standards, the number of dwelling units permitted per lot may be increased up to 20 percent (equal to an additional 10 dwelling units) if the development offers amenities such as 25 percent open areas, recreational and pedestrian facilities, provision of enclosed structures for 50 percent of all required parking, etc. Of further note, stated Ms. Fard, the draft Comprehensive Plan recommends a total of 48 units (for multi-family apartments) on the site. Therefore, Staff believes that the development as proposed is *too dense*.

The project is also noncompliant with respect to the maximum allowable floor-area ratio (FAR); the proposed FAR is 0.83 where 0.4 is permitted by Residential PUD standards. As proposed, the Petitioner, she continued, would need to seek approval of deviations from all setback requirements set forth for attached single-family dwellings in the R4 district. Staff would suggest the Petitioner consider revisiting the proposed number of buildings and their arrangement on the site to minimize the number of deviations required for building setbacks; especially in the case of the buildings located at the southeast corner of the site, which maintain only 11 feet of setback from the intersection of IL Rte. 53 and Pershing Ave., where 30 ft. is required. According to the narrative, she continued, every unit would feature a second-story balcony at the back of the building and an open front entry. As proposed, Staff anticipates that the Petitioner would need to receive approval of deviations from setback requirements to construct private front entries and potential patios and balconies. Also, she said, the proposal includes a 300SF optional, habitable attic with a rooftop terrace. With three stories proposed, she added, the Petitioner has indicated that the buildings would not exceed the maximum allowable building height of 45 ft.

The Petitioner, stated Planner Fard, is proposing 34.46 percent and 31.2 percent impervious surface coverage in the western and eastern front yards, respectively, which comply with the impervious surface coverage requirement. An impervious surface setback of 15.23 ft. (5% of lot width) is required on all sides of the site. The front entries/patios located on the southeast corner of the site, near the Rte. 53 and Pershing Avenue intersection, appears to be the closest impervious surface to a property line, with a distance of approximately 4.5 ft. and 5 ft. from the south and east property lines, respectively. On the western edge of the site, the entries and patios are set back 9.9 ft. from the front lot line at the closest point. On the north end of the site, the proposed sidewalks connecting the development to the commercial lots to the north of the site would reduce the impervious surface setback to zero. Therefore, deviations will be needed from impervious surface setback requirements for all sides of the property.

Parking would be provided through a mix of attached two-car garages for all dwelling units (198 spaces), in addition to 88 surface parking spaces on the driveways, two rows of 90-degree visitor parking spaces (10 spaces), and two rows of parallel visitor parking spaces (8 spaces). In total, 304 parking stalls are provided for the development, which translates to a ratio of 3.07 spaces per unit. The proposed parking supply well exceeds the Code requirement of two parking spaces for each dwelling unit. Although compliant in minimum number of parking spaces, Staff would suggest the Petitioner consider more guest parking on the south side of the site. The Preliminary Site Plan does not indicate the location of accessible parking spaces on the site. As part of the formal process, compliance with the Illinois Accessibility Code shall be confirmed.

With respect to open space, said Planner Fard, the PUD standards require that a minimum of 20 percent of the site be maintained as open space. The area of land set aside for common open space shall not be of an isolated or of an unusable size and/or character. The Petitioner has indicated that the development will have 31.4 percent of green space on the site. The amount of common open space has not been provided, but Staff believes the Petitioner would probably be meeting the requirement. With respect to the landscaping, she continued, the preliminary site plan illustrates the addition of trees and some landscape screening for the development. Under Residential PUD standards, a landscape buffer of

10 feet along all peripheral lot lines is required. It appears that the project may need deviations from this standard. As part of a formal submittal, a landscape plan and tree survey including a variety of trees and plant materials will be required. The development offers amenities such as 31.4 percent of the total site dedicated as green space, landscaped courtyards, enclosed structures for 50 percent of all required parking, an interconnected sidewalk, and benches. The Petitioner, she said, is required to underground all of the public utilities within the corporate limits of the site and as well as the public ROW adjacent. The buildings would be designed to ensure traditional residential character with articulated facades and rooflines and four complementary color schemes providing visual interest. Masonry and fiber-cement siding should prove durable over time. Although the architectural design for the project will be further evaluated by the newly established Architectural Appearance Commission, the Plan Commission may wish to provide feedback on the preliminary elevations. She stated that the Petitioner has indicated that they will not be increasing the amount of impervious surface on the property, therefore it appears that stormwater detention may not be required. Referencing tables listing the variations and deviations, Ms. Fard said that, as it is proposed, it appears the project would require at least 18 deviations from the Zoning Code and 6 variations from the Subdivision Code. She spelled out Plan Commission action.

Commissioner Questions

Thinking that Staff had told the builder the concept was flawed, Commissioner Vondruska seemed bewildered at why the Petitioner still moved forward. Planner Fard replied that, though this case was not hers, she assumed the Commissioner is correct in his assessment as Staff was not fond of the plan – especially the density and zoning change – comments that were shared with the Petitioner. Given the number of things that he sees need to be corrected, citing in particular the proposed positioning of units and traffic concerns, Commissioner Vondruska, said he almost wishes the Petitioner would go back and try again. Acting Chair Fanella asked for confirmation that the Roosevelt Road corridor continues to be the Villages’ “number one source of revenue” in terms of sales tax. Ms. Rodman confirmed that the majority of the Village’s sales tax comes from Roosevelt Road. Acknowledging that she is new to the Commission, Commissioner Arango said that though the Zoning Code should be adhered to, she sensed quickness in the Village to rezone, which she thinks is “disconcerting.” Believing there was a reason the Zoning Code was written in a certain way, she expressed that a change, especially for a property butting up to commercial, makes no sense. Advocating for sticking to principles, she was applauded. Commissioner Vondruska, though, pointed out that feasibility is a consideration in certain cases, but added that the proposed is not manageable, not safe and not esthetically pleasing. Saying the Village needs to grow and change, Commissioner Arango said there is probably a better way to develop the area. Commissioner Cooper asked the current occupancy of the buildings on the property. Planner Fard said she didn’t know. Acting Chair Fanella said she recalls that the owner was moving tenants to a single building so to move forward with redeveloping the parcel. Commissioner Cooper asked how permissibility of an additional 10 units was arrived at. Planner Fard replied that a PUD affords flexibility, if sufficient amenities are provided. Agreeing that the current structures are “not all that visually appealing,” Commissioner Thakkar called the considerations listed and discussed relative to “cramming in” 99 units “non-starters.” He said he’s not opposed to townhouses, but expressed concern about burdening the school district, and other ramifications, and called the plans for the proposed “not being very well drawn up.” Commissioner Arango concurred that the Petitioner has “some homework to do.”

Petitioner's Presentation

Matt Brolley with Pulte reported that currently the builder has 18 active communities in Chicagoland, including several in DuPage County. He said that, while the office buildings on the proposed site are dated, they are not obsolete, and he indicated that the Draft Comprehensive Plan highlights the site's future use as single-family attached. Mr. Brolley asserted that the site is "a great transitional use" in what Pulte is proposing. He said the target consumer group (TCG) for the proposed rowhomes is young professionals who might appreciate the amenities that support a walkable lifestyle, good schools, and the "energy and activity" he identifies with Roosevelt Rd. He maintained that the greater density of the rowhomes makes financial sense. He said that while the internal private roads proposed deviate from Code, an HOA would be established to maintain them. He outlined a mix of front- and rear-loaded units, which he said would be connected by sidewalks to park space and commercial concerns. He pointed to the front entry and patio that he said "kind of enhances the urban neighborhood feel," and described the architecture as more traditional, adding that the siding specified would be offer an upscale appearance.

Commissioner Questions

Commissioner Cooper asked why row houses are envisioned instead of townhouses. Mr. Brolley replied that the location lends itself more to a compact design, with the product specifically aimed at the TCG mentioned. Commissioner Brown asked the price point expected. Mr. Brolley replied that the developer is aiming at about \$500k per unit. Noting the "long list of requests," Acting Chair Fanella asked if a hardship had been identified to justify the volume. Mr. Brolley noted the density and private roads are important deviations for the concept, and said "the R4 zoning standards don't exactly contemplate a rowhome development, thus the laundry list." Commissioner Thakkar asked about the intent of driveway allocation relative to parking. Mr. Brolley said parking would be accommodated on some driveways, but not others. Assuming the setbacks requested are to achieve density, Commissioner Saeed asked if the density could be reduced, as 99 units at 45-ft. height will look like a congested area. Commissioner Thakkar agreed. Mr. Brolley said the units would be more condensed but that he understands the setback concern. Commissioner Brown asked if Mr. Brolley sees the concept as a trend. He replied that on projects on which Pulte is working it is.

Public Input

Saying "density is all about money," Bob Dietch, 705 Kingsbrook Glen, suggested the plan calls for 99 units because it's not 100, and questioned the tax revenue touted. He said the school district is already overcrowded and that vehicle access near the site is limited, and roads are overcrowded and dangerous. He noted that 23 new townhomes have already been approved for Harding Ave, as well as expressed concern about crossing traffic to get to parks or ride bikes, and called the proposed "a horrible idea."

John Skawski, 80 Waters Edge Ct., said that someone who walked along Nicole Way would understand why trying to fit 99 rowhomes in, with its additional traffic, is laughable. He said something like the Kingsbrook and Waters Edge townhomes makes sense in that they would allow for more green space and a healthy environment. Suggesting that the density listed might be a negotiating ploy, Mr. Skawski wondered if a traffic study had been done, and asked that residents in the area be given consideration.

Bob Johnson, Glengarry Apartments (775-785 Pershing), said that multi-family is a good transitional use on the site, but Pershing is the route from Roosevelt to go southbound on 53, and quite a bit of traffic is already generated in the vicinity. Saying that the project is too dense, he suggested a lower density townhouse product with the northern portion of the site designated for commercial activity.

Norris Eber, 701 Kingsbrook Glen, complained that he didn't receive notice of the meeting, and surmised that the TIF district could equate to fewer tax dollars. He said the traffic in the area is "brutal," and called Taft Avenue "the alternate Roosevelt Road" citing 40-ft. semi-trailers and the Fire Department going "up and down all day long."

Discussion

Commissioner Vondruska said the Petitioner has "a lot of things to overcome" with the concept floated, and that with the traffic issues, it would have to get modified quite a bit to get traction. Commissioner Thakkar also indicated traffic is problematic. While suggesting that no commercial development is on the horizon for the lots, and that it's a perfect location for needed multi-family housing, Commissioner Cooper said that this plan is, however, "too dense." He said row houses are great in old urban areas, but "you're not going to really be able to create the feel of an urban community in that spot." He said the comments on traffic are well placed, and that he is supportive using the space for multi-family housing, but "this is not the project" he would envision there. Declaring that Glen Ellyn is not an urban neighborhood, Acting Chair Fanella cited Maryknoll, with its walking paths, as an example of a successful development that integrates into the community. She identified the rezoning and density requests as the two big issues. She said she has concerns about rezoning the entire parcel to residential, citing a need to be protective of the Roosevelt Road corridor tax base. She recommended a traffic study to proceed and identified the need for a plan for sidewalks and trees. Noting that Glen Ellyn is meeting affordable housing levels, she advocated increasing commercial activity, especially abutting Roosevelt.

Trustee's Report

Trustee Thompson reported that the Village Board would be conducting a workshop Monday on the Draft Comprehensive Plan; the Ad Hoc group is to continue to meet about the Roosevelt Road hotel site, for which charrette dates have been floated; the Panfish Park committee continues to meet and provide suggestions; and the streetscape project continues to move forward.

Staff Report

Planner Fard said the next meeting is likely to feature a pre-app for a mixed-use building along Forest Avenue.

Adjournment

Acting Chairperson Fanella adjourned the meeting at 9:40 p.m., following passage by voice vote of a motion to adjourn made by Commissioner Vondruska and seconded by Commissioner Arango.

Respectfully submitted,

Barbara Dutton-Thomas
Recording Secretary



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

Meeting 5/26/2022 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Emily Rodman

**AGENDA ITEM (ID
2022-2276)**

DOC ID: 2022-2276

**Pre-Application - 484 and 474 Forest Avenue/ 538-540 Crescent
Boulevard – Glen Art Condominiums:** Fareed Haque of Haque
Family LLC, is requesting a Preliminary Planned Unit Development
(PUD) concept plan for a 16 Unit Condominium Building, with 3,992
SF of First Floor Commercial Space and Associated Parking.

Statement of the Issue:

Please see attached.

Analysis:

Please see attached.

Budget Impact:

Please see attached.

Action Requested:

Please see attached.

Attachments:

1. Glen Art Condo PC Pre-App Staff Report 052622
2. 1. Aerial Photo
3. 2. Zoning Map
4. 3. 484 Forest_Pre-App Public Notice
5. 4. Public Notice Buffer Map
6. 5. Public Notice Mailing List
7. 6. Existing Conditions Photos
8. 7. Application Form and Cover Letter
9. 8. Concept Drawings and Elevations
10. 9. Building Review - 4-5-2022
11. 10. Historic Resources Preliminary Comments

STAFF REPORT

TO: Glen Ellyn Plan Commission

FROM: Nalini Johnson, AICP - Interim Planning Manger
Emily Rodman, AICP – Interim Community Development Director/AVM

DATE: May 21, 2022

FOR: May 26, 2022 Plan Commission Meeting

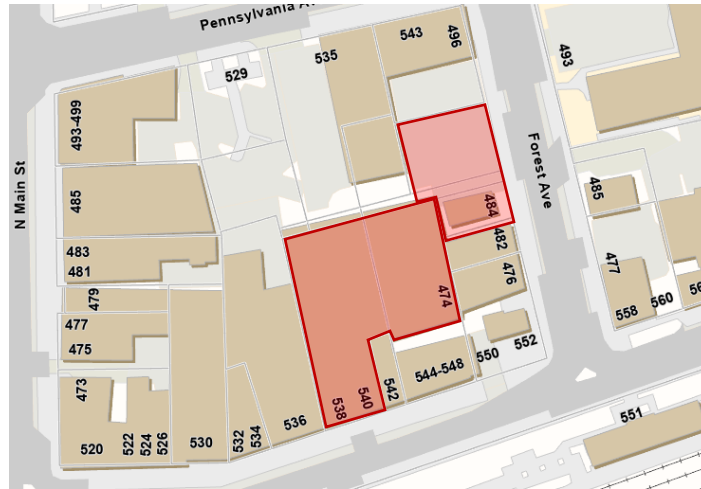
SUBJECT: 484 and 474 Forest Avenue/ 538-540 Crescent Boulevard
Pre-Application Meeting for Special Use Permit for a Planned Unit
Development to Allow a 16 Unit Condominium Building, with 3,992 SF of
First Floor Commercial Space and Associated Parking

PETITIONER: The petitioner is Fareed Haque of Haque Family LLC, the owners of the subject properties.

REQUEST: The petitioner is requesting a pre-application meeting regarding the potential redevelopment of the properties located at 484 Forest Avenue and re-purposing of a portion of 538-540 Crescent Boulevard and 474 Forest. A five-story, 16-unit condominium building with 3,992 SF of commercial space is proposed fronting Forest Avenue. The associated parking stalls (33) will be located under the adjoining buildings along Crescent Avenue and in an adjacent surface parking lot.

LOCATION: The subject properties where the mixed-use building will be located are on the west side of Forest Avenue, between Crescent Avenue and Pennsylvania Avenue and total approximately 7,850 square feet. The two properties currently include an 18-stall surface parking lot and a single-family residence. The associated parking will be located on the lower level of Glen Art Theatre and Gearhead Auto Repair, which are located on the north side of Crescent Avenue between Main Street and Forest Avenue. In aggregate, the properties encompass most of the northwest corner of the intersection of Crescent Boulevard and Forest Avenue.

The property is zoned C5A Central Business District. The Crescent Boulevard properties are located within the Village's Main Street North Historic District boundaries. The single-family residence located at 484 Forest Avenue is a Queen Anne style house. While not within the boundaries of the Village's Historic District, the home may be considered to have historic significance.



The surrounding zoning and land uses are as follows:

Surrounding Land Uses

North: Commercial
South: Commercial/Parking Lot for Metra
East: Commercial & Service
West: Commercial

Zoning

C5A
C5A/CR
C5A/C5B
C5A

**LONG TERM
PLANS:**

The 2001 Comprehensive Plan identified these properties as an area that would benefit from *“building or site improvements.”* The 2009 Downtown Strategic Plan envisions the Forest Avenue properties as a public parking garage structure, noting that this would be an “ideal” location for such a structure on the north side of the railroad tracks. The draft 2022 Comprehensive Plan designates these properties as *“potential redevelopment sites”* and identifies appropriate redevelopment uses such as *“a mixed-use development”* or *“structured parking garage”*.

The market study conducted as part of the 2009 Downtown Strategic Plan recommends that the Village add a minimum of 450 new dwelling units to the downtown to support the existing businesses and increase the vitality of the central business district. With the recent and planned development occurring in the downtown, a total of 277 rental will be added. The proposed development would not add a significant number of units, but would provide an owner-occupied alternative to new rental units.

**PROJECT
SUMMARY:**

The petitioner is proposing to construct a five-story building on the 5,663 square foot property located adjacent to 484 Forest Avenue. The building will include approximately 4,000 SF of commercial space and 16 residential units on floors two through five, composed of mix of one- and two-bedroom condominium units.

The project also involves tearing down a single-family residential home on the 2,178 square foot property located at 484 Forest Avenue in order to build a two-way ramp into the property located at 474 Forest Avenue (Gearhead Auto Repair). The ramp will provide access to an underground parking structure containing 31 parking stalls underneath Gearhead Auto Repair and the Glen Art Theatre.

Historic Significance

According to the Illinois State Historic Preservation Office, all three buildings impacted by the proposed development are either on the National Register of Historic Places (in the form of a historic district) or eligible to be listed on the National Register of Historic Places. Should the project proceed, the petitioner will need to work closely with the Illinois State Historic Preservation Office (preliminary comments attached).

Lot Consolidation

Although all properties involved in this project are under the same ownership, the petitioner does not intend to consolidate the lots at this time due to property tax implications. This would require a deviation from Section 10-10-10(B)10 to eliminate the requirement to consolidate all lots within the PUD.

Setbacks

In the C5A District, front setbacks are not required and if provided, may not exceed five feet. No rear or interior side setback is required as the subject properties abut commercial zoning districts to the west and south. The proposed setbacks are as follows:

<u>Lot Line</u>	<u>Setback</u>
North (interior):	0'
East (front):	0'-4'
West (rear)	2'
South (interior):	0'

Building Height

The development will require approval of a height deviation. As proposed, the building is 59'-4" (five stories). The Zoning Code incorporates all rooftop mechanical equipment when calculating building height. Therefore, with mechanical equipment and the roof hatch access, the total height of the building would be approximately 63'-6". As building height is limited to 45 feet or four stories in the C5A District, a deviation from Section 10-4-17-1(E) will be required.

Commercial Space

The proposed development is replacing a surface parking lot, single-family residence, and basement storage spaces. Therefore, the proposed 3,992 SF of first-floor commercial space will be a net gain to the downtown.

Residential Unit Mix

Of the 16 condominium units proposed, 12 will be two-bedroom condos (75%) and four will be one-bedroom (25%).

Parking

Currently, there are 18 parking spaces contained in the surface parking lot located at 484 Forest Avenue which is used by nearby businesses. Construction of the new mixed-use building will eliminate all 18 stalls.

The Zoning Code does not require on-site parking be provided for uses in the C5A District. However, staff has requested the petitioner provide parking, consistent with what staff has requested of other mixed-use buildings in the past. Staff requested the petitioner provide parking consistent with the requirements of the C5B District. Pursuant to Section 10-4-17-2(G)8, 1 ½ parking stalls is required per one-bedroom unit and two parking stalls are required per two-bedroom unit. Additionally, staff has requested the petitioner replace the 18 surface parking stalls being removed. A summary of the parking calculation is provided below:

<u>Unit Type</u>	<u># of Units</u>	<u># Stalls Required</u>
(C5B)		
1 BDRM	4	6
2 BDRM	12	24
Existing Surface Pkg	18	18
Total		48

The proposed development will include 31 underground parking stalls and two surface stalls. As currently shown, the design of the underground parking does not meet zoning requirements with regard

to parking stall and drive aisle width. Parking stalls must be a minimum of nine feet wide. Seven of the 31 stalls (23%) do not meet this requirement. Two-way drive aisles must be a minimum of 25 feet wide. One of the proposed drive aisles narrows to 22' 7" in some locations. Additionally, as currently proposed, some of the support columns in the garage conflict with the parking stalls. The garage layout will need to be redesigned, which could result in the loss of parking stalls. Deviations from Table 10-5-8(I) will be required due to the proposed parking stall and drive aisle widths.

While the development is not required to provide on-site parking and thus no deviation related to the number of parking stalls provided will be required, the Plan Commission should still consider the potential impact of the proposed mixed-use building, coupled with the loss of surface parking, to the downtown business district.

Traffic Circulation

As proposed, a new two-way ramp will be constructed off of Forest Avenue to provide access to the underground parking under Gearhead and Glen Art Theatre. The existing one-way ramp serving Gearhead, located south of Made in Italy will remain but its access to the lower-level parking lot will be eliminated. Staff has concerns regarding potential traffic flow conflicts between vehicles entering/exiting the site from Forest, vehicles entering/exiting the via the proposed parking garage ramp, and the two proposed surface parking stalls. Staff recommends eliminating these two parking stalls.

Landscaping

The petitioner has not submitted a formal landscape plan for the proposed development. However, as the building is proposed to be constructed with minimal setbacks it would not provide sufficient space to incorporate on-site landscaping. Staff is recommending removal of the two surface parking stalls proposed, which allow for the incorporation of some, albeit minimal, on-site landscaping.

Exterior Appearance

The petitioner has provided a rendering and two elevations of the proposed mixed-use building. It should be noted the rendering does not match the proposed site plan, but is nevertheless helpful in depicting the proposed style of the building. As proposed, the building incorporates brick, floor-to-ceiling windows in all units, and balconies for all units. As the Architectural Appearance Commission (AAC) has recently been established, the proposed development would be subject to review by the AAC, who would evaluate the building's adherence to the Village's Design Guidelines.

Other Considerations

The proposed mixed-use development is consistent with the draft 2022 Comprehensive Plan. As the 2009 Downtown Strategic Plan notes, additional parking north of the railroad tracks is a significant need. Redevelopment of the subject properties as a mixed-use building will increase the demand for parking downtown, while creating a net loss of parking stalls.

Due to the size of the site and the petitioners desire to maximize the building footprint, staff has concerns about the ability of the development to adhere to other Zoning and Building Code requirements, such as incorporating an on-site refuse enclosure, provision of appropriate areas for loading (for the commercial space), building and garage ingress/egress, exterior lighting, signage, Illinois Accessibility Code, etc.

The proposed development provides minimal landscaping and does not incorporate open space for residents. To staff's knowledge, there are no common area site amenities being provided. Other mixed-used developments in the downtown approved in recent years have incorporated landscaping, open space and resident amenities making these buildings highly attractive and desirable locations for residents. As such, staff believes a deviation from Section 10-7-9(B)2, requiring *"the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding existing or potential development"* would be required.

**REVIEW
PROCESS:**

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

1. A Special Use Permit for a Planned Unit Development to allow the construction of a five-story mixed-use building including commercial, residential and parking.
 - a. A deviation from Section 10-10-10(B)10 to eliminate the requirement to consolidate all lots within the PUD.
 - b. A deviation from Section 10-4-17-1(E) to allow a building

height of 63' 6".

- c. A deviation from Section 10-5-8(B)1 to allow parking for a residential building to be located on a different zoning lot from principal building.
- d. A deviation from Table 10-5-8(I), which requires 90-degree parking spaces be at least 9 feet in width and 19 feet in length. As proposed, some of the underground parking spaces are 8.6 feet in width.
- e. A deviation from Table 10-5-8(I), to allow a two-way drive-aisle to be less than 25' in width.
- f. A deviation from Section 10-7-9(D) to allow a building whose coverage exceeds 50 percent of the lot area.
- g. A deviation from Section 10-7-9(B)2, requiring "the integrated and harmonious design of buildings, and for adequate and properly arranged facilities for internal traffic circulation, landscaping, and such other features and facilities as may be necessary to make the project attractive and efficient from the standpoint of the adjoining and surrounding existing or potential development."

- 2. Exterior Appearance Review by the Architectural Appearance Commission.

With the exception of the Exterior Appearance, all items will be reviewed by the Plan Commission at a public hearing with a recommendation to the Village Board.

**COMMISSION
ACTION:**

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

- 1. If the Commission is supportive of the overall development concept.
- 2. Provide feedback on proposed parking design, including the off-site underground parking, number of parking stalls being provided, parking stall width, and drive-aisle width.

3. Provide feedback on traffic circulation.
4. Provide feedback on the anticipated height deviation.
5. Provide feedback on proposed lot coverage.
6. Provide feedback on the lack of landscaping, open space and site amenities.
7. Clarify any concerns.

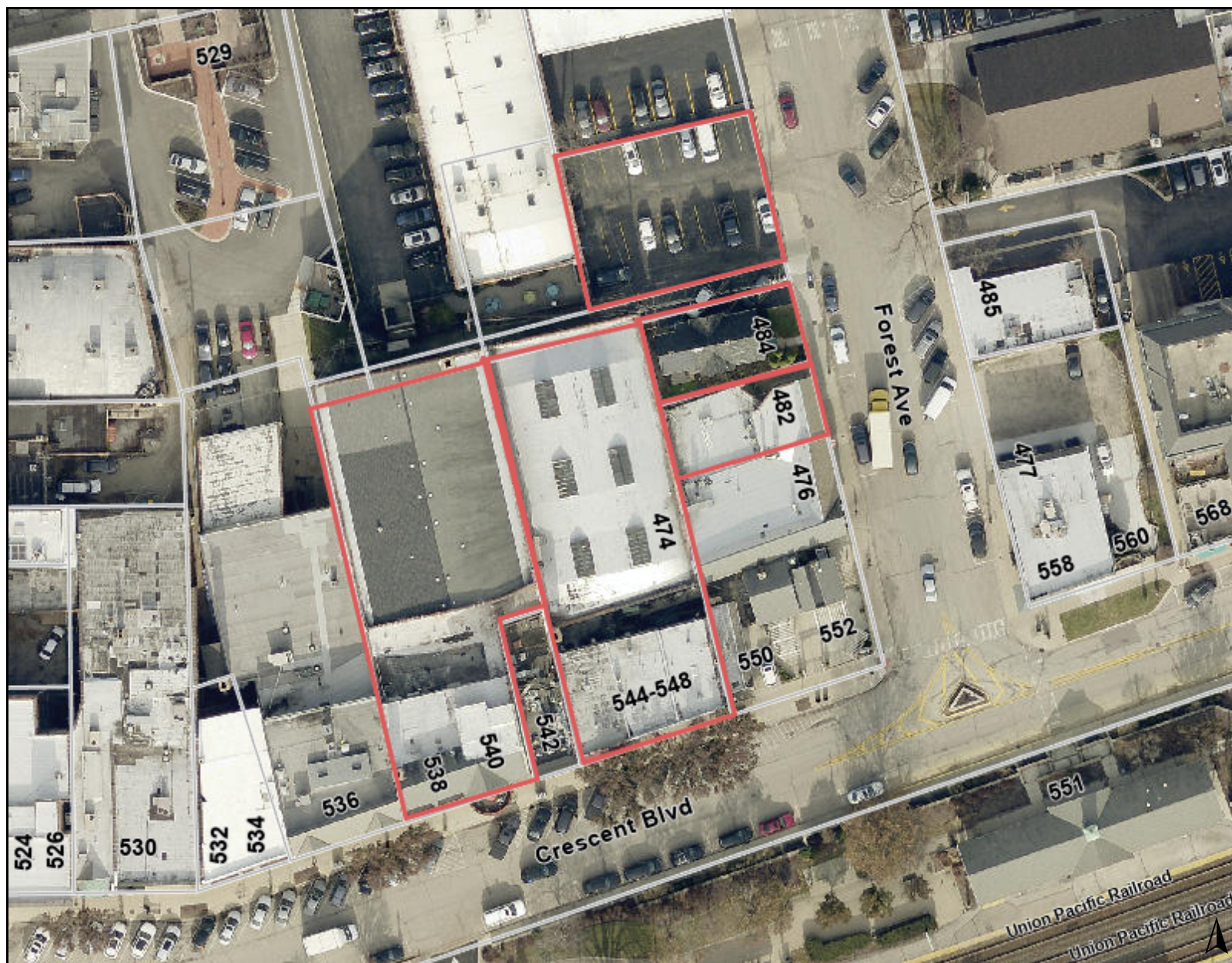
**PUBLIC
NOTICE:**

Notice of the pre-application meeting with the Plan Commission was posted to the website on May 20, 2022. Notices were mailed to property owners within 350 feet of the project boundaries on May 16, 2022.

ATTACHMENTS:

1. Aerial Photo
2. Zoning Map
3. Public Notice
4. Public Notice Buffer Map
5. Public Notice Mailing List
6. Photos of Existing Conditions
7. Petitioner's Application
8. Building Renderings
9. Building Code Preliminary Comments – Review by Steve Witt, Building Official
10. Historic Resources Preliminary Comments - Anthony Rubano, Deputy State Historic Preservation Officer

C: Steve Witt, Building Official
Atrian Fard, Planner
Anthony Rubano, Deputy State Historic Preservation Officer



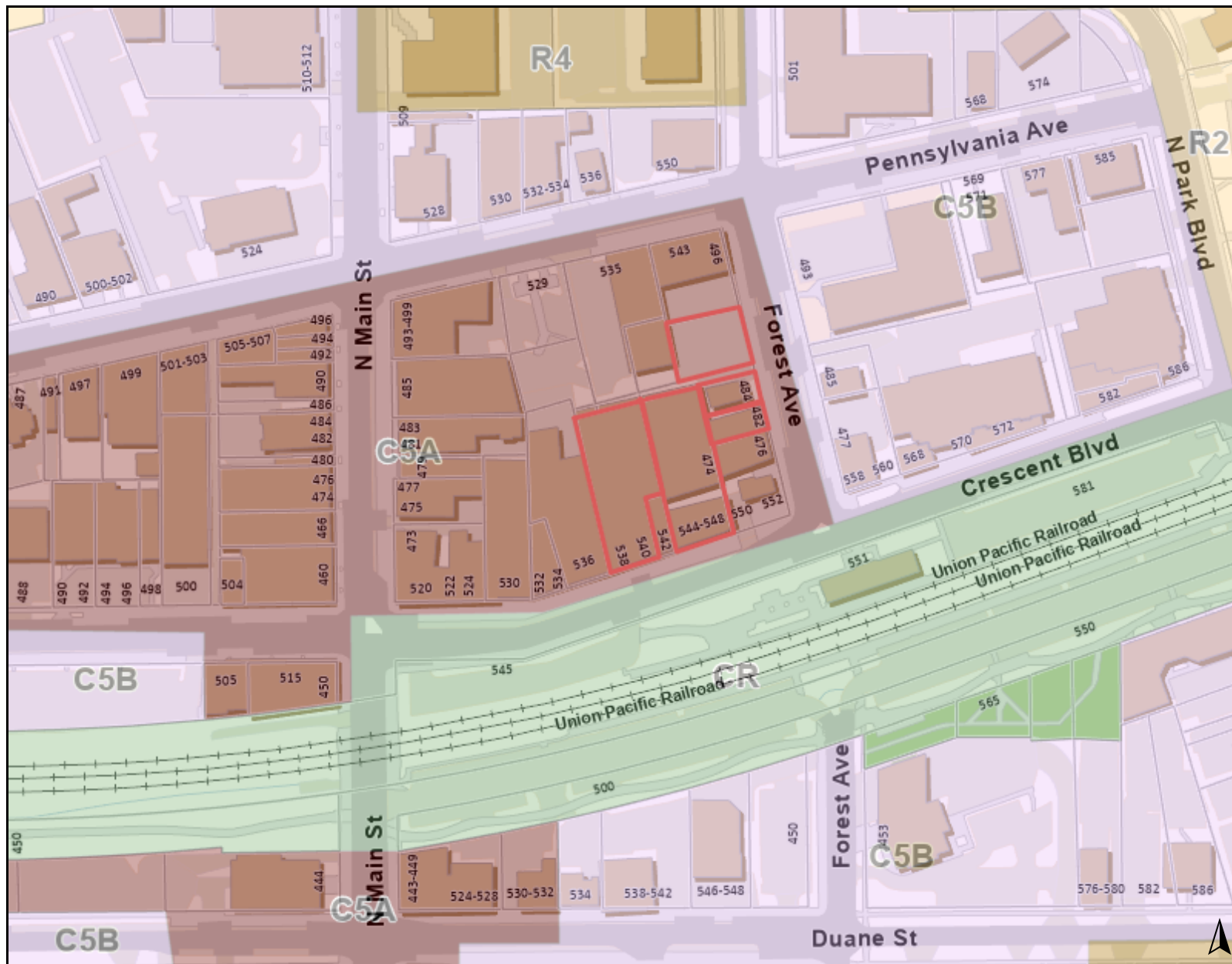
Legend

0 100 200
ft

Print Date: 5/20/2022

Notes

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



Legend

Zoning and Development

Zoning

- C5A: Central Business District (Retail Core)
- C5B: Central Business District (Service)
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 300 600
ft

Print Date: 5/20/2022

Notes

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NOTICE OF PRE-APPLICATION MEETING

Fareed Haque of Haque Family LLC is requesting a pre-application meeting with the Glen Ellyn Plan Commission to obtain preliminary feedback on a mixed-use development concept on the properties located at 484 Forest Avenue and 538-540 and 544-548 Crescent Boulevard. The subject property is comprised of five lots and is zoned C5A – CBD Retail Core. The applicant is proposing to construct a new 5-story mixed-use building with 16 residential condominium units and approximately 3,992 square feet of commercial space on the lot fronting Forest Avenue. The proposal also calls for the renovation of the parking garages on the lower level of Glen Art Theatre and Gear Head Auto Repairs to provide approximately 33 parking stalls for the residents of the new mixed-use building. In addition, the single-family residence located at 484 Forest Avenue will be demolished to allow direct access from Forest Avenue to the lower-level parking. The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, May 26, 2022 at 7:00 p.m.**, in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

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

All persons who are interested are invited to attend the pre-application meeting to listen and be heard. Plans related to the proposed development are available for public review at any time prior to or after the Plan Commission meeting in the Planning and Development Department of the Civic Center, 535 Duane Street, Glen Ellyn, Illinois. Questions related to the project should be directed to Nalini Johnson, Interim Planning Manager (630) 547-5371.

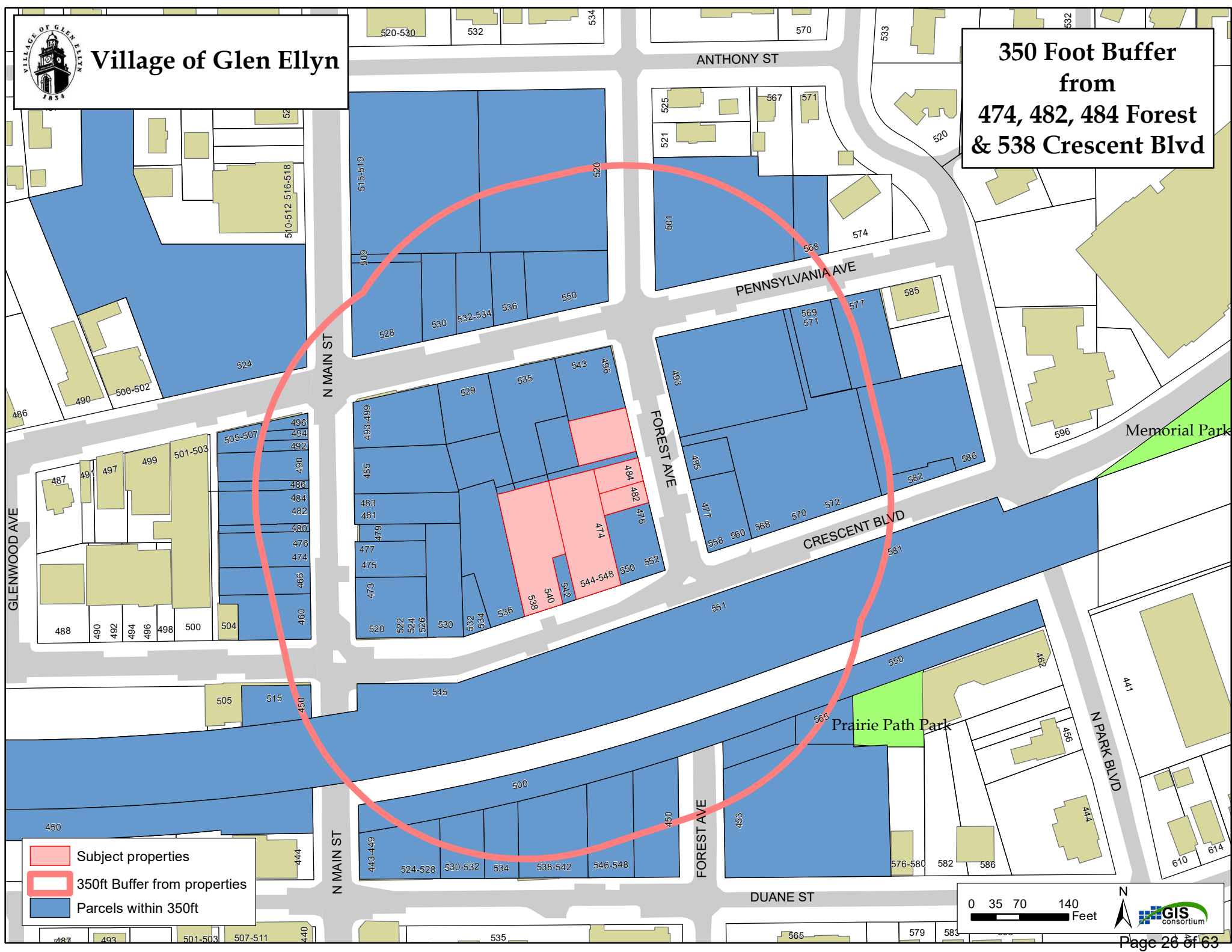
Individuals with disabilities who plan to attend the meeting and who require certain accommodations in order to allow them to observe and participate, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact Brian Baltudis at (630) 547-5209 at least 24 hours in advance of the meeting.

Nalini Johnson
Interim Planning Manager
Village of Glen Ellyn



Village of Glen Ellyn

**350 Foot Buffer
from
474, 482, 484 Forest
& 538 Crescent Blvd**



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

BILLNAME	BILLSTNUM	BILLSTDIR	BILLSTNAME	BILLAPT	BILLCITY	BILLSTATE	BILLZIP	BILLZIPSUF
240 PROPERTIES LLC	1350	W	THORNDALE AVE	1	CHICAGO	IL	60660	0000
460-66 NORTH MAIN STREET	4520	N	DOVER DR		CHICAGO	IL	60640	5529
488-490 N MAIN ST LLC	490	N	MAIN ST		GLEN ELLYN	IL	60137	0000
535 PENN LLC	535		PENNSYLVANIA AVE		GLEN ELLYN	IL	60137	0000
542 CRESCENT BLVD LLC	1375		WOODFIELD RD	C50	SCHAUMBURG	IL	60173	0000
568 PENNSYLVANIA LLC	2111		STONEBRIDGE CT		WHEATON	IL	60189	7100
582 CRESCENT LLC	582		CRESCENT BLVD		GLEN ELLYN	IL	60137	0000
AIM PENNSYLVANIA LLC	600		ENTERPRISE DR	120	OAK BROOK	IL	60523	0000
ALCOCK, GARRETT & KATHRYN	492	N	MAIN ST		GLEN ELLYN	IL	60137	0000
ANDERSON, MARY ANNE	19725		COTTAGEWOOD RD		DEEPHAVEN	MN	55331	0000
ANDERSON, PETER	570		CRESCENT BLVD	408	GLEN ELLYN	IL	60137	0000
ANDREASIK, NANCY G	570		CRESCENT BLVD	207	GLEN ELLYN	IL	60137	0000
AVILA, JOHN & MARGARET	515	N	MAIN ST	1C-S	GLEN ELLYN	IL	60137	5149
B A C PROPERTIES LLC	532-34		CRESCENT BLVD		GLEN ELLYN	IL	60137	4154
BACHMAN, FREDK & MARY	570		CRESCENT BLVD	505	GLEN ELLYN	IL	60137	0000
BALL, ANNA C	708		CRESCENT BLVD		GLEN ELLYN	IL	60137	4208
BALL, SUSANNAH	570		CRESCENT BLVD	407	GLEN ELLYN	IL	60137	8307
BALLENT, WM & NANCY	5319		WILLOW WOOD LN		DALLAS	TX	75252	0000
BANYAN TREE MALL	4545	W	DAVIS ST		SKOKIE	IL	60076	0000
BARNES, JAMES A & KAREN K	586		CRESCENT BLVD	402	GLEN ELLYN	IL	60137	0000
BEN ENTELA LLC	220	W	CENTRAL AVE		LOMBARD	IL	60148	0000
BENES TR, WILLIAM P	41	W	ROOSEVELT RD		VILLA PARK	IL	60181	0000
BENZIES, BONNIE J	519	N	MAIN ST	3CN	GLEN ELLYN	IL	60137	5140
BLOOM, RODNEY M & MARY L	586		CRESCENT BLVD	403	GLEN ELLYN	IL	60137	0000
BLOOMSTRAND, GRACE M	586		CRESCENT BLVD	201	GLEN ELLYN	IL	60137	0000
BLUM, BARBARA	570		CRESCENT BLVD	409	GLEN ELLYN	IL	60137	0000
BOECKELMAN, LEROY & JAYNE	501		FOREST AVE	508	GLEN ELLYN	IL	60137	0000
BOGNER, BEN R & JEAN E	586		CRESCENT BLVD	503	GLEN ELLYN	IL	60137	4124
BOHLIN, NANCY	570		CRESCENT BLVD	404	GLEN ELLYN	IL	60137	0000
BOLANOS, J & M RAMIREZ	570		CRESCENT BLVD	205	GLEN ELLYN	IL	60137	0000
BORLAND, PAT	570		CRESCENT BLVD	402	GLEN ELLYN	IL	60137	0000
BOTTS, TIMOTHY & NANCY	519	N	MAIN ST	3DN	GLEN ELLYN	IL	60137	5132
BURDI, MICHAEL	58	E	WALTON		CHICAGO	IL	60611	0000
BURKE, LOIS R	515	N	MAIN ST	5DS	GLEN ELLYN	IL	60137	0000
CAREY, DANIEL J	501		FOREST AVE	408	GLEN ELLYN	IL	60137	0000
CASSIN, DAVID & SARA	501		FOREST AVE	601	GLEN ELLYN	IL	60137	0000
CHO, JINHO	4455		BRUMMEL ST		SKOKIE	IL	60076	0000
CORHIRT GE LLC	26W271		DURFEE		WHEATON	IL	60187	0000
COTEY, M PATRICIA	501		FOREST AVE	205	GLEN ELLYN	IL	60137	0000
CRISTIANO, PIETRO	501		FOREST AVE	207	GLEN ELLYN	IL	60137	4162
CULLEN, MICHAEL & M	586		CRESCENT BLVD	501	GLEN ELLYN	IL	60137	0000
D ADDIO, GWEN ANNE	586		CRESCENT BLVD	302	GLEN ELLYN	IL	60137	4115
DATEMA, SUSAN M	519	N	MAIN ST	5DN	GLEN ELLYN	IL	60137	0000
DAVIS, DALE & JANICE	501		FOREST AVE	202	GLEN ELLYN	IL	60137	4169
DEACY, MARIBETH A	570		CRESCENT BLVD	210	GLEN ELLYN	IL	60137	0000
DUBISHAR, HOWARD L	586		CRESCENT BLVD	205	GLEN ELLYN	IL	60137	0000
DUNCAN, MARGARET A	519	N	MAIN ST	1E-N	GLEN ELLYN	IL	60137	5167
DUPAGE COUNTY HWY DEPT	130	N	COUNTY FARM RD		WHEATON	IL	60187	0000
DUPREY, LAUREL J	519	N	MAIN ST	4BN	GLEN ELLYN	IL	60137	0000
DUVALL, MARY ELLEN	501		FOREST AVE	405	GLEN ELLYN	IL	60137	4175
DYER, WALTER & WINIFRED	501		FOREST AVE	303	GLEN ELLYN	IL	60137	0000
ELSNER, HANS & JANET	515	N	MAIN ST	1-DS	GLEN ELLYN	IL	60137	0000
ESQUIVEL, CLAUDIA	26W505		JEWELL RD		WINFIELD	IL	60190	1132
FAITH, BRIAN & MARY	515	N	MAIN ST	3BS	GLEN ELLYN	IL	60137	5151
FAXLANGER, TARTAKOFF, H	515	N	MAIN ST	2ES	GLEN ELLYN	IL	60137	0000
FOLTZ, LAURA	586		CRESCENT BLVD	202	GLEN ELLYN	IL	60137	0000
FRANCIK, SARAH	570		CRESCENT BLVD	405	GLEN ELLYN	IL	60137	0000
GE480 N MAIN ST LLC	480	N	MAIN ST		GLEN ELLYN	IL	60137	5178
GEIERSBACH, RICHARD & J M	501		FOREST AVE	302	GLEN ELLYN	IL	60137	0000
GILMER TR, CONSTANCE	519	N	MAIN ST	2CN	GLEN ELLYN	IL	60137	0000
GINGER, JO ANN	515	N	MAIN ST	1-A-S	GLEN ELLYN	IL	60137	0000
GLBRT 479 LLC	479	N	MAIN ST	200	GLEN ELLYN	IL	60137	0000
GLEN ELLYN INVESTORS LLC	5629	W	CERMAK RD		CICERO	IL	60804	0000
GLEN ELLYN PARK DIST	185		SPRING AVE		GLEN ELLYN	IL	60137	0000
GLEN RECREATION LLC	4840	N	TALMANAVE		CHICAGO	IL	60625	0000
GLEN RECREATION ONE LLC	4840	N	TALMAN		CHICAGO	IL	60625	0000
GLENSTONE CONDO ASSOC	322	W	BURLINGTON		LA GRANGE	IL	60525	0000
GODDARD, JAMES B	501		FOREST AVE	501	GLEN ELLYN	IL	60137	4175
GORZ, KAREN B	570		CRESCENT BLVD	501	GLEN ELLYN	IL	60137	0000
GRACE LUTHERAN CHURCH	493		FOREST AVE		GLEN ELLYN	IL	60137	0000
GRANT, HALDON & EILEEN	501	N	FOREST AVE	203	GLEN ELLYN	IL	60137	0000
GREEN, CATHERINE	519	N	MAIN ST	1DN	GLEN ELLYN	IL	60137	0000
GREEN, EUNICE	515	N	MAIN ST	4AS	GLEN ELLYN	IL	60137	0000
GRYGIER, ARLENE	515	N	MAIN ST		GLEN ELLYN	IL	60137	0000
HACKER, MARK S	501		FOREST AVE	604	GLEN ELLYN	IL	60137	0000
HACKER, RONALD	570		CRESCENT BLVD	201	GLEN ELLYN	IL	60137	8306
HADLEY, BETH & PAUL	501	N	FOREST AVE		GLEN ELLYN	IL	60137	0000
HAGERMAN, PATRICIA	570		CRESCENT BLVD	303	GLEN ELLYN	IL	60137	0000
HAMMERSMITH, ANN L	515	N	MAIN ST	5BS	GLEN ELLYN	IL	60137	5158
HANSON, SALLY C	515		MAIN ST	1-F-S	GLEN ELLYN	IL	60137	0000
HARRISON, PATRICIA A	519		MAIN ST	1FN	GLEN ELLYN	IL	60137	0000
HEIDT, EUGENE J	586		CRESCENT BLVD	203	GLEN ELLYN	IL	60137	0000
HENDRICKS, KAY K	501		FOREST AVE	301	GLEN ELLYN	IL	60137	4169
HENSHAW, MARGOT DAY	530		DUANE		GLEN ELLYN	IL	60137	0000

HERBENSTREIT, MARIAN	501		FOREST AVE	507	GLEN ELLYN	IL	60137	0000
HINSBROOK BANK TR 01-004			PO BOX 725		GLEN ELLYN	IL	60137	0000
HIRSCH, EDWARD	526		CRESCENT BLVD	227	GLEN ELLYN	IL	60137	4177
HOGAN, MICHELE C	459		LONGFELLOW AVE		GLEN ELLYN	IL	60137	0000
HOLDEN, CAROL T	586		CRESCENT BLVD	404	GLEN ELLYN	IL	60137	0000
HOLY FAMILY TR	519	N	MAIN ST	2-DN	GLEN ELLYN	IL	60137	0000
HOTH, DOROTHY	570		CRESCENT BLVD	408	GLEN ELLYN	IL	60137	0000
HUGG, JANET NELSON	501		FOREST AVE	201	GLEN ELLYN	IL	60137	0000
HYDE, ROBERT J & L L	519	N	MAIN ST	5-B-N	GLEN ELLYN	IL	60137	0000
INDEPENDENCE LIVING TR	3018	E	HEARTLEAF LN		BOISE	ID	83716	0000
JANNEY, RICHARD	515	N	MAIN ST	2AS	GLEN ELLYN	IL	60137	5145
JEGEN, WILLIAM	529		PENNSYLVANIA AVE	200	GLEN ELLYN	IL	60137	4136
JOHNSON, BARBARA A			PO BOX 480		GLEN ELLYN	IL	60138	0000
KENNEDY, BRIAN & KATHRYN	501		FOREST AVE	606	GLEN ELLYN	IL	60137	0000
KIMEN, GAIL	N5330		SHORE DR		GREEN LAKE	WI	54941	0000
KING, ELIZABETH C TR	570		CRESCENT BLVD	406	GLEN ELLYN	IL	60137	8307
KING, NANCY G	519	N	MAIN ST	1CN	GLEN ELLYN	IL	60137	5165
KLAUSER, JOHN & LENORE	570		CRESCENT BLVD	204	GLEN ELLYN	IL	60137	0000
KLAUSNER, JOHN & LENORE	570		CRESENT BLVD	204	GLEN ELLYN	IL	60137	0000
KLEIN, RAYMOND & BARBARA	501		FOREST AVE	307	GLEN ELLYN	IL	60137	4169
KLEIN, TOM	1105		MILWAUKEE AVE		RIVERWOODS	IL	60015	3512
KLICHE, SANDRA S	369		EUGENIA		LOMBARD	IL	60148	0000
KOCH, CHERIE	5501	S	ATLANTIC AVE	612	NEW SMYRNE BCH	FL	32169	0000
KRICK, WILLIAM F	501		FOREST AVE	504	GLEN ELLYN	IL	60137	0000
KRUIZENGA, CHRISTI A TR	515	N	MAIN ST	5-F-S	GLEN ELLYN	IL	60137	0000
LAMPERT, THOMAS J	501		FOREST AVE	603	GLEN ELLYN	IL	60137	4175
LANE, HELENE B	570		CRESCENT BLVD	202	GLEN ELLYN	IL	60137	0000
LEBOEUF, KATHERINE F	501		FOREST AVE	306	GLEN ELLYN	IL	60137	0000
LEFKOW, ANTOINETTE	519	N	MAIN ST	1A-N	GLEN ELLYN	IL	60137	0000
LEGUT, ROSEMARY	515	N	MAIN ST	2-B-S	GLEN ELLYN	IL	60137	0000
LISCHER, LINDA S	519	N	MAIN ST	2-AN	GLEN ELLYN	IL	60137	0000
LISCHER, LINDA SUE	519	N	MAIN ST	4 E N	GLEN ELLYN	IL	60137	0000
LOUDENSLAGEL, LLOYD & S A	586		CRESCENT BLVD	307	GLEN ELLYN	IL	60137	0000
MADONIA, MARTIN & SUSAN	501		FOREST AVE	602	GLEN ELLYN	IL	60137	0000
MAGNAN, KARLA BONKOWSKI	501		FOREST AVE	305	GLEN ELLYN	IL	60137	0000
MAIN STREET VENTURE PRTRN	497		MAIN ST		GLEN ELLYN	IL	60137	0000
MAION, E & C JUAREZ	519	N	MAIN ST	4CN	GLEN ELLYN	IL	60137	0000
MAISEL, GERALDINE M	519	N	MAIN ST	5-F-N	GLEN ELLYN	IL	60137	0000
MANAK, THOMAS & ROSEMARY	586		CRESCENT BLVD	401	GLEN ELLYN	IL	60137	0000
MANGAT, GURINDER	501		FOREST AVE	304	GLEN ELLYN	IL	60137	0000
MARCHESHI, JOHN	515	N	MAIN ST	5BS	GLEN ELLYN	IL	60137	5159
MARKUM, JAMES & JUDITH	9895		HOOSIER VLG DR	3021	INDIANAPOLIS	IN	46268	0000
MARSHALL, MR & MRS WM F	501		FOREST AVE	605	GLEN ELLYN	IL	60137	4175
MARTIN, JOSEPH & RENEE	586		CRESCENT BLVD	305	GLEN ELLYN	IL	60137	0000
MARTORANO, VINCENT & M	515	N	MAIN ST	3CS	GLEN ELLYN	IL	60137	0000
MARYS LANE MINK LLC	536		PENNSYLVANIA AVE		GLEN ELLYN	IL	60137	4137
MATUSIAK, BARBARA	570		CRESCENT BLVD	506	GLEN ELLYN	IL	60137	0000
MAURICE, RONALD G	515		MAIN ST	4-F-S	GLEN ELLYN	IL	60137	0000
MCCARTHY, MARTIN & PAT	515	N	MAIN ST	4-CS	GLEN ELLYN	IL	60137	0000
MCGOEY, EDWARD & MARY	501		FOREST AVE	505	GLEN ELLYN	IL	60137	0000
MILEY, HARKER & KATHERINE	515	N	MAIN ST	1ES	GLEN ELLYN	IL	60137	5145
MILLER, DESIREE			PO BOX 1983		CRESTED BUTTE	CO	81224	1983
MOORE III, CLINT & JANE	570		CRESCENT BLVD	309	GLEN ELLYN	IL	60137	8306
MOORE, RICHARD & RUTH	519		MAIN ST		GLEN ELLYN	IL	60137	0000
MURPHY, JAMES & CYNTHIA	501		FOREST AVE	404	GLEN ELLYN	IL	60137	0000
MURPHY, KATHRYN L	570		CRESCENT BLVD	401	GLEN ELLYN	IL	60137	0000
MURRAY, PATRICIA	550		PENNSYLVANIA AVE		GLEN ELLYN	IL	60137	0000
NETTELMANN, DAVID	515	N	MAIN ST	4-B-S	GLEN ELLYN	IL	60137	0000
NIERHOFF, ANDREA C	570		CRESCENT BLVD	101	GLEN ELLYN	IL	60137	0000
NORTHERN TRUST CO #070815			PO BOX 1354		CHICAGO	IL	60690	1354
O BRIEN, M JANET	501		FOREST AVE	408	GLEN ELLYN	IL	60137	0000
O CONNOR, PATRICIA E	515	E	MAIN ST	5A S	GLEN ELLYN	IL	60137	0000
OVERBY, PAUL & JOAN			PENNSYLVANIA AVE		GLEN ELLYN	IL	60137	0000
PANTAZOPOULOS, NANCY	501		FOREST AVE	206	GLEN ELLYN	IL	60137	0000
PAPENDICK, SCOTT D	27W751		SWAN LAKE DR		WHEATON	IL	60189	0000
PASSIAS, SAMUEL G	586		CRESCENT BLVD	304	GLEN ELLYN	IL	60137	4115
PAULY, ELEANOR E	519	N	MAIN ST	4DN	GLEN ELLYN	IL	60137	0000
PENLEY, STEPHEN & JANET	570		CRESCENT BLVD	307	GLEN ELLYN	IL	60137	0000
PENNSYLVANIA BLDG PRTRN	497		MAIN ST		GLEN ELLYN	IL	60137	0000
PERETTI, MARILYN	515	N	MAIN ST	1-B-S	GLEN ELLYN	IL	60137	0000
PERSICO TR, DONNA B	501		FOREST AVE	402	GLEN ELLYN	IL	60137	0000
PERSICO, VINCENT & DONNA	501		FOREST AVE	401	GLEN ELLYN	IL	60137	0000
PETERSON, KEITH E	519	N	MAIN ST	5-A-N	GLEN ELLYN	IL	60137	0000
PIGONI, PATRICIA A	586		CRESCENT BLVD	204	GLEN ELLYN	IL	60137	0000
PODRAZA, ROBERT & ELOISE	501		FOREST AVE	407	GLEN ELLEN	IL	60137	0000
POPE, LYLE L	515	N	MAIN ST	3 E-S	GLEN ELLYN	IL	60137	0000
PORTER, ELIZABETH A	519	N	MAIN ST	5-C-N	GLEN ELLYN	IL	60137	0000
PRO, MARCI E	519	N	MAIN ST	4-A-N	GLEN ELLYN	IL	60137	0000
PURCELL, KEVIN & SUSAN	570		CRESCENT BLVD	503	GLEN ELLYN	IL	60137	8307
PYZIK, DIANE	515	N	MAIN ST	3F-S	GLEN ELLYN	IL	60137	0000
QUINN, BARBARA E TR	586	E	CRESCENT BLVD	206	GLEN ELLYN	IL	60137	0000
ROEMER, MICHAEL & LINDA	501		FOREST AVE	208	GLEN ELLYN	IL	60137	0000
ROSS, PAUL M TR	519	N	MAIN ST	2EN	GLEN ELLYN	IL	60137	0000
RUFFIE, ROBERT	570		CRESCENT BLVD	407	GLEN ELLYN	IL	60137	8307
SCALETТА, TERRI G	515	N	MAIN ST	4-E-S	GLEN ELLYN	IL	60137	0000

SCHMIDT, ELIAS	570		CRESCENT BLVD	507	GLEN ELLYN	IL	60137	0000
SCHWARZ, ALLEN	519	N	MAIN ST	1-B-N	GLEN ELLYN	IL	60137	0000
SCHWIND, GEORGE & DIANE	20		PEREGRINE XING		SAVANAH	GA	31411	0000
SEAR, GEORGE F	515	N	MAIN ST	2C-S	GLEN ELLYN	IL	60137	0000
SIGN OF THE WHALE LLC	558		CRESCENT BLVD		GLEN ELLYN	IL	60137	0000
SMITH, THOMAS			PO BOX 234		GLEN ELLYN	IL	60138	0000
SOMOLIK, RICHARD	165		GERALDINE CT		SOMONAUK	IL	60552	0000
SPARACIO, DANIEL J	519	N	MAIN ST	3-E-N	GLEN ELLYN	IL	60137	0000
SPECK, BONITA A	586		CRESCENT BLVD	207	GLEN ELLYN	IL	60137	4113
SPIEZIO JR, JOHN F & M J	570		CRESCENT BLVD	305	GLEN ELLYN	IL	60137	0000
STANDARD FOREST OWNER LLC	1901		AVENUE OF THE ST	395	LOS ANGELES	CA	90067	0000
STARSHAK, BARBARA	519	N	MAIN ST	5EN	GLEN ELLYN	IL	60137	0000
STEARMAN PROPERTIES LLC	33	W	JEFFERSON ST		NAPERVILLE	IL	60540	0000
STOERMER, DENISE & MARKUS	570		CRESCENT BLVD	308	GLEN ELLYN	IL	60137	0000
STOERMER, MARKUS & DENISE	570		CRESCENT BLVD	206	GLEN ELLYN	IL	60137	0000
STOUGHTON, ANNE E	501		FOREST AVE	308	GLEN ELLYN	IL	60137	0000
SUSANNAH BALL TR	570		CRESCENT BLVD	208	GLEN ELLYN	IL	60137	8306
SWADE, PAUL	478		TEQUESTA DR	218	TEQUESTA	FL	33469	0000
SYNAKIEWITZ, FRANCES	519	N	MAIN ST	2-B-N	GLEN ELLYN	IL	60137	0000
TANSLEY, DAVID H	570		CRESCENT BLVD	403	GLEN ELLYN	IL	60137	0000
TENZER FAMILY LP	141	W	JACKSON BLVD	2036	CHICAGO	IL	60604	3391
THERIEAU, SHARON A	586		CRESCENT BLVD	306	GLEN ELLYN	IL	60137	0000
TRANKINA, FRANK & MARY A	501		FOREST AVE	204	GLEN ELLYN	IL	60137	0000
TRANS HOLDINGS CORP	811		BUTTERFIELD RD	115	WHEATON	IL	60189	0000
TRENT, TERRY & LYNN	586		CRESCENT BLVD	303	GLEN ELLYN	IL	60137	4115
TRUPPA, NUNZIO	570		CRESCENT BLVD	203	GLEN ELLYN	IL	60137	8306
TRYNER, ELIZABETH A INC	1407		COGHILL CT		N AURORA	IL	60542	0000
TYAHLA, DAVID A	586		CRESCENT BLVD	301	GLEN ELLYN	IL	60137	0000
ULRICH, WERNER & URSULA	501		FOREST AVE	406	GLEN ELLYN	IL	60137	0000
UNITED STATES OF AMERICA _Pos	528		PENNSYLVANIA AVE		GLEN ELLYN	IL	60137	0000
US BANK CORP	2800	E	LAKE ST		MINNEAPOLIS	MN	55406	0000
V PROPERTIES	1S436		LEWIS AVE		LOMBARD	IL	60148	0000
V PROPERTIES LLC	4N602		MOUNTAIN ASH DR		WAYNE	IL	60184	0000
VIERNOW, B & J DAGNON	586		CRESCENT BLVD	502	GLEN ELLYN	IL	60137	0000
VILLAGE OF GLEN ELLYN	535		DUANE ST		GLEN ELLYN	IL	60137	0000
VLAHOS, JOHN S	1221		MAPLE AVE		DOWNERS GROVE	IL	60515	0000
WEBER, RICHARD A, JR	570		CRESCENT BLVD	304	GLEN ELLYN	IL	60137	0000
WETTTLAUER TR, SHARON	570		CRESCENT BLVD	310	GLEN ELLYN	IL	60137	0000
WHITE, JESSE & DEBORAH	570		CRESCENT BLVD	504	GLEN ELLYN	IL	60137	0000
WOLFF, SHARON K	515	N	MAIN ST	2FS	GLEN ELLYN	IL	60137	0000
WOLSKI, JULIE ANNE	501		FOREST AVE	401	GLEN ELLYN	IL	60137	4169
WOODS, J & G PHILLIPS	570		CRESCENT BLVD	P53	GLEN ELLYN	IL	60137	8305
YOUNG TR, THOMAS V	6		SEQUOIA RD		HAWTHORN WOODS	IL	60047	1933
YOUNG, ROBERT G	515	N	MAIN ST	5-E-S	GLEN ELLYN	IL	60137	0000































474

MADE IN ITALY TRATTORIA

SALES
SERVICE

M - F
8a - 6p

(630)
858-8630



VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

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

Application for Commission Pre-Application Meeting

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

I. APPLICATION INFORMATION:

A. Date Filed: 03/17/22

B. Project Name: GlenArt Condominiums

C. Project Description: 16 unit condo building plus parking under GlenArt Theatre

D. Address of Property: 482 Forest Ave/540 Crescent Blvd

E. Permanent Index No: #s 05-11-317-029/05-11-317-021 Zoning: _____

F. Name of Applicant: Fareed Haque

G. Address of Applicant: 465 Hawthorne Blvd, Glen Ellyn IL 60137

H. Phone No. (Business): _____ (Home) _____

I. Fax No. (Business): _____ (Mobile) 773-203-7928

J. E-mail Address of Applicant: wahdude2004@yahoo.com

K. Name of Property Owner: HAQUE FAMILY LLC

L. Address of Property Owner: 465 Hawthorne Blvd, Glen Ellyn, IL 60137

M. Phone No. (Business): _____ (Home) _____

N. Fax No. (Business): _____ (Mobile) 773-203-7928

O. E-Mail Address of Property Owner: wahdude2004@yahoo.com

II. SUBMISSION REQUIREMENTS

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

Signature:  Date: 3.16.2022

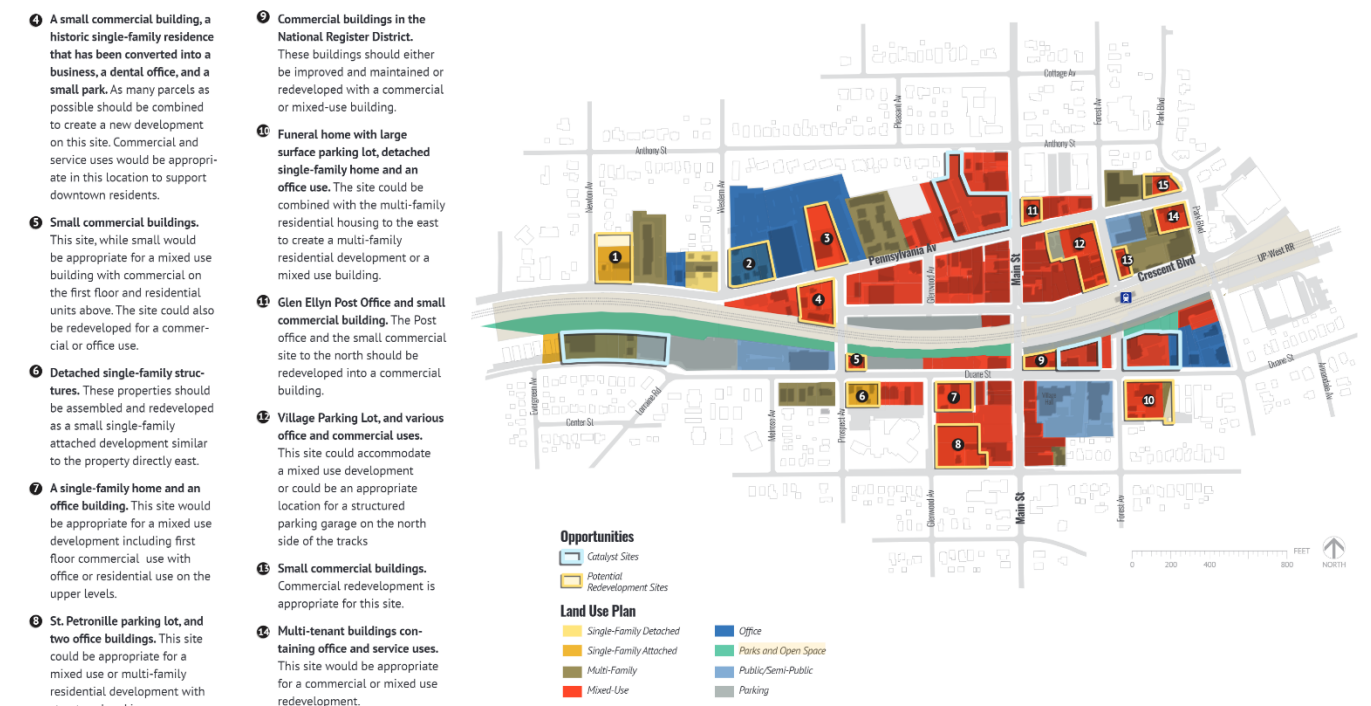
To the Village of Glen Ellyn Planning and Development Dept.,

This development project consists of three parts:

- 1] Build a 5-story condominium building (Tentatively known as the *GlenArt Condominiums*) with TWELVE 2 - BR units and FOUR 1 - BR units, in addition to 2 retail spaces, at 484-482 Forest Ave.
- 2] Renovate the basement of Glen Art Theatre and GearHead to create 33 parking spaces
- 3] Simultaneously update HVAC, seating, and curtains in GlenArt theatre.

Rationale:

The home at 484 Forest and parking lot at 482 Forest are underused and underdeveloped properties, as identified in the most recent development plan for Village of Glen Ellyn:



This development would substantially increase the TAX basis for the parcels at 484/482 Forest, increasing the number of downtown long-term residential property owners, as well as increasing the number of quality parking and retail spaces.

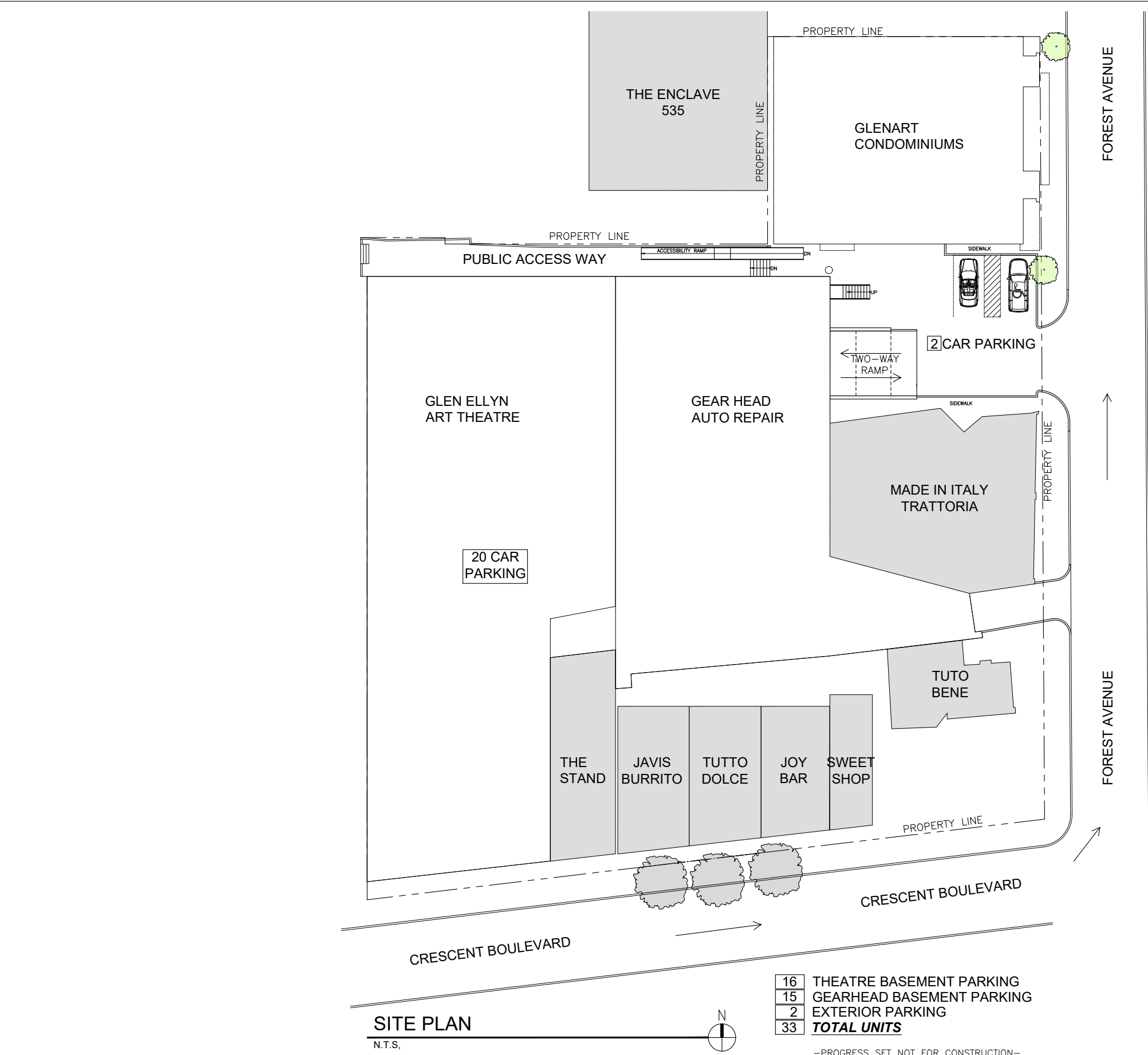
In addition, this development project would upgrade the quality and viability of the consumer experience at The Glen Art Theatre, a centerpiece of Downtown Glen Ellyn long overdue for renovation and modernization. Covid-19 has dealt a major blow to the viability of the GlenArt Theatre, but it has survived and will continue to grow and thrive if given the support and development it needs.

We sincerely hope that the Village of Glen Ellyn will not only approve but support this project financially as well. We feel this development is LONG overdue and essential to the continued vibrancy of downtown Glen Ellyn.

Sincerely,
Fareed H.

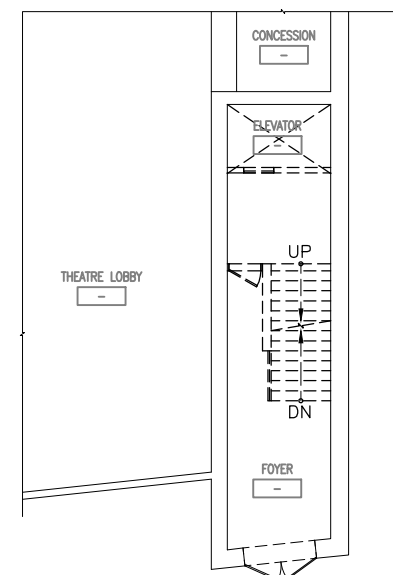
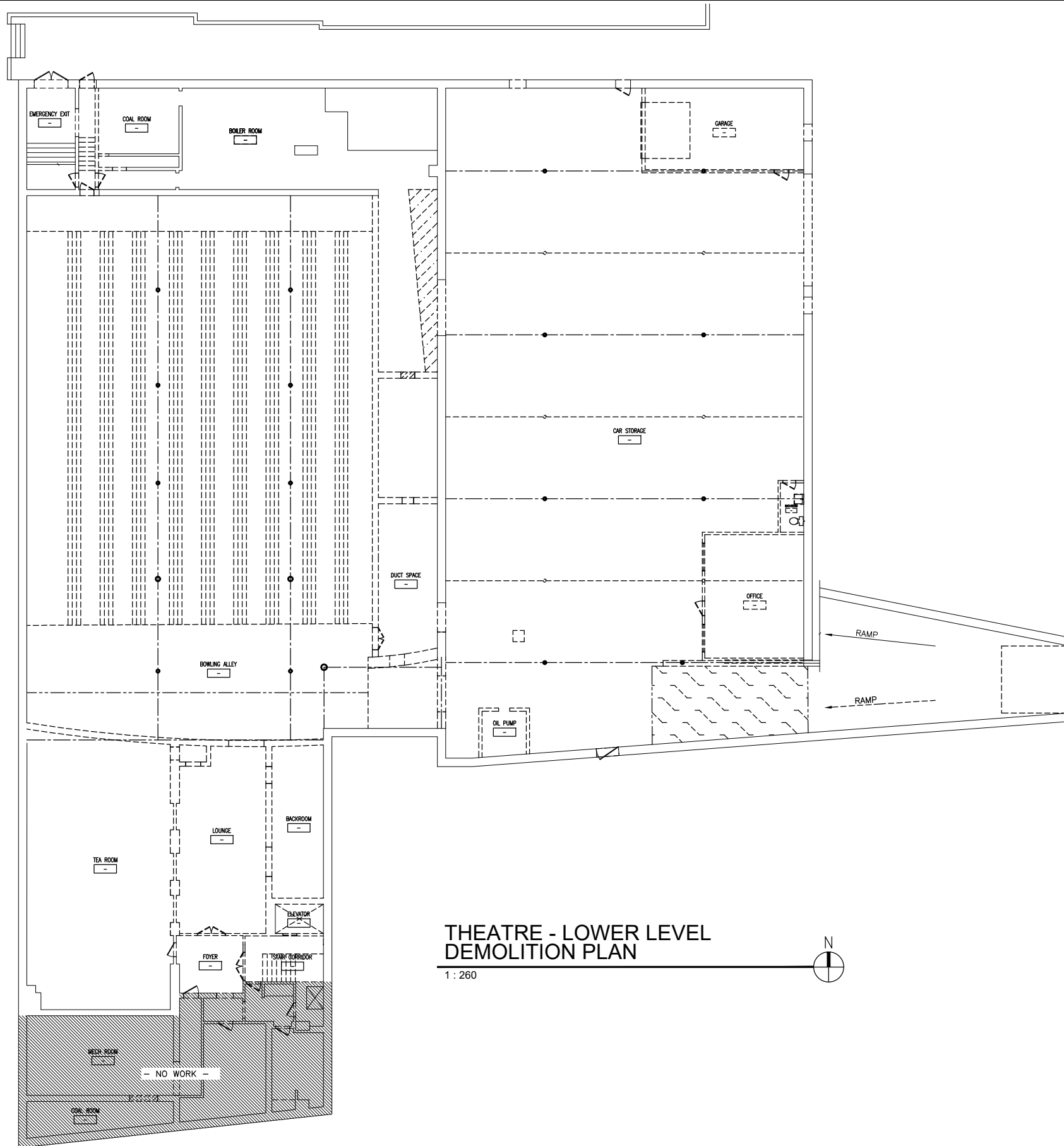


486 Forest Avenue, Glen Ellyn - Mixed Use Development



FLOOR AREA TOTALS

<u>RESIDENTIAL AREA:</u>		
<u>FLOOR AREA:</u>		<u>TOTAL FLOOR AREA:</u>
5,202.33 SF	x 4 FLOORS =	20,809.32 SF
<u>RENTABLE AREA:</u>		<u>TOTAL RENTABLE AREA:</u>
4,431.54 SF	x 4 FLOORS =	17,726.16 SF
<u>COMMERCIAL AREA:</u>		
<u>RETAIL AREA:</u>		<u>TOTAL FLOOR AREA:</u>
3,991.54 SF		5,148 SF
		<u>TOTAL RENTABLE AREA:</u>
		3,991.54 SF
<u>TOTAL AREA:</u>		
<u>TOTAL FLOOR AREA:</u>		<u>TOTAL RENTABLE AREA:</u>
25,957.32 SF		21,717.7 SF



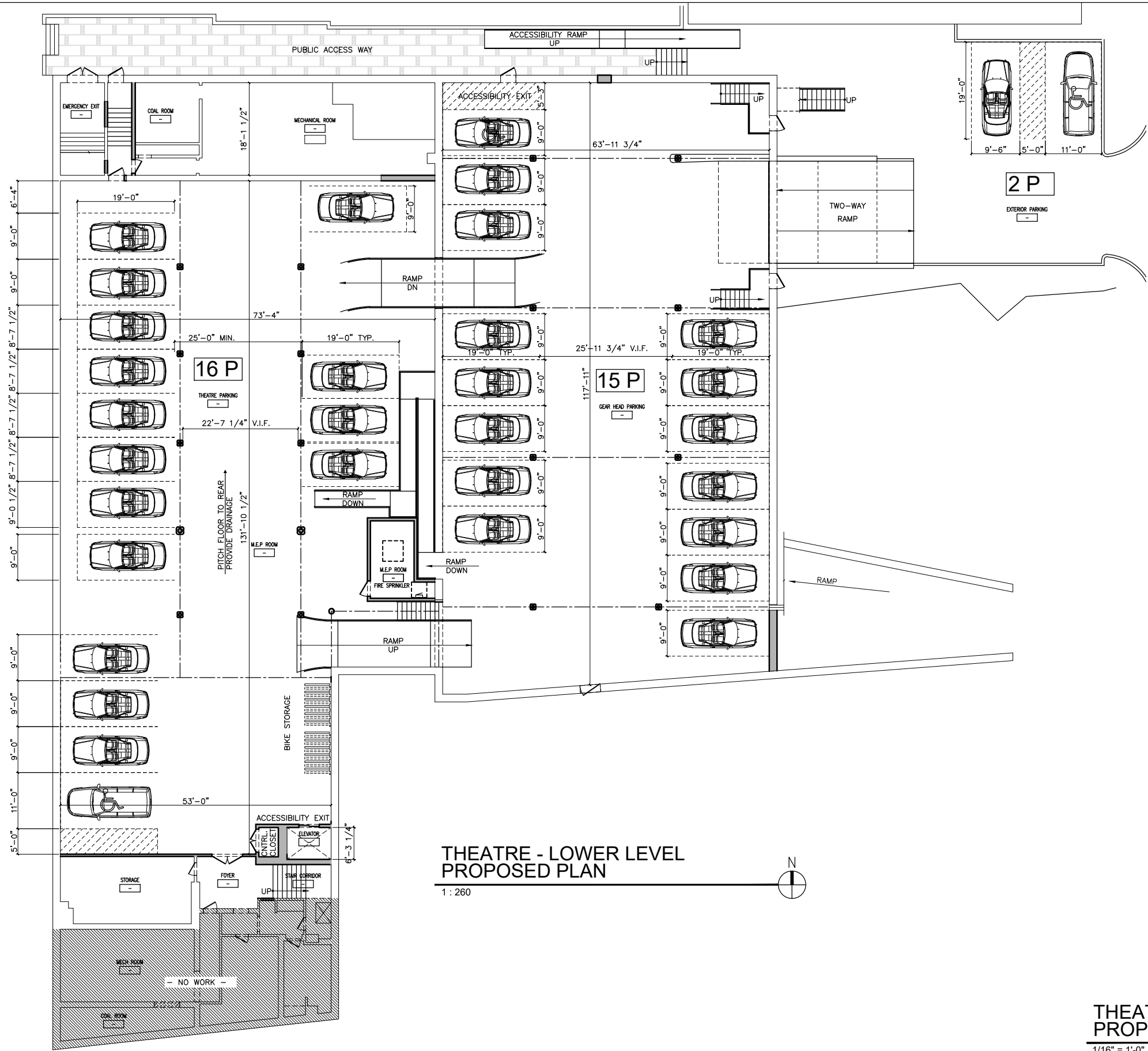
LYNN ARCHITECTS_{TM}

110 East Schiller Street, Suite 234, Elmhurst, IL 60126 | 312.972.5966 | lynnarch.com

GLENART CONDOMINIUMS
482-484 FOREST AVENUE

DATE
04.29.22
JOB#
2021-51

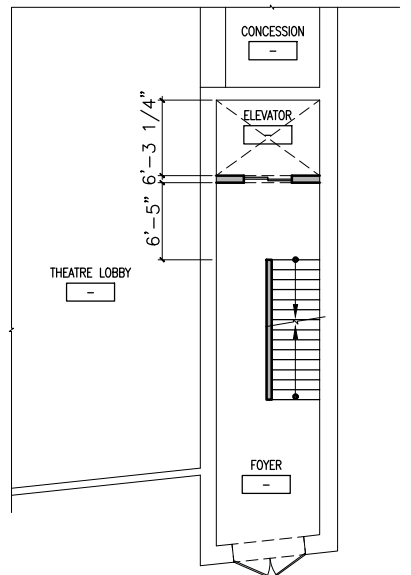
SHEET
SK02R



THEATRE - LOWER LEVEL
PROPOSED PLAN

1 : 260

—PROGRESS SET NOT FOR CONSTRUCTION—



THEATRE PARTIAL FIRST FLOOR
PROPOSED PLAN

1/16" = 1'-0"
0 2' 5' 10' 20' 30'



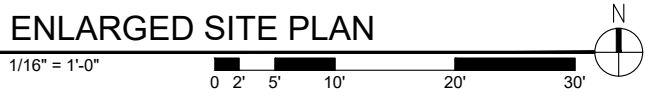
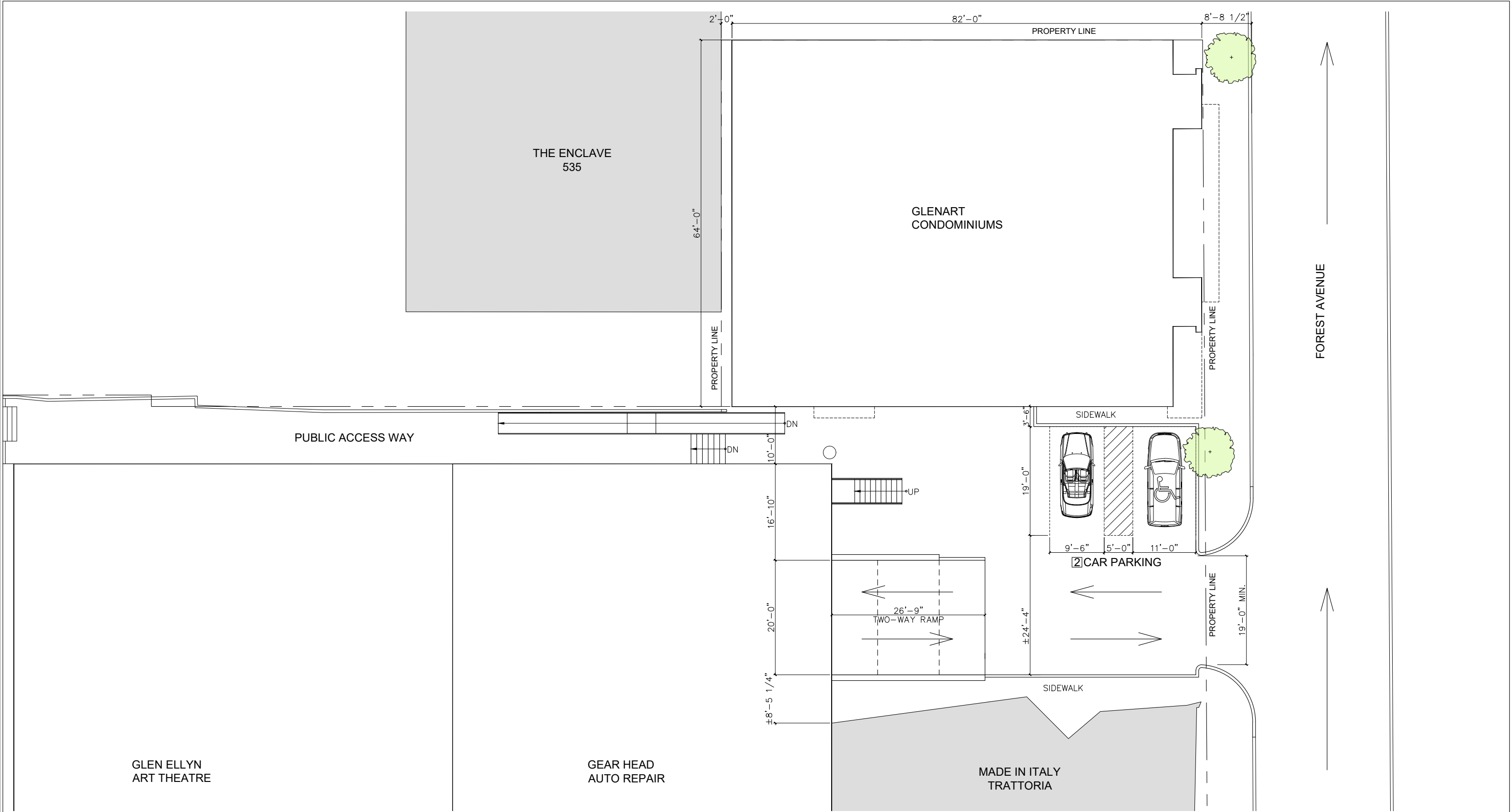
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GLENART CONDOMINIUMS
482-484 FOREST AVENUE

DATE
04.29.22
JOB#
2021-51

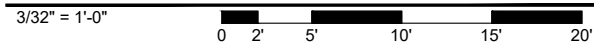
SHEET
SK03R



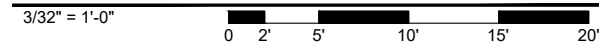
—PROGRESS SET NOT FOR CONSTRUCTION—



SOUTH ELEVATION



EAST ELEVATION



—PROGRESS SET NOT FOR CONSTRUCTION—



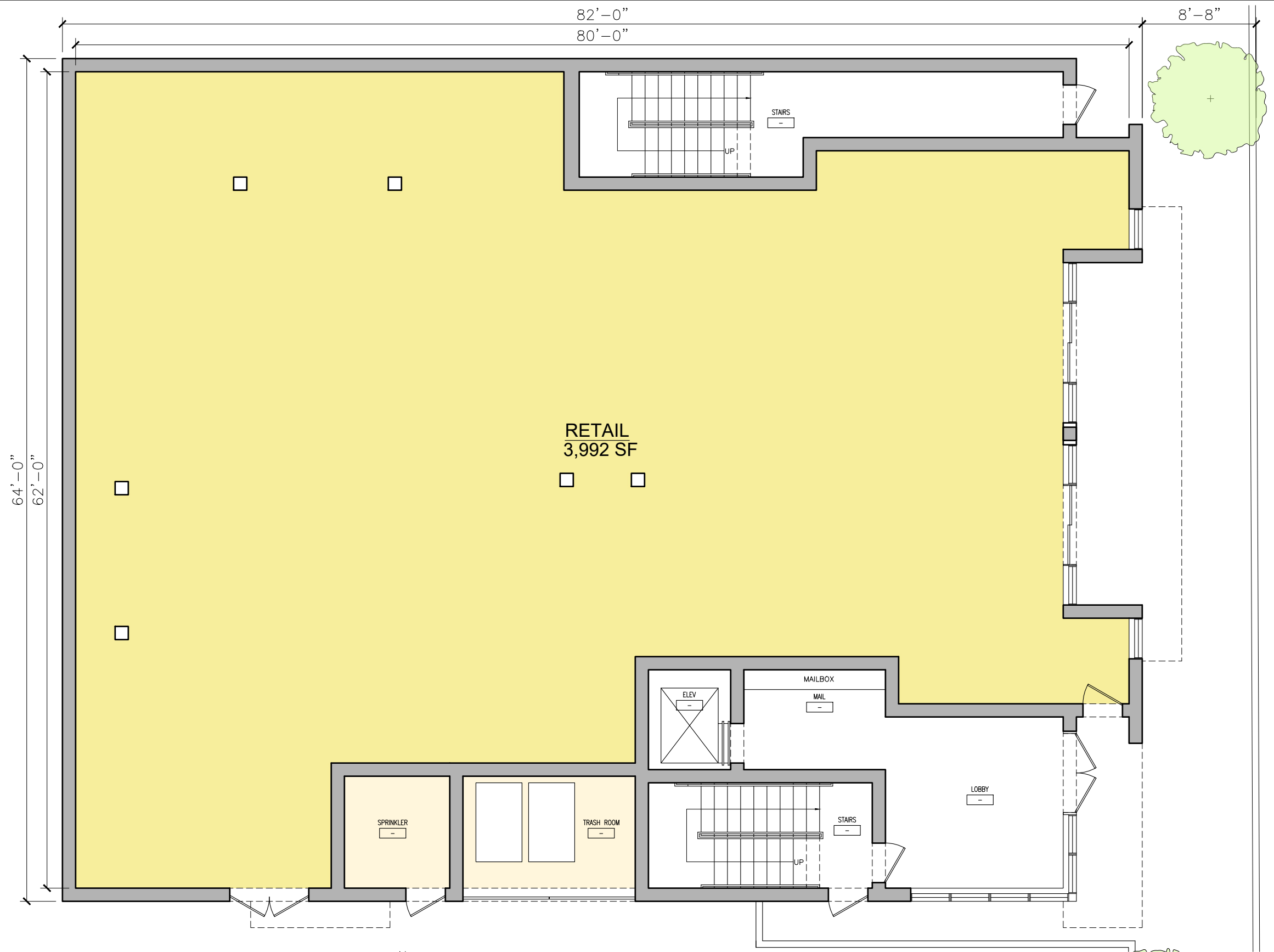
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GLENART CONDOMINIUMS
482-484 FOREST AVENUE

DATE
04.29.22
JOB#
2021-51

SHEET
SK05



GROUND FLOOR PLAN

1/8" = 1'-0"

0 1' 2' 5' 10' 15'



—PROGRESS SET NOT FOR CONSTRUCTION—



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GLENART CONDOMINIUMS
482-484 FOREST AVENUE

DATE

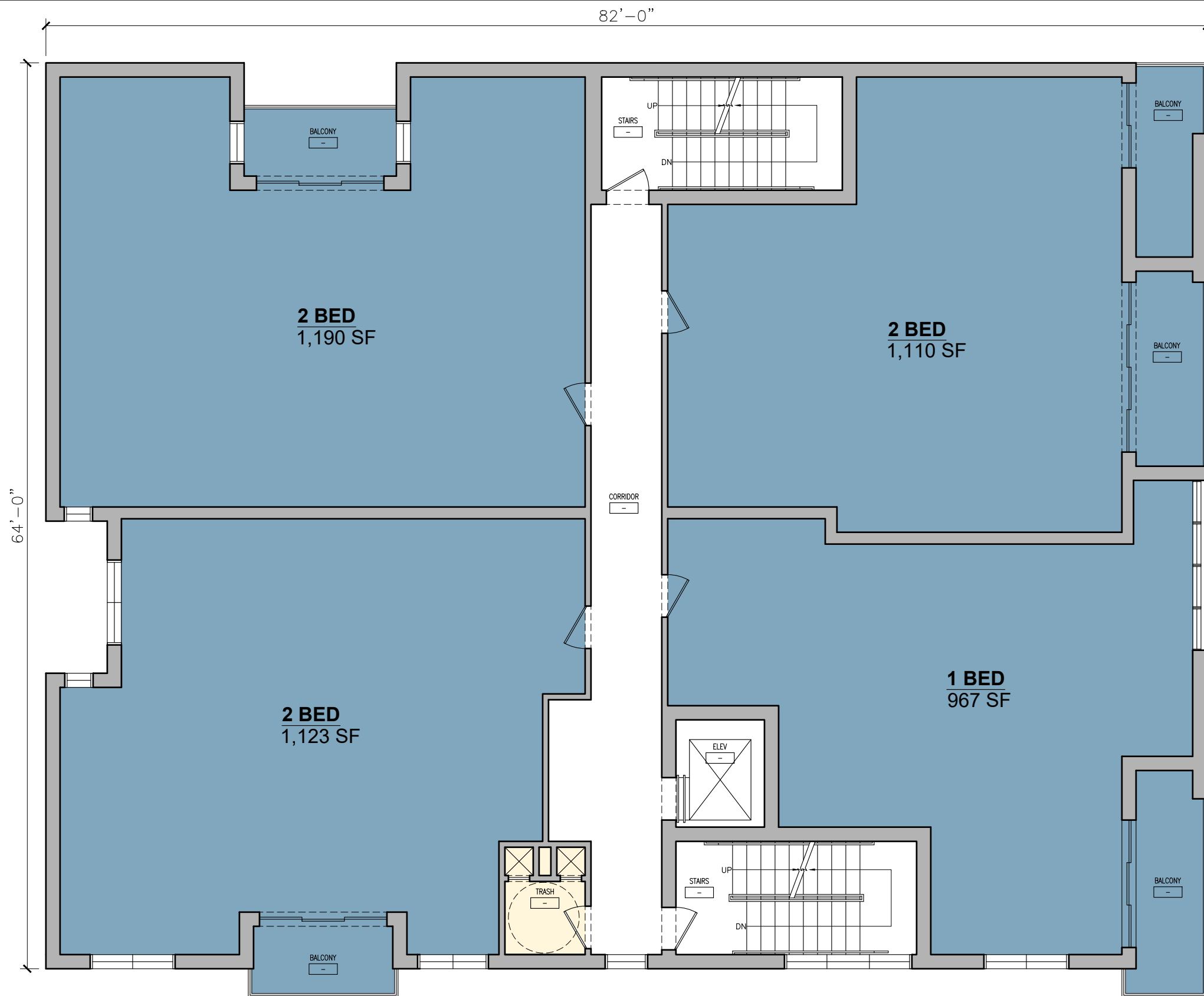
04.29.22

JOB#

2021-51

SHEET

SK06



TYPICAL FLOOR PLAN 2-4

1/8" = 1'-0"

0 1' 2' 5' 10' 15'



—PROGRESS SET NOT FOR CONSTRUCTION—



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GLENART CONDOMINIUMS
482-484 FOREST AVENUE

DATE

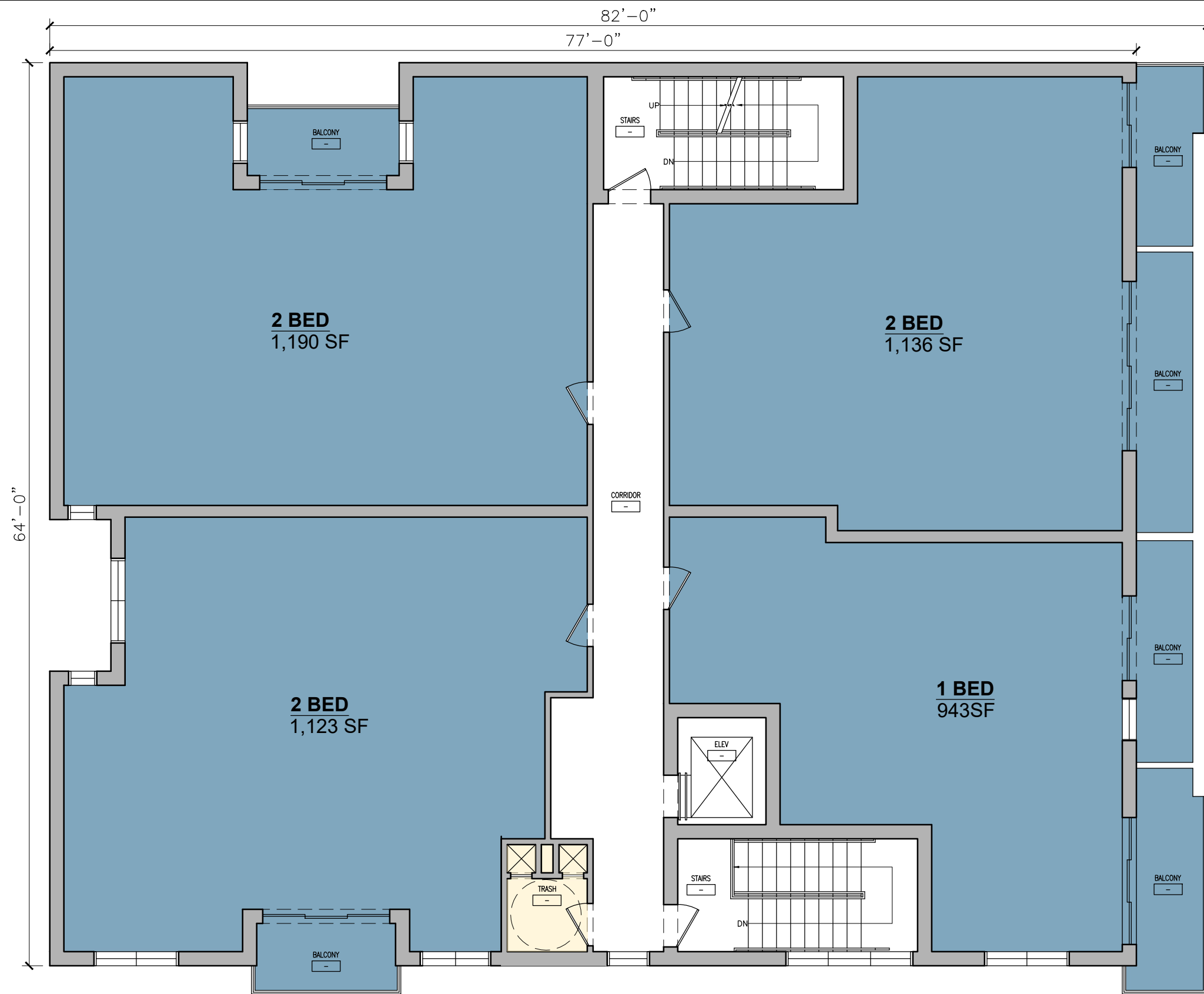
04.29.22

JOB#

2021-51

SHEET

SK07



5TH FLOOR PLAN

1/8" = 1'-0"

0 1' 2' 5' 10' 15'



—PROGRESS SET NOT FOR CONSTRUCTION—



LYNN ARCHITECTS_{TM}

110 East Schiller Street, Suite 234, Elmhurst, IL 60126 | 312.972.5966 | lynnarch.com

GLENART CONDOMINIUMS
482-484 FOREST AVENUE

DATE

04.29.22

JOB#

2021-51

SHEET

SK08



Village of Glen Ellyn
Community Development Department
535 Duane Street
Glen Ellyn, IL 60137
Phone: 630-547-5250
Fax: 630-547-5370
www.glenellyn.org

Glen Art Condominiums

482 Forest – 540 Crescent
Glen Ellyn, IL

Preliminary Plan Review Comments

Date: April 5, 2022

Documents Reviewed:

- Application for Commission Pre-Application Meeting, dated 03/16/22
- Rendering
- Plat of Survey, dated 03/15/22
- Sheets SK01 through SK08 prepared by Lynn Architects, dated 03/28/22

Comments:

1. Application: Page 2, item 1, coordinate email addresses.
2. Plat of Survey:
 - a. How will stair in the alley to the south of the condo building be reconfigured to allow for vehicular passage through the alley?
 - b. Width of alley is 8'-10", building to face of retaining wall, utility pole and AT&T box restrict alley width to 6'-2".
3. Sheet SK01, Site Plan: One parking stall must be made accessible.
4. Sheet SK02, Theatre – Lower-Level Demolition Plan: No comments.
5. Sheet SK03, Theatre – Lower-Level Proposed Plan:
 - a. Will vehicle be able to make turn from alley into new door opening in north wall?
 - b. Grade in alley drops about 42 inches from the northeast corner of the building to the proposed vehicle entry door. The northeast exit door, and the second exit door in the east wall, would need an area well and stairway to bring people up to grade. Additionally, an exit stair from the second-floor level of Gearheads occurs at the northeast corner of the building and would need to be replaced to provide a means of egress from the upper level.
 - c. Proposed interior ramp could be flipped to allow more direct access to exterior of building without travel along drive aisle.
 - d. How is traffic flow controlled at ramp exit to Forest to accommodate two-way traffic in/out of the lower level of Gearheads??
 - e. Is the elevator at south end of garage existing? The relationship between the elevator and the stairs does not reflect the current condition.
 - f. An accessible route is required from the public right-of-way to the parking level. The current layout of the building entry at the first-floor level and the existing elevator are not accessible.
 - g. At least two of the public entry/exits of the garage must be accessible. The public entry points should be designated.
 - h. Two accessible parking stalls are required inside the building.
 - i. Parking area will need to be fire sprinklered. The location of the fire sprinkler equipment room is not indicated.

- j. Mechanical ventilation will be required throughout the garage. Provide an indication of points of air intake and air exhaust.
- 6. Sheet SK04, Enlarged Site Plan:
 - a. One of the parking stalls shown must be accessible.
 - b. How will stairway in the alley to the south of the condo building be reconfigured to allow for vehicular passage through the alley?
 - c. Utility poles need to be relocated to allow vehicular access to parking stalls and alley.
- 7. Sheet SK05, Elevations: Windows at the east end of the South Elevation do not show up in the floor plan view.
- 8. Sheet SK06, Ground Floor Plan:
 - a. If retail space is not subdivided, an airlock entry vestibule must be provided since floor area is > 3,000 sf.
 - b. Assuming retail space is divided north and south, the north tenant space will need a second means of egress. Adding a door into the exit stairway will not provide the required separation distance between a door at that location and the front entry doors.
 - c. The south exit door of the south tenant space and the stairway exit door open directly into the drive lane which is unsafe at any time. Egress from the west pair of doors will be blocked if a vehicle parks in the alley. A minimum 3-foot-wide sidewalk should be provided for pedestrian travel to Forest.
 - d. No interior access to trash room? The north tenant must travel south of Forest then to the alley to take out the trash.
 - e. Lobby must have a swinging exit door.
 - f. The exterior swinging doors opening into the alley will reduce the drive aisle width to 7 feet.
- 9. Sheet SK07, Typical Floor Plan 2-4:
 - a. The Trash Room requires an anteroom to prevent the chute doors from opening directly into the corridor. A 60-inch turning radius must be provided within the anteroom to be accessible.
 - b. Building must comply with IAC 233.6 (For buildings with 4 or more stories and 10 or more dwelling units).
 - i. 233.6.1: Wheelchair maneuvering clearances at the entrance doors to individual dwelling units do not comply with IAC Section 404.
 - ii. 233.6.4: Not less than 20% of the dwelling units must be adaptable. Features required include:
 - 1. 233.6.5.1: Must construct to allow conversion into accessible units.
 - 2. 233.6.5.2: An accessible route required into and through each unit.
 - a. Required maneuvering clearances are not provided at the doors.
 - b. Walk-in closets are not accessible, require a 60-turning radius for wheelchair access.
 - c. Kitchens are not accessible, require a 60-inch clear width between counters in a u-shaped kitchen, a 40-inches clear width is required for pass-thru kitchens.
 - 3. 233.6.5.3: An accessible route is required to specific spaces such as balconies. No comments.
 - 4. 233.6.5.4: Bathrooms do not provide a 60-inch turning radius, or proper access to showers or bathtubs. Showers appear to be undersized.
 - 5. 233.6.5.5: Stacked washer/dryer units are not accessible.
 - c. Sheet SK08, 5th Floor Plan: Same comments as for Sheet SK07.

10. Since the building is over 4 stories in height, one of the stairways needs to be extended to allow access to the roof level. This will make the building 6 stories in height. Alternately, the developer can provide a minimum 2-foot wide x 8-feet long roof hatch over the upper flight of stairs to provide this access. This will dramatically reduce the overall additional height required.
11. Only one stair on the 5th floor level will have a flight of stairs that will go upward.
12. There is no indication of how the residential units will be served by HVAC units. If the units are served with through the wall units, there is no indication of the required mechanical space in the units, nor is there any indication of air intake/exhaust louvers on the building elevations. If the units are served by rooftop units, there is no indication of vertical duct shafts that will be required, nor any indication of the size, location, and screening of the HVAC units.
13. Building height issues may need to be resolved through the elimination of one floor level, but that would not relieve the developer from making 20% of the units adaptable in accordance with the Illinois Accessibility Code.

Submitted by:



Stephen Witt
Building & Zoning Official
switt@glenellyn.org
630-547-5244

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

Nalini Johnson

From: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Sent: Wednesday, May 18, 2022 12:18 PM
To: Nalini Johnson
Cc: Wallace, Carol
Subject: RE: 484 Forest, Glen Elly IL - Historic District - Property Development
Attachments: sanborn_11721_full.jpg

[EXTERNAL EMAIL]

Hi Nalini,

Thanks for the email. I've copied CJ Wallace, the head of our regulatory programs.

The first issue is whether the construction of the condo building and the demo of the small house would require a stormwater or NPDES permit from the IEPA. What does the developer's engineer say? Those permits trigger our [state regulatory law](#), and we would review this project under that law if permits are required. If there are no state permits or any other state or federal involvement, the project would not need to be submitted to us.

If our regulatory review was required...

The house at 484 Forest is an adorable Queen Anne house that predates the surrounding commercial buildings, but it is not within the boundaries of the existing National Register of Historic Places (NRHP) historic district. Kelly Purvis' email mentions that more recent research has uncovered additional information about the house that may help us to determine whether it is eligible for the NRHP. If we determine that it is eligible for the NRHP, then its demolition would be an adverse effect that we would need to mitigate through a Memorandum of Agreement. If we determine that the house is not eligible for the NRHP, we would not object to its demolition as a part of this project.

The Glen Art Theatre at 540 Crescent and Gearhead at 474 Forest are within the NRHP historic district and contribute to its historic significance. So, if our regulatory laws are triggered by state or federal permits or funds, we would review the project for its impact to those two historic buildings and whether the work to each building meets the Secretary of the Interior's Standards for Rehabilitation. Gearhead was an auto storage facility, according to the 1929 Sanborn map (attached). Parking cars in it should be fine, but the proposal shows that a small office in the interior would be demolished. I would need to see photos of the interior to know whether the elements that are being demolished are significant. If they are significant, they must be retained. The theater is going to be a problem, I suspect. There is a bowling alley in the basement, which is shown in the demo drawing on sheet SK02R and on the 1929 Sanborn map. The demo drawing also shows a lounge and tearoom. If they are historic, their demo would not meet the Standards and would need to be mitigated.

The second issue is whether this project is eligible for any historic tax credits. Because the theater and Gearhead are contributing buildings in a NRHP district, work done to them is eligible for a 20% federal historic tax credit. However, the use of the building must be income-producing, i.e., rental residential or commercial. I noticed that this will be a condo development, which means owner-occupied housing. Will the parking spaces be owned by the owners of the units? If so, the parking would not be income-producing and is not eligible for the tax credit. If the spaces will be rented, then the use is income producing and eligible for the credit.

If the developer is interested in the credit, the cost of the work to the historic building must exceed that building's adjusted bases. The developer needs to figure out whether the theater work exceeds the theater's adjusted basis and Gearhead work exceeds Gearhead's adjusted basis.

Lastly, if the developer is interested in the credits, he or she needs to email me interior photos of these buildings where work will occur so that I can determine whether the interior work to the theater and Gearhead can meet the Standards.

Anthony Rubano, Deputy State Historic Preservation Officer
Illinois State Historic Preservation Office
Illinois Department of Natural Resources
One Old State Capitol Plaza
Springfield, Illinois 62701
Please contact me through email rather than my office phone:
anthony.rubano@illinois.gov

From: Nalini Johnson <njohnson@glenellyn.org>
Sent: Monday, May 16, 2022 9:24 AM
To: Rubano, Anthony <Anthony.Rubano@Illinois.gov>
Subject: [External] FW: 484 Forest, Glen Elly IL - Historic District - Property Development

Hi Anthony,

I am following up with a proposed project that will involve tearing down 484 Forest Avenue in Glen Ellyn in order to build a 5-story mixed use building. The proposal is attached, and a pre-application meeting with the Plan Commission has been scheduled for May 26th.

Has the developer or anyone associated with this proposal contacted you or anyone in your office regarding this project to identify any SHPO issues and related mitigation requirements, if any?

Let me know if you would like to discuss by phone.

Thanks in advance.

Nalini

Nalini Johnson, MUP AICP PMP
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From: Kelly Purvis <kpurvis@glenellyn.org>
Sent: Friday, September 24, 2021 1:49 PM
To: wahdude2004@yahoo.com
Cc: Meredith Hannah <mhannah@glenellyn.org>; Staci Springer <sspringer@glenellyn.org>; Atrin Khodadadi Fard <afard@glenellyn.org>
Subject: Historic District - Property Development

Good afternoon Fareed,

Meredith Hannah asked me to reach out to you to provide information about our downtown historic districts and the potential impact they could have on the redevelopment of your properties. I have provided an image below that shows the extent of the historic district in proximity to your properties. Please note, while the structure at 484 Forest Avenue was not included in the historic district, it has since been identified as a property with some historic significance and could be eligible for the National Register.



That being said, if properties are on the National Register or could be eligible for the National Register, and your project requires any state or federal funding or the issuance of any state or federal permits you would need to contact the State Historic Preservation Office (SHPO) to inform them of your project. They would review the proposal and make a determination if the project would have an impact on the historic resources. If it is determined that the project would impact the historic resources, you would be required to work with the State to mitigate the negative impact. In the past, we have seen a few projects in the downtown that were required to go through this process. One of the mitigation strategies that was required of a developer was to photograph the historic building (meeting the State's requirements) to be cataloged at the Library of Congress. Another project was just required to consult with the preservation office to include historically appropriate design elements into their project. For more information about projects in and around National Register listed historic districts, you can contact Anthony Rubano at the State Historic Preservation Office at (217)782-7459.

On the positive side there are historic tax credits that are available for certain improvements to historic properties. I have attached a summary for your review if you are interested. There is contact information at the bottom of the summary if you would like more information about this program.

From a Village standpoint, there are not any limitations or restrictions placed on properties within the historic districts. However, I can tell you that the current Village Board is very sensitive about development in and around the historic districts, so whatever you decide to do on the property should generally blend in with the surrounding properties.

I hope this is helpful. Let me know if you have any questions.

Kelly Purvis, AICP

Planning Manager | Community Development Department

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