



Agenda
Village of Glen Ellyn
Village Board Workshop
Monday, July 18, 2022
6:00 PM

Glen Ellyn Civic Center, Galligan Board Room

Meeting Procedures Statement

Visitors are most welcome to attend all meetings of the Village Board and can find copies of the Agenda on their chairs or online at www.glenellyn.org prior to the meeting. Meetings are taped and also televised on WideOpenWest Channel 6, AT&T Channel 99, and Comcast Cable Services Channel 10. Any individual with a disability requiring a reasonable accommodation in order to participate in a meeting should contact The Village of Glen Ellyn ADA Coordinator, 630-469-5000, at least five (5) business days in advance of the next scheduled meeting. All matters on the Agenda may be discussed, amended, and acted upon.

- A. **Call to Order**
- B. **Pledge of Allegiance**
- C. **Roll Call**
- D. **Adjourn for Executive Session for the purpose of discussing pending litigation (5 ILCS 120/2 2 (c)(11); the appointment, employment, compensation, discipline, performance, or dismissal of specific employees of the public body or legal counsel for the public body (5 ILCS 120/2 2(c)(1); purchase or lease of real property for the use of the public body (5 ILCS 120/2 2(c)(5) and returning to open session thereafter. (Room 301)**
- E. **Return to Open Session (approximately 7 pm)**
- F. **Audience Participation**

- 1) **Open:**

Members of the public are welcome to speak to any item not specifically listed on tonight's agenda for up to (3) three minutes. For those items which are on tonight's agenda, the public will have the opportunity to comment at the time the item is discussed. In either case, please complete the Audience Participation form and turn it in to the Village Clerk. It is requested that, if possible, one spokesman for a group be appointed to present the views of the entire group. Speakers who are recognized are requested to step to a microphone and state their name, their topic and the group, if any, they are representing prior to addressing the Village Board. Individuals wishing to address the Board shall exercise proper decorum and respect for the proceedings and the business of the Village Board, and shall refrain from abusive demeanor and language. The practice of ceding time to other speakers shall be prohibited, except in the discretion of the presiding officer of the meeting. Public officials are not obligated to respond to questions.

In lieu of participating in the live meeting, the public may also complete a public comment form, which will be read into the record during the meeting. This form can be found at www.glenellyn.org/publiccomment.

- G. **Presentation and Discussion of Comprehensive Plan**

- 1) Continue the review and discussion of the draft [Comprehensive Plan](#)

H. Reminders

- 1) Village Board Meeting July 25

I. Adjourn



Glen Ellyn Village Board
535 Duane Street
Glen Ellyn, IL 60137

Meeting 7/18/2022 6:00 PM
Department: Administration
Department Head:
Category: Discussion Item
Prepared By: Mark Franz

**AGENDA ITEM (ID
2022-2427)**

DOC ID: 2022-2427

Continue the review and discussion of the draft [Comprehensive Plan](#)

Statement of the Issue:

The Village began the process of updating the 2001 Comprehensive Plan in July 2018. The Village conducted a robust public engagement process beginning in August 2018 and continuing through June 2021. Over the last few months, the Village Board has engaged in a thorough review of the draft Comprehensive Plan that was recommended by the Plan Commission. The Board has reviewed Chapters 1-3 and a portion of Chapter 4. The Board is set to continue this review by focusing on Chapters 5-8 and continuing with Chapter 4. Village staff is seeking direction from the Village Board on the next step in the process in order to finalize and adopt the Draft Comprehensive Plan. Here is the link to the [Comprehensive Plan](#).

Analysis:

The Village Board discussed the draft Comprehensive Plan at two different meetings in 2022 after indicating in 2021 that they would like additional time to review the Plan in detail and provide comments. Comments were received from four Trustees in April 2021, June 2021, and January 2022. The comments have been compiled into categories by topic and are organized by chapter and shared with the Village Board at the May 16 Village Board Workshop. At that meeting, the Village Board discussed Chapters 1-3 and provided comments and edits to the draft plan. At the June 6 Village Board Workshop, the Village Board reviewed a portion of Chapter 4, specifically the catalyst sites in the Central Business District (CBD) and the Roosevelt Rd. corridor.

At the July 18 Village Board Workshop, the Village Board will be discussing the plan again, focusing on Chapters 5-8 and continuing the discussion of Chapter 4. In addition, Chapter 2, the Vision, Goals, and Objectives have been edited at the direction of the Village Board, and are attached for review.

As the Comprehensive Plan is a guiding document, there are several steps that need to occur following adoption of the Plan in order to bring it to fruition. The Zoning Code is the primary means by which the Comprehensive Plan is implemented. The Code will need to be updated to ensure its regulations reflect the goals of the Comprehensive Plan. The Village may also want to conduct additional studies to further the objectives of the Plan, such as the Affordable Housing Study recently approved, traffic or space needs studies, etc. Other regulations within the Municipal Code may also require modification in order to align them with the goals of the Comprehensive Plan. Adoption of the Comprehensive Plan is a significant first step in helping the community achieve its vision for Glen Ellyn's future.

Budget Impact:

Action Requested:

Discussion Only

Attachments:

1. Vision Statement Goals and Objectives - Revised July2022

The vision, goals, and objectives set the framework for the community-wide plans and recommendations of the Glen Ellyn Comprehensive Plan. Together, they provide a flexible guide for decision making and establish direction for new projects and policies. For the purpose of the Plan, the vision, goals, and preliminary objectives are defined as follows:

Vision – Describes the desired outcome to be achieved through the implementation of the Plan. It is forward-looking and describes what the community could be like if the goals and recommendations are achieved.

Goals – The goals describe desired results toward which planning efforts should be directed. They are broad and long-range. They represent an ambition to be sought and require the culmination of many smaller actions in order to be fully achieved.

Objectives – The objectives contained are intended to be specific and measurable. They quantify the goals and set expectations for their achievement.

Our Mission

Our mission is to support a high quality of life in Glen Ellyn. We do this through the equitable delivery of reliable, cost-effective services and by promoting a community of trust, respect, and citizen involvement.

Our Values

Respect

Honor each person, treat everyone with dignity and value their individuality.

Accountability

Commit to action and accountability to achieve successful results.

Leadership

Guide and facilitate others to make a positive difference in the community.

Principles of Service

Serve the needs of the community with professionalism and courtesy.

~~Equality~~ Diversity, Equity, and Inclusivity

Provide equal opportunities for participation in all community activities and initiatives.

Best for The Community

Work on behalf of community interests, not individual interests.

Trust

Earn trust through reliability, honesty, and effectiveness.

Vision Statement

In the year 2030, Glen Ellyn is a safe, attractive and thriving community offering a living, working and leisure environment that distinguishes the Village from neighboring communities. Glen Ellyn is characterized by attractive and well-maintained residential neighborhoods, viable commercial and business districts, quality parks, schools and public facilities, and responsive public services. It is home to a diverse population, ~~and is desirable to young families and senior citizens alike~~ rac~~es~~ of all ages and social economic status. The Village Board adopted a Diversity, Equity, and Inclusion policy that will be an addendum to this plan.

In the year 203~~50~~...

Glen Ellyn continues to be primarily a residential community. It is composed of attractive and desirable residential neighborhoods that include a range of housing types, styles and prices, and offers a combination of quality and affordability, unique within the surrounding area.

Glen Ellyn has a diverse and well-maintained housing stock consisting of single-family homes, compatible and appropriately located townhomes, duplexes, condominiums, apartments, and accessory dwelling units. Housing opportunities for senior citizens, assisted living and young families have increased during the past 10 years.

While some older homes continue to be replaced, neighborhood character and charm has been maintained, homes with historic interest have been preserved, and housing improvements and new construction are compatible with Glen Ellyn's traditional neighborhood scale and character.

Commercial areas are active and economically sustainable, offering a wide range of goods and services to local residents and the surrounding region. Substantial public improvements and new private developments have occurred, that complement the existing architectural styles, within each of the Village's commercial areas during the past 10 years, which have significantly enhanced the Village's non-residential tax base.

Glen Ellyn's historic Downtown has been enhanced as an active, pedestrian-oriented area containing an exciting mix of shopping, entertainment, dining, public and residential uses. While Downtown continues to be small and compact, residential density has increased and the mix of stores and the variety of businesses have been expanded. An office sector including medical offices in the downtown bring daytime business to the Village's shops and restaurants.

The Roosevelt Road corridor has been substantially improved. Several older, marginal properties have been redeveloped for new retail and business uses and new multi-family developments have replaced underutilized buildings behind the commercial uses fronting the corridor. The appearance of the corridor has also been enhanced, including improvements to private properties and the public right-of-way.

Through an area-wide program of historic preservation and compatible new construction, the Stacy's Corners area has emerged as an attractive northern gateway to the community. Marginal and vacant properties have been replaced with a mix of new neighborhood commercial, residential and public uses.

Glen Ellyn continues to benefit from a superb regional location, and is easily accessible via the interstate highway system, arterial streets and public transportation. Through continued improvements to the Village's multi-modal transportation network, including enhancements to the Metra station, bus service lines and bicycle paths/lanes, the Village is safe and convenient for pedestrians, bicyclists, and those using alternate forms of transportation.

During the past 10 years, traffic operational conditions have been enhanced along several arterial streets. In addition to traffic enhancements, Route 53 and Roosevelt Road are now more safe and inviting for pedestrians and bicyclists.

A new commuter rail station has been constructed within Downtown and compatible new "transit-oriented development" has been undertaken within walking distance of the new station. Roadway and traffic operational improvements have been implemented to address the lengthy delays caused by rail traffic within Downtown and a vehicle and two pedestrian underpasses have improved pedestrian safety.

Glen Ellyn is served by public and private schools which not only provide top-quality educational services, but also serve as focal points for community life and activity. College of DuPage has continued to prosper and now offers even more special facilities, services, cultural activities and programs to local residents. The Village and College continue to work cooperatively to enhance economic development opportunities and foster entrepreneurship in the downtown.

Glen Ellyn ~~is widely recognized as the "Village in the Park". It~~ maintains a rich variety of parks, open spaces and recreational facilities, and is characterized by tree-lined streets and neighborhoods. During the past 10 years, existing parks have been upgraded, facilities

and services ~~for teens~~ have been expanded, and new pocket parks and gathering spaces have been created in the downtown and the Village has strengthened the partnership with the Park District in support of its mission-

Glen Ellyn is known for its outstanding municipal facilities and services. Fire and police protection are highly rated. Village facilities have been modernized and upgraded. The Library incorporates the latest technological advancements and continues to respond to the “informational needs” of local residents.

During the past 10 years, substantial improvements have been made to the public infrastructure, particularly with regard to stormwater management, drainage facilities and street surface conditions. Additional utility lines within the Village’s commercial and residential areas continue to be located underground.

The Village has worked with unincorporated residents and businesses to devise a long-range plan and program for annexation.

While it continues to be comprised of several diverse and recognizable neighborhood areas, a number of programs, services and facilities have been implemented to unite all geographic areas and demographic sectors of Glen Ellyn into a single, unified community. As always, community spirit and “volunteerism” are hallmarks of the community.

The improvements and developments that have occurred within Glen Ellyn during the past 10 years have been the result of significant citizen participation, excellent leadership from Village officials, and a strong partnership between the public and private sectors. Local residents continue to play an active role in formulating planning policies. The Village has undertaken a number of public improvement projects, and has utilized a range of creative techniques to assist the private sector in the implementation of innovative development and redevelopment efforts.

Goals & Objectives

Community Appearance & Character

Goal

An attractive and distinctive community image and identity that builds upon and enhances Glen Ellyn’s unique qualities and characteristics, and distinguish it from surrounding communities.

Objective 1: ~~Protect, m~~Maintain and enhance the Village’s “small town” atmosphere and character.

Objective 2: Maintain the attractive tree-lined streets, pedestrian scale and other distinguishing qualities of Glen Ellyn’s existing residential neighborhoods.

Objective 3: Upgrade the image and appearance of existing commercial areas, including buildings, parking lots, signage and the public rights-of-way.

Objective 4: Minimize the visual impact of surface parking areas through perimeter and interior landscaping and placement of parking lots at the rear of buildings.

Objective 5: Screen parking lots from streets using either shrubs, low walls, berms or a combination of materials.

Objective 6: Reinforce and strengthen the traditional role of Downtown as the Village’s centralized, multi-purpose focal point with a unique charm, appeal and historic character.

Objective 7: Undertake design and appearance improvements along the major thoroughfares that pass through the community.

Objective 8: Continue to coordinate with utility companies to move overhead utilities underground to reduce interference with natural elements, enhance service predictability, improve aesthetics, and protect the Village’s mature tree canopy.

Objective 9: Continue to improve and enhance the community gateways through the use of special signage, landscaping and other entry design features.

Objective 10: Design ~~and~~ locate and maintain public sites and buildings so that they become focal points and landmarks within the community.

Objective 11: Emphasize Glen Ellyn’s numerous parks and open spaces as distinguishing features of the community.

Objective 12: Preserve sites and buildings with local historic and cultural interest and value.

Objective 13: Continue the “greening” of Glen Ellyn by maintaining existing trees, reforestation and new landscape plantings.

Objective 14: Promote high standards of design and construction for all development within the Village that is consistent with the Village’s historic character, scale and charm.

Objective 15: Promote continuous collaboration and cooperation between the various districts and agencies serving the Village in order to better unite all parts of Glen Ellyn.

Objective 16: Establish and update boundary agreements with neighboring communities where appropriate.

Objective 17: Sponsor and promote programs, activities, events and celebrations that can stimulate public involvement and participation, foster a strong and unified community spirit and identity, and bring together residents from the various neighborhoods on a regular basis.

Objective 18: Leverage financial-economic incentives to encourage redevelopment and site improvements including, but not limited to, TIF incentives, SSA sales tax incentives, and the Village awards program.

Object 19: Consider economic incentives to support adaptive reuse of buildings and support business reinvestment to preserve the character and charm of Glen Ellyn.

Housing & Residential Areas

Goal

A housing inventory and living environment that supports the local population, attracts new families residents, and enhances the overall quality and character of the Village.

Objective 1: Update Village codes to encourage development of a range of housing types including townhomes, duplexes, condominiums, apartments and accessory dwelling units.

Objective 2: Increase the number of dwelling units within ½ mile of walking distance to the Metra station.

Objective 3: Maintain the scale, quality and character of existing single-family neighborhoods.

Objective 4: Undertake public infrastructure improvements within residential areas as needed.

Objective 5: Minimize adverse impacts of adjacent activities on residential areas through adequate buffering and screening.

Objective 6: Preserve the existing housing stock through effective code enforcement and encouraging preventive maintenance.

Objective 7: Promote the improvement and rehabilitation of deteriorating residential properties.

Objective 8: Incentivize the restoration and maintenance of older homes and multi-family buildings and encourage landmarking of residential properties to protect historically significant homes.

Objective 9: Encourage repurposing of salvageable building materials in place of complete demolition when restoration of older buildings is not possible.

Objective 10: Encourage new residential development that provides for a range of housing types and costs.

Objective 11: Encourage Leadership in Energy and Environmental Design – Neighborhood Development (LEED-ND) strategies in neighborhood redevelopment efforts, specifically in Planned Unit Development proposals.

Objective 12: Ensure that adequate stormwater management provisions are included in all new residential developments.

Objective 13: Ensure that development regulations and requirements are proportional and appropriate and do not place unnecessary burdens on developers. work in partnership with developers.

Objective 14: Update the Village's Zoning Ordinance to be reflective of the policies and objectives of the Future Land Use Plan.

Objective 15: Increase the number of dwelling units within walking distance to the Metra commuter station.

Objective 156: Evaluate options to provide inclusive housing suitable for all income ranges and population types.

Objective 16: Encourage tree preservation in residential development.

Commercial, Retail & Office Development

Goal

A system of commercial, retail, and office development that provides local residents with employment opportunities and needed goods and services, increases the Village sales and property taxes, and enhances the image and appearance of the community.

Objective 1: Maintain and expand the range of retail, commercial and office establishments within the Village.

Objective 219: Promote Glen Ellyn as a desirable, highly accessible and viable location for new commercial property investment and development.

Objective 32: Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas.

Objective 43: Improve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.

Objective 54: Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.

Objective 65: Improve Stacy's Corners as a new mixed-use focal point with a historic flavor and an attractive northern gateway to the community.

Objective 76: Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.

Objective 87: Promote the redevelopment of marginal, obsolete and vacant commercial properties.

Objective 98: Encourage compatible new office, retail and commercial development in selected locations.

Objective 109: Encourage developers to provide enhanced views, such as computer-generated graphics, which depict proposed buildings or changes in relation to the surrounding context.

Objective 110: Promote high quality design and construction for all new office, retail and commercial developments.

Objective 124: Promote creative site and building design and development solutions that can help off-set the small site sizes and other constraints present within Glen Ellyn's commercial areas.

Objective 132: Encourage new office, retail and commercial uses that will utilize the local labor force.

Objective 143: Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.

Objective 154: Consider the introduction of compatible new light industry and "high-tech" uses within selected commercial areas.

Objective 165: Consider the desirability of annexing nearby commercial and business areas, as well as vacant and underutilized properties with commercial development potential.

Objective 176: Discourage additional "strip" commercial development within the Village.

Objective 187: Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.

Objective 198: Enhance the high-speed communications capacity available to businesses within the community, including fiber optic connections.

Objective 19: Promote Glen Ellyn as a desirable, highly accessible and viable location for new commercial property investment and development.

Objective 20: Ensure that adequate stormwater management provisions are included in all new commercial developments.

Objective 21: Update the Village's Zoning Ordinance to be reflective of the policies and objectives of the commercial areas framework.

Objective 22: Encourage minority-owned businesses to invest and/or relocate to the Village.

Objective 23: Encourage econ-friendly components of developments and redevelopments include dark-sky compliance lighting, repurposing reclaimed building materials, green roofs, native=plan landscaping, etc.

Transportation

Goal

A balanced transportation system that provides for safe and efficient movement of vehicles and pedestrians, reinforces surrounding development patterns, and enhances regional transportation facilities.

Objective 1: Maintain and improve the condition of street surfaces throughout the Village.

Objective 2: Consolidate access in large parking areas, including cross-easements in shopping centers and between commercial properties and reduced curb cuts to major arterial roadways.

Objective 3: Create a comprehensive system of bicycle facilities and pedestrian walkways which enables safe and convenient movement within the Village and connects with nearby regional systems and facilities.

Objective 4: Pursue opportunities with neighboring communities and agencies to create pedestrian and bicycle connections to nearby trails and recreation areas.

- Objective 5:** Encourage the development of a complete sidewalk network, bike lanes, bicycle parking facilities and pedestrian amenities (lighting, signage, etc.) where possible.
- Objective 6:** Promote convenient public transportation services within the Village, and between the Village and other nearby communities and destinations.
- Objective 7:** Work cooperatively with Pace, Metra, and other agencies to assess and respond to evolving transit user needs in the Village.
- Objective 8:** Encourage increased Metra ridership through parking accommodation and transit oriented development surrounding the train station.
- Objective 9:** Replace the Metra commuter station with a new station that incorporates historically sensitive design, and includes a pedestrian underpass to create appropriate pedestrian connections between the north and south sides of the downtown. A plaza facing Crescent Boulevard should be included in the design.
- Objective 10:** Encourage the inclusion of car share, electric vehicle and bicycle facilities in new development proposals.
- Objective 11:** Actively monitor, manage and address on-street and off-street parking needs within the Village to ensure adequate and conveniently located parking to serve all current and future land uses.
- Objective 12:** ~~Reduce~~ Study parking minimums for both commercial and residential developments within a half mile of the Metra station, with good access to transit, walking and biking.

Community Facilities

Goal

A system of community facilities that provides for the efficient and effective delivery of public services and enhances the Village as a desirable place in which to live and do business.

- Objective 1:** Maintain effective fire and police protection throughout the Village.
- Objective 2:** Cooperate with the various public and private schools and districts to maintain adequate school sites and facilities within the Village.
- Objective 3:** Maintain the Library as an important focal point and resource for the community.
- Objective 4:** Provide adequate water supply, water distribution and sanitary sewer systems throughout the Village.
- Objective 5:** Where practically feasible, improve stormwater management infrastructure as part of comprehensive capital improvement projects.
- Objective 6:** Encourage the development of consolidated stormwater management facilities that provide maximum volume control and water quality benefits and mitigate impacts of development on surrounding properties.
- Objective 7:** Maintain adequate sites and facilities for all Village services; undertake expansion, improvement and replacement programs as necessary.
- Objective 8:** Promote the re-use of surplus or outdated public buildings for new uses that benefit the community as a whole.
- Objective 9:** Ensure that all community facility sites and buildings are sound, attractively maintained, compliant with Village Codes, and compatible with surrounding neighborhoods and development areas.
- Objective 10:** ~~Develop a~~ Review the policy program for burying overhead cables and utility lines within the Village.
- Objective 11:** Provide special facilities and services for teens, senior citizens, the handicapped and other special needs groups.
- Objective 12:** Cooperate with and support College of DuPage as a major community amenity and attraction.
- Objective 13:** Consider the need for and desirability of new community facilities that will serve the needs and desires of local residents and businesses.
- Objective 14:** Emphasize facilities, services and programs at locations that serve the entire community and can bring together and unite residents from all of the Village's neighborhood areas.

Parks & Open Space

Goal

A park and open space system that meets the recreational and leisure needs of Village residents, and enhances the overall image and character of the community.

Objective 1: Promote continued cooperation between the Village and the various park and school districts in the provision of recreational programs and facilities.

Objective 2: Encourage a local park system that complements the regional recreational and open space opportunities located within and near the Village.

Objective 3: Provide and encourage recreational facilities and programs that respond to the needs to Village residents.

Objective 4: Improve and expand programs, facilities and services for teens.

Objective 5: Continue to upgrade existing parks and recreational facilities; undertake improvement and replacement programs as required.

Objective 6: Encourage the provision of new open spaces throughout the community, particularly in neighborhoods with current open space deficiencies.

Objective 7: Promote new plazas and other public open spaces within Downtown and other commercial and business areas.

Objective 8: Explore the open space potential of vacant lots and other underused parcels.

Objective 9: Preserve the environmental corridor adjoining the East Branch of the DuPage River for aesthetic and recreational purposes, wildlife habitat and flood plain protection.

Objective 10: Encourage that sites for future parks or green spaces be included as a part of large-scale new residential developments.

Objective 11: Continue to preserve significant natural environmental and open space resources throughout the Village.

Objective 12: Undertake more extensive landscaping and "greening" programs along major street corridors, and consider these corridors integral parts of the local open space system.

Objective 13: Use native plant varieties in landscaped areas throughout the Village to improve pollinator habitats.

Objective 14: Expand, upgrade and promote the use of pedestrian and bicycle paths to provide access to and connections between schools, parks, forest preserves, the Downtown and other key activity areas.

Objective 15: Ensure that all parks and open spaces are adequately and attractively maintained and that reforestation is undertaken as required.

Objective 16: Encourage transition of open space/parks to the Park District to improve planning, programming and upkeep.