



Agenda
Village of Glen Ellyn
Architectural Appearance Commission Meeting
Wednesday, September 13, 2023
7:00 PM
Glen Ellyn Civic Center, Galligan Board Room

Visitors are most welcome to attend all public meetings and can find copies of the Agenda online at www.glenellyn.org prior to the meeting. Any individual with a disability requiring 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.

- A. Call to Order**
- B. Approval of Minutes**
 - 1) Approval of August 16, 2023 Meeting Minutes
- C. Public Comment (Non-Agenda Items)**
- D. Exterior Appearance Review**
 - 1) 604-610 Roosevelt Road
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Adjournment**

DRAFT MINUTES
Glen Ellyn Architectural Appearance Commission
Wednesday, August 16, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Susan Jacobson called the meeting to order at 7:01 PM and explained the Architectural Appearance Commission's function and procedures as an advisory body.

Roll was called.

PRESENT: Chairperson Jacobson, Commissioners Pam Albrecht, Heather Mees, and Lisa Sallwasser.

ABSENT: Commissioners Yavor Goranov, Eric Rahn, and Julia Smith.

Also in attendance: Trustee Liaison Anne Gould; Emily Rodman, Assistant Village Manager/Community Development Director; Audrey Savikas, Recording Secretary; and Scott Viger, Planning Consultant.

B. Approval of Meeting Minutes

Commissioner Albrecht made a motion to approve the draft minutes of the July 19, 2023 meeting. Commissioner Sallwasser seconded the motion, and the motion passed by voice vote.

C. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

D. Exterior Appearance Review: 750 Roosevelt Road, Popeyes Louisiana Kitchen

Staff Presentation

Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the request: The petitioner is requesting an exterior appearance review for construction of a Popeyes Louisiana Kitchen restaurant. The proposed restaurant is 2,515 square feet. The restaurant would contain a drive-through, as well as an interior order counter and seating for 24.

Mr. Viger presented information as detailed in the Staff Report dated August 16, 2023, included in the agenda packet. Mr. Viger's presentation described existing conditions as well as proposed

site plans, utility plans, elevations, signage, lighting, materials, and color selections. He noted that the Petitioners made several significant changes to their initial proposal, in order to align with Appearance Review Guidelines. Revisions include: limiting use of EIFS to above nine feet; raising glass storefront panels; more muted color selections; and improved landscape plan.

Mr. Viger responded to Commissioner questions, including clarifying proposed color selections and signage.

Petitioner's Presentation

Petitioner presenters introduced themselves, including: Jacob Cooke, Civil Engineer Phase Manager, and Chris Ludwig, Architect/Project Manager. They provided sample materials and answered Commissioner questions. They discussed anticipated customer use of drive-through versus counter seating; clarified plans for traffic flow; and agreed to review landscape plans.

Commission Recommendation

Commissioners indicated support for the proposal.

Commissioner Mees made the motion:

After conducting a public meeting and deliberating on the request of Mohamed Ould Sidi Mohamed, Aby Groups President, for approval of the Architectural Appearance and Site Plan for a proposed Popeyes Louisiana Kitchen restaurant at 750 Roosevelt Road, the Architectural Appearance Commission after hearing the staff and petitioner presentations, and Commission deliberation, recommends approval of the request with the following condition:

- 1. The project shall be constructed in substantial conformance with the plans as submitted and the testimony as presented at tonight's meeting.**

Commissioner Albrecht seconded the motion, and the motion passed by voice vote.

E. Trustee Liaison's Report

Trustee Liaison Anne Gould Thompson discussed recent and pending Village Board agenda and action items relevant to the Architectural Appearance Commission, including: development projects, a proposed boundary agreement between Glen Ellyn and Wheaton, the status of the draft Comprehensive Plan, and the streetscape project's impact on local businesses.

F. Chairperson's Report

Chairperson Jacobson encouraged everyone to complete the survey regarding the proposed Event Park on the location of the former US Bank site development.

G. Staff Report

Mr. Viger discussed potential agenda items for the Commission's next scheduled meeting.

H. Adjournment

Commissioner Albrecht made a motion to adjourn the meeting. The motion was seconded by Commissioner Sallwasser., and the motion passed by voice vote.

The meeting was adjourned at 7:24 p.m.

Respectfully submitted,

Audrey Savikas
Recording Secretary



Glen Ellyn
535 Duane Street
Glen Ellyn, IL 60137

Meeting 9/13/2023 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Scott Viger

AGENDA ITEM
(ID # 2023-882)

DOC ID: 2023-882

604-610 Roosevelt Road

Statement of the Issue:

Please see the attached staff report.

Analysis:

Please see the attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

The Architectural Commission is requested to consider the petitioner's request for an Exterior Appearance Review and make a recommendation to the Village Board for approval, approval with conditions, or denial.

Attachments:

1. Revised Staff Report 604 610 Roosevelt Rd
2. 1. Application for Exterior Appearance
3. 2. Plat of Survey
4. 3. Proof of Ownership
5. 4. 08.28.23 Elevation Color rendering
6. 5. 08.30.23 Plans
7. 6. List of Materials
8. 7. Paint Color Samples
9. 8. Lighting Cut Sheet Wall mounted lighting
10. 9. Sign Raceway Channel Letter Sign Specs
11. 10. Aerial Map
12. 11. Zoning Map
13. 12. 2001 Glen Ellyn Comprehensive Plan Excerpt 604-610 Roosevelt
14. 14. Draft Motion to Approve
15. 13. 2023 Glen Ellyn Comprehensive Plan Excerpt 604-610 Roosevelt
16. 15. AAC suggested elevation examples from 07.17.23 meeting Wheaton town center images
17. 16. AAC suggested elevation designs 07.19.23 meeting

STAFF REPORT

TO: Glen Ellyn Architectural Appearance Commission

FROM: Scott Viger, Planning Consultant
Emily Rodman, Assistant Village Manager / Director of Community Development

FOR: June 14, 2023, Architectural Appearance Commission Meeting
July 19, 2023, Architectural Appearance Commission Meeting
September 13, 2023, Architectural Appearance Commission Meeting

SUBJECT: 604-610 Roosevelt Road – Exterior Appearance Approval

REQUEST: The petitioner is Andrew Alex, owner of the property at 604-610 Roosevelt Road. The petitioner is requesting approval of the Exterior Appearance Review to accommodate the exterior facade remodel of the existing building.

INTRODUCTION

/CONTEXT: The subject site is improved with a one-story building constructed in 1959. The gross floor area of the building is 5,041 square feet with four commercial units situated on a parcel with a total land area of 15,700 square feet. The building is currently occupied by A Reliable Printing and a vape shop. The remaining units were previously occupied by Allstate Insurance and several restaurants, those units are vacant.

The building's current façade features natural cream-colored brick and matches the architecture of the adjacent buildings in style, texture, and color. The façade is in a state of deterioration, characterized by the vacant units and the masonry showing remnants of the previous awning and upper façade.

LOCATION: The subject property is in the C3 Service Commercial District and located on the north side of Roosevelt Road between N. Parkside Avenue and N. Park Boulevard. The surrounding zoning and land uses are as follows:

<u>Surrounding Land Uses:</u>	<u>Surrounding Zoning:</u>
North: Multi-Family and Commercial	R4 and C3
South: Commercial	C3
East: Commercial	C3
West: Commercial	C3

COMP PLAN: According to the 2001 Comprehensive Plan, the buildings along the Roosevelt Road corridor should be improved and upgraded or redeveloped and replaced. While some buildings have major deficiencies, this plan has marked the subject structure as, “sound and viable...and would benefit from either building or site improvements”. The site is prominently located nearby the intersection of Roosevelt Road and Park Boulevard which should be characterized by high-

quality design and construction. Enhancing the appearance of existing businesses is a primary goal.

The **recently adopted** 2023 Comprehensive Plan states the objective of improving and upgrading the Roosevelt Road corridor to benefit the economic development of the Village and surrounding region. Building and site improvements beautify the corridor and improve the Village's image. This site is designated as a catalyst site where it is described as underutilized and redevelopment at this site would further investment along the corridor. The small-scale commercial redevelopment, as proposed in the Plan, is visualized as a mix of larger, more versatile commercial buildings, or a large single development. These paths of redevelopment stress, "quality 360-degree architecture that provides attractive appearance from the roadway as well as the parking area and viewshed of adjacent residential development".

PROJECT SUMMARY:

The petitioner is proposing the remodel of the building's south elevation, fronting Roosevelt Road, to improve the façade with an architectural style typical of commercial uses. The modifications include painting the existing brick on the lower portion of the façade, constructing a large parapet across the length of the façade, and reintroducing an awning/canopy across the majority of the frontage. Additionally, the petitioner is planning to reorganize the interior floor plan of the commercial units for occupation by new businesses.

After the initial AAC meeting and Commissioner comments, the elevation has been totally redesigned. The new submission features a large center highlight with vertical metal paneling surrounded by the Dryvit stucco rising above the horizontal awnings on either side. Flanking the center, a lower parapet wall extends to the edge of the existing building and wraps the corner. This lower parapet has a metal awning that wraps the building corners on both the east and west elevations. Below the awning a Dryvit stucco sign frieze that also surrounds the existing brickwork. The Dryvit stucco is proposed to come down to grade on each end of the building creating a frame for the existing brick.

Questions for the 07.129.23 AAC meeting with answers for 09.13.23 AAC meeting added in bold underline:

1. Same colors as original? **Yes, except that the "off white" color for the Dry-vit has been eliminated and the Dry-vit will be white.**
2. Same materials as original? **Yes.**
3. Cornice material and color? Does it extend all the way to the rear? **No.** Or just to where the brick stops or break line in parapet? **See revised plan in packet.** What is being done to the rear elevation? **Unclear at time of this writing.**
4. Painting brick on both sides and rear? **Unclear at time of this writing.**

5. Have “goose-neck” lights been removed? Note is still on draft elevation although the luminaires themselves have been removed. **Yes, goose neck lighting has been removed.**
6. Signs same as original (Font, Color, size) **Yes.**
7. Need dimensions. **Added to the architectural plans. Sign sizes identified as 16” in height and code compliant as to square footage. Sign raceway Channel Letter specs indicate 18”. We need to clarify.**

Additional information about the project and requests are provided below.

Building. The lower portion of the existing façade features beige brick veneer which wraps around portions of the east and west elevations. The petitioner proposes painting the brick in a custom shade of beige that relates to the existing brick color. Staff recommends, at a minimum painting the rear and side elevations. Abutting properties to both the east (Fannie Mae) and the west (Office) have upgraded their side elevations.



Front (South) Elevation along Roosevelt Road



Rear (North) Elevation along alley.



Right (East) Side Elevation abutting Fannie Mae



Left (west) Side Elevation

Section 1.7 of the Appearance Review Guidelines states that the architectural character of all sides of a building should relate to the principal elevation, even if there are some changes in materials. Applied veneer “movie set” storefronts are not desirable.

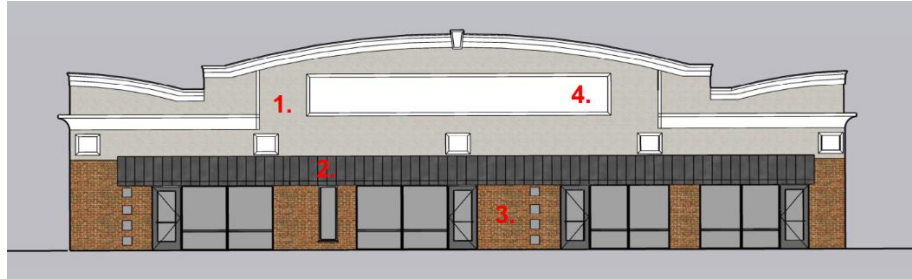
Section 3.6 of the Appearance Review Guidelines states that original masonry wall surfaces should not be cleaned with abrasive methods such as sandblasting and should not be covered with paint or stain unless the building has no distinctive historic or architectural character. In this case, the building has no distinctive historic or architectural character.

The existing façade will be improved with a large parapet. The parapet will screen any rooftop units and defines the top frame of the building façade with off-white architectural detailing and parapet cap. The petitioner proposes the primary surface to be Dryvit stucco in a light gray color.

Section 1.2 of the Appearance Review Guidelines states, “brick and stone with natural

and earth tone colors are preferred wall materials for their durability and quality. Materials and finishes not recommended include: Dryvit”

Additionally, the proposed façade features an aluminum canopy awning that provides cover across the building frontage and above each commercial unit. The proposed awning color is a custom shade of dark grey with a gray hue.

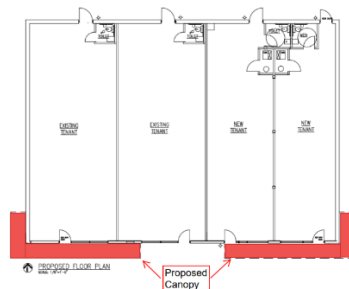


06.14.23 Front Elevation, continuous canopy



9.13.23 Revised Front Elevation

The revised elevation wraps the brick with the EIFS / Dry-vit material which extends down to the ground.



09.13.23 Canopy Plan

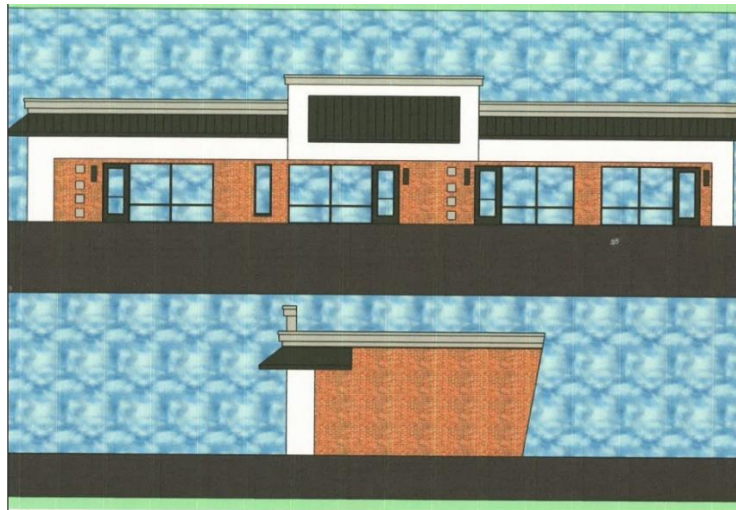
Please note that the canopy is no longer continuous across the entire front façade.



Proposed paint colors, clockwise from upper left. 1.Parapet Wall Behr Confident White (GR-W13) 2. Awning (Behr Black Locust (Behr PPO2502) 3. Brick Burnt Almond (Behr 280F 4) 4. Upper Light panel. (Behr Coastal Storm (Behr MQ 20).

The color palette for the revised elevations remains as before. Staff has requested a color elevation for the Commission review.

The brick and canopy colors remain s previously stated. The Dry-vit color will be white as the off-white color has been eliminated.



09.13.2023 Color rendered elevations.

**Top: Metal Canopy****Center: Dryvit****Bottom: Brick color****09.13.2023 Material Samples**

Section 1.6 of the Appearance Review Guidelines supports a readily identifiable entrance highlighted by the building structure, awnings, canopies, lighting, and/or architectural detailing.

Section 1.8.2 of the Appearance Review Guidelines states, “applied elements such as awnings, light fixtures, downspouts, railings, and signage should coordinate with, rather than dominate, the color scheme for the building...It is important to blend with the building’s color palate.”

Existing windows to remain.

1. **Interior Renovation.** The interior of the building will be renovated as part of the project to prepare the space to welcome new businesses of commercial/retail use.
2. **Site Improvements.** No additions, new structures, or site improvements are proposed for the property. The applicant had proposed adding landscape shrubs in the parkway. These shrubs do not comply with the Municipal Code. Our Village Forester visited the site to see if there was

space for an additional street tree. After the visit the Forester recommends simply grass for the parkway. The parkway does require some maintenance and upkeep. Property Owner has removed the weedy overgrowth and resodded the parkway.

As Roosevelt Road (IL Rte. 38) is a State Route, property owner should contact IDOT prior to any work in the Public Right – of – Way.



Prior condition of Roosevelt Road parkway.



Resodded Roosevelt Road parkway.

There are existing vehicular parking spaces in the front, rear, and east side of the building. All the parking areas need pavement work and striping.



Front parking area, typical pavement condition for all three parking areas.

3. Trash Enclosure There is no trash enclosure on the property. Zoning Code Section 10 – 5 – 5 – B4(40) requires that all bulk garbage containers be enclosed. The enclosure should be the same material as the principal structure (masonry) and eight feet in height with a durable (metal) gate. There are 23 parking spaces on the site, which is slightly more parking spaces than the Zoning Code would require. The loss of one parking space for a trash/recycling enclosure should be acceptable.
4. Lighting. Two types of building lighting are proposed. Eight textured black finish “goose neck” lights are to be located on the upper portion of the new parapet. The “goose neck” (Kichler Model 49981) lights will have one 150-watt bulb each. Four decorative lights (Kichler Model 49121AV1) will be adjacent to each tenant’s entry door upon the lower façade. These lights are to have two 75-watt bulbs each. No freestanding lighting is proposed. Cut sheets for both light fixture types are in the accompanying informational package.

The Goose neck lighting has been removed. The wall fixtures remain.

5. Signage. The tenant signs are proposed above the new awning and below the upper façade/parapet. The Sign Code compliant signs will be individual red letters mounted on a raceway. The signs will be above the tenant space and will be 16” in height. The individual letters will be “Areal Bold” font. The signage type (Font size etc.) remains the same. **The letters are to be red in color.**

AAC ACTION:

The Architectural Appearance Commission is being asked to consider the petitioner’s request for an Exterior Appearance Review and make a recommendation to the Village Board for approval, approval with conditions, or denial. In reviewing the request, the Commission should consider how the proposed exterior appearance conforms to the Appearance Review Guidelines. In reviewing the project, the AAC may wish to inquire about/encourage the petitioner to:

1. Consider the relationship and cohesiveness between the character of the façade and all other elevations of the building.
2. The commission may wish to inquire about the proposed materials not recommended by the Appearance Review Guidelines.
3. Provide additional information or plans related to the exterior appearance of the façade including a lighting plan, gutters, downspouts, and utility systems, as they should coordinate or relate to the principal elevation and are important features of the overall environment.

Staff would recommend the AAC consider the following conditions of approval:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the **September 13, 2023**, Architectural Appearance Commission meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.
3. **A building permit shall be obtained to erect a trash enclosure on the rear of the property, prior to issuance of additional occupancy permits for the property.**
4. **Parking lot maintenance shall be undertaken to gain compliance with the Zoning and Property Maintenance Codes prior to issuance of additional occupancy permits for the property.**

ATTACHMENTS:

1. Application for Exterior Appearance
2. Plat of Survey
3. Proof of Ownership
4. 08.28.23 Elevation Color Rendering
5. 08.30.23 Architectural Plans
6. List of Materials
7. Paint Color Samples
8. Lighting Cut Sheets
9. Sign Raceway Channel Letter Sign Specs
10. Aerial Map
11. Zoning Map
12. 2001 Comprehensive Plan Excerpts
13. 2023 Comprehensive Plan Excerpts
14. Draft Motion to Approve
15. AAC member suggested elevation examples from 07.19.23 meeting.
16. AAC member suggested elevation designs from 07.19.23 meeting.

cc: Emily Rodman, Assistant Village Manager / Community Development Director
Andrew Alex, Petitioner



VILLAGE OF GLEN ELLYN

Exterior Appearance Review Application Packet

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

**EXTERIOR APPEARANCE REVIEW
APPLICATION**

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

I. APPLICATION INFORMATION:

CLEAR PAGE

A. Date Filed: 4-3-23 B. Application No. _____

C. Project Name: Alex (LAST NAME)

D. Project Description: 604 - 610 Roosevelt rd

E. Address of Property: 604 - 610 Roosevelt rd

F. Permanent Index No.: 05-14-314-015 G. Zoning: C3

H. Name of Applicant: Andrew Alex

I. Address of Applicant: 1121 W. Tamarack Dr Hoffman Estates IL

J. Phone No. (Business): 847 529 6196 (Home) _____

K. (Mobile) same (Other) _____

L. Fax No.: _____

M. E-mail Address of Applicant: andrewalex101@gmail.com

N. Name of Property Owner: same

O. Address of Property Owner: same

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

Q. E-Mail Address of Property Owner: _____

II. CONFORMANCE WITH APPEARANCE REVIEW GUIDELINES:

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

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

TO GO WITH THE CONTEMPORARY DESIGN OF THE
RETAIL BUILDING IN THE AREA,

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

CONTEMPORARY RETAIL

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

IT COMPIES BY MATCHING THE DESIGNS
IN THE AREA

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

Signature: _____ Date: _____

Project Submittals List

- | | | |
|----|---|--|
| 1 | Application Form | |
| 2 | Application Fee | |
| 3 | Escrow | |
| 4 | Proof of Ownership | |
| 5 | Affidavit of Authorization | |
| 6 | Disclosure of Interest | |
| 7 | Narrative Statement / Project Description | |
| 8 | Plat of Survey/Legal Description | |
| 9 | Existing Site Plan | |
| 10 | Site Plan | |
| 11 | Landscape Plan | |
| 12 | Tree Survey | |
| 13 | Building Elevation Drawings – Existing | |
| 14 | Building Elevation Drawing – Proposed | |
| 15 | Floor Plans | |
| 16 | Color Rendering | |
| 17 | Photo, Slide(s) | |
| 18 | List of Building Materials & Colors | |
| 19 | Rooftop Plan | |
| 20 | Specifications for Rooftop Screening | |
| 21 | Sign Plan | |
| 22 | List of Signs | |
| 23 | Sign Elevations | |
| 24 | Building Elevation Drawings-Sign Location | |
| 25 | Trash Enclosure Exterior Equipment/
Fences/Screening | |
| 26 | Lighting Plan | |
| 27 | Light Fixture Cut Sheets | |
| 28 | Streetscape Elevation | |
| 29 | Outline Perspective View, Photo Imaging | |
| 30 | Staff & Developer Site Visit Pre-Arranged | |

MBR- May be Required

EXTERIOR APPEARANCE REVIEW PROCEDURE

APPLICATION PROCESS

New construction, addition(s), exterior rehabilitation, or exterior remodeling, of the following types of projects shall require exterior appearance approval:

1. Non-Residential Principal Buildings
2. Multi-Family Residential Principal Buildings
3. Attached Single Family Residential Principal Buildings
4. Parking Lots

Meeting with Village Staff – Recommended

Prior to submitting a formal application, the applicant should meet with the Director of Planning and Development or his or her designee to discuss the procedure for review. It is recommended that the applicant present general information at this meeting in rough sketch form describing the existing conditions of the site, the proposed site plan, preliminary building elevations and signage plans.

Formal Application-Required

To begin the formal application process, the applicant shall submit (2) copies of a complete and collated application to the Planning and Development Director or his or her designee for review. After staff has reviewed the application and determined that it is complete (which may require submittal of additional information or revised plans), the request will be scheduled for consideration at the first available Village Board meeting. The revised application packet must be submitted at least 2 weeks before the scheduled meeting with the Village Board.

Those materials typically required to be submitted with an application are listed below. The required submittals list may alter depending on the type and scope of the proposed project. Staff may, at its sole discretion, waive any of the following submittal requirements if additional plans or other materials are relevant to the proposed exterior appearance of the specific request.

Prior to submitting a formal application, the applicant should contact the Planning and Development Department to obtain a checklist of items required to be submitted with the application.

Formal Application Submittal Requirements

The following items are typically required to be submitted with an application for exterior appearance approval:

1. The required application fee as set forth in the Village Code.
2. Exterior appearance application form.
3. Narrative statement including:

- A general description of the project.
 - Information about the proposed design intent and why the proposed architectural style was selected.
 - Information about how the proposed exterior appearance complies with the Appearance Review Guidelines.
4. Proof of ownership.
 5. Disclosure of interest, identifying all parties with 5% or more interest in the property.
 6. If the property is owned by an individual or organization other than the applicant, an affidavit of authorization must be submitted, giving the applicant the right of file the application on the owner's behalf.
 7. Existing site plan or plat of survey showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - The location of all existing buildings, parking areas, access drives and other structures.
 8. Proposed site plan showing:
 - Property and street pavement lines.
 - Lot dimensions.
 - Gross area of the site stated in square feet.
 - Setbacks of all buildings, parking lots and other structures.
 - If parking is involved, show calculations for determining the required number of off-street parking spaces, as required by the Zoning Code. Give the number of spaces actually proposed.
 - Proposed ingress and egress to the site, including on-site parking area(s), parking stalls, and adjacent streets.
 - Service yard areas, including loading areas, mechanical equipment, refuse containers, etc.
 - The location and type of any fencing, berming or screening.

9. Tree survey showing:

- The location of all existing trees with a diameter breast height of 10 inches or more and significant quality tree species including hickory, oak or walnut species with a 5-inch or greater diameter breast height.
- Any trees that are planned for removal should be shown with an (x).
- The condition of the existing trees on the property should be noted on the survey.
- The location of all vegetative masses shown with a diagrammatic outline and information provided about whether these areas are proposed to remain, be removed or be cleared out.

10. Landscape plan containing:

- Existing landscaping that will be retained and all proposed landscaping. The type, size, number, and spacing of plantings must be illustrated (see Recommended Plant Material list).
- Location of existing (to remain) and proposed buildings, parking areas, signs access drives, landscape islands and other structures.
- Information about how the plans comply with the landscape requirements in the Zoning Code.

11. Lighting information including:

- Location of all existing (to remain) and proposed light fixtures.
- Total mounting height of all existing (to remain) and proposed parking lot light fixtures measured from ground level.
- Cut sheets of all parking lot and wall mounted light fixture(s).
- Light fixture dimensions.
- Information about the materials and colors of all proposed light fixtures, including information about the material, design and color of the base of any parking lot light poles.
- Photometric plans showing projected foot-candle levels throughout the site and at the property lines.

12. Existing building elevations drawn to scale showing all sides of any existing buildings to be rehabilitated or remodeled. At staff's discretion a photograph or photographs of the building may be used in place of an elevation. Such building elevations should show:

- The height of the building.

- The location and type of all existing exterior building materials and colors.
13. Proposed building elevations drawn to scale of all sides of any new buildings or structures and any buildings or structures proposed to be rehabilitated or remodeled. The proposed building elevations should show:
 - The location, type and texture of all proposed exterior building materials and colors.
 - A list of proposed building materials and colors.
 - The height of all buildings and structures as defined by the Zoning Code.
 - The location and height of any proposed wall signs.
 - The screening of any rooftop equipment.
 14. Proposed exterior building color and material samples shall be presented at the Village Board meeting, including, but not necessary limited to the materials and colors of the façade, roof, doors, window systems and any trim.
 15. Color rendering or renderings of all proposed buildings and structures.
 16. Floor plans of all existing buildings and structures (to remain) and all proposed buildings and structures.
 17. A sign plan overlaid on the proposed site plan and showing the following:
 - The location of any proposed signage, including primary signage, regulatory signage, private traffic directional signage, incidental signage, etc.
 - The setbacks of all freestanding signs from the property line.
 18. Color sign elevations drawn to scale showing the following:
 - The dimensions and areas of all proposed signage including all primary, incidental, private traffic directional and any other proposed signs.
 - A description of sign and frame materials.
 - Lighting type and intensity.
 19. Elevations of all proposed misc. structures on the property including such things as trash enclosures and fences.
 20. For significant projects, staff may also require the submission of a street profile or a scaled model.

All of the above plans should include the following:

1. Address of the site.
2. Scale and north arrow.
3. Name of the person and/or company that prepared the plan.
4. Date the plan was prepared and/or revised.

All materials included in the application packet, will become exhibits to the official document file. These materials should be able to be reduced to 11 x17 and should be legible at this reduced size.

Review by Staff and Village Board

The Planning and Development staff will review the application for completeness and conformance with the Appearance Review Guidelines and make a recommendation to the Village Board of Trustees for approval, approval with conditions or denial. After the application has been considered complete by staff the request will then be scheduled for consideration by the Village Board of Trustees who will ultimately act on the application. The application will be scheduled for review by the Village Board no later than the second next regular meeting of the Village Board, unless a later a meeting date is mutually agreed upon. To commence **any** type of construction activity prior to Village Board approved is a violation of the Village Code.

Changes After Approval

Changes of any kind to an approved exterior appearance application, without the permission of Village staff are prohibited. Any significant changes to an approved application may require review and approval by the Village Board in the same manner as the original application.

****** From the date of formal application a typical exterior appearance takes approximately three (3) months to process. However, if the application is submitted in conjunction with another application such as a special use or planned unit development request, this process may take longer.

OWNERSHIP BY LAND TRUST

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

TRUSTEE: _____ TRUST NO. _____

Address: _____

LIST ALL BENEFICIARIES:

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

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Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

Name: _____ Address: _____

OWNERSHIP BY A CORPORATION

CLEAR PAGE

Date: _____

Address: _____

Legal Description:

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LIST ALL SHAREHOLDERS AND OFFICERS/DIRECTORS (AND % OF INTEREST OWNED IN EXCESS OF 5% OF STOCK)

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

Name: _____ Address: _____ % _____

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AFFIDAVIT OF AUTHORIZATION

CLEAR PAGE

I, _____ owner of the property described as

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

OWNER SIGNATURE

Subscribed and sworn to before me this

_____ day of _____, 20____

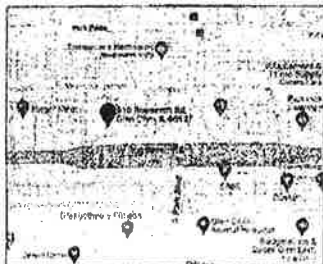
Notary Public

MM SURVEY
PHONE: (773) 282-5900
FAX: (773) 282-9124
E-MAIL: info@mmSurveying.com
www.mmSurveyingChicago.com

ALTANS/SPS LAND TITLE SURVEY
OF

LOTS 13 AND 15 IN BLOCK 1 IN ARTHUR T. MONTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 40, 41 AND 42 EXCEPT THE EAST 100 FEET OF THE SOUTH 16 FEET OF BLOCK 42) IN E.W. ZANDER'S COUNTRY HOME ADDITION TO GLEN ELLEN, BEING A SUBDIVISION IN SECTION 14, TOWNSHIP 39 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1936 AS DOCUMENT 25948, IN DADE COUNTY, FLORIDA.

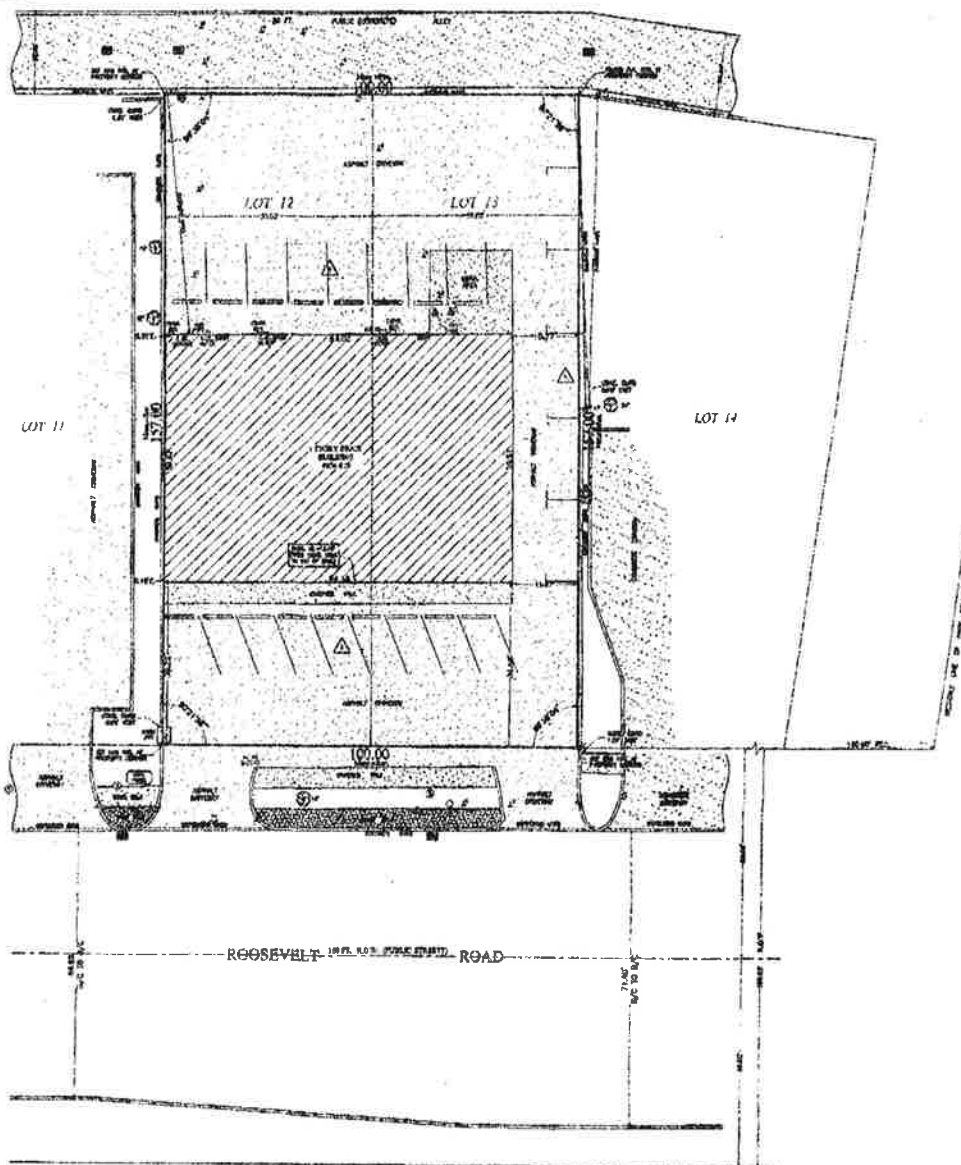
TOTAL LAND AREA = 15,790 sq. ft. = 0.360 acres, more or less
BUILDING FOOTPRINT = 3,041 sq. ft.
P.L.N. 05-14-114-015-0000
COMMONLY KNOWN AS: 604-410 ROOSEVELT RD., GLEN ELLEN, IL 60137



VICINITY MAP

**LEARNING:**

- [illegible]



THE LOCAL DESCRIPTION SHOWN ON THE PLAT HEREON
DRAWN IS A COPY OF THE ORDER, AND FOR ACCURACY
SHOULD BE COMPARED WITH THE TITLE ON ORDER.

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

DIMENSIONS ARE NOT TO BE ASSUMED FROM SCALING

Orbit No. 105583

Scale 1 inch = 20 feet

Date of Field Work: 31 AUGUST 1972

Ordered by: WINTER & HORTALATTE

ITEMS FROM TABLE "A"

ATTN #1: THERE WERE 28 LINED PARKING SPACES FOUND WITHIN THE SURVEYED PROPERTY.

ATTN #11: THE CLIENT AND THE SURVEYOR AGREED ON THE STATUS OF SHARING ONLY VERBIL ABOVE-GROUND UTILITIES ON THE PLAT OF SURVEY.

ITEM #19: A COPY OF PROFESSIONAL LIABILITY INSURANCE POLICY IN THE AMOUNT OF \$500,000.00 SHALL BE PROVIDED UPON REQUEST.

5123-

TITLE COMMITMENT PROVIDED BY FIRST AMERICAN TITLE
INSURANCE COMPANY
COMMITMENT NUMBER: AFI13161
COMMITMENT DATE: JUNE 10, 2022

1. CIBAS PROPERTIES LLC, an Illinois limited liability company.

THIS IS TO CERTIFY THAT THIS MAP OR PLAN AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2001 NADP/NSIP STANDARD DESIGN REQUIREMENTS FOR ALTA/SURF LAND TITLE SURVEYS, JOINTLY DEVELOPED AND ADOPTED BY ALTA AND NSIP, AND INCLUDES ITEMS 1, 2, 3, 4, 5, 6, 7(a), 7(c), 8, 9, 11, 14, 16 AND 18 OF TABLE A THREE OF THE FIELD BOOK WAS COMPLETED ON AUGUST 2001.

DATE OF PLAY _____

MAIL TO:
William Rackos, Esq.
467 N. LaSalle street
9th Floor
Chicago, Illinois 60602

NAME & ADDRESS OF TAXPAYER:
Ginas Properties LLC,
1121 Tamarack
Barrington, IL 60010

(The above space for recorder's use only)

DEED dated January 6, 2023, by *Michael E. Webster, As Successor Trustee to MidCity National Bank of Chicago, as Trustee under the trust created under the Will of Frank Budzinski dated June 19, 1976*, 1730 Park Street, Suite 220, Naperville, Illinois 60563, in favor of the **GINAS PROPERTY, LLC, an Illinois Limited Liability Company**, of 1121 Tamarack, Barrington, Illinois 60010.

WITNESSETH, that the grantor, in consideration of the sum of Ten (\$10.00) and No/100ths Dollars and other good and valuable considerations in hand paid, and pursuant to the power and authority vested in the grantor, does hereby convey and quitclaim unto the grantees, in fee simple, the following described real estate, situated in the County of DuPage and State of Illinois, to wit:

LOTS 12 AND 13 IN BLOCK 1 IN ARTHUR T. MCINTOSH AND COMPANY'S PARK BOULEVARD SUBDIVISION, BEING A SUBDIVISION OF BLOCKS 40, 41 AND 42 (EXCEPT THE EAST 100 FEET OF THE SOUTH 165 FEET OF BLOCK 42) IN E. W. ZANDER'S COUNTRY HOMES ADDITION TO GLEN ELLYN, BEING A SUBDIVISION IN SECTION 14 TOWNSHIP 39 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 8, 1926 AS DOCUMENT 205846, IN DUPAGE COUNTY, ILLINOIS.

Subject to: (a) General real estate taxes not due and payable as of the date hereof; (b) Building, building line and use or occupancy restrictions, conditions and covenants of record; (c) Zoning laws and ordinances; (d) Easements for public utilities; (e) Drainage ditches, feeders, laterals, and drain tile, pipe or other conduit.

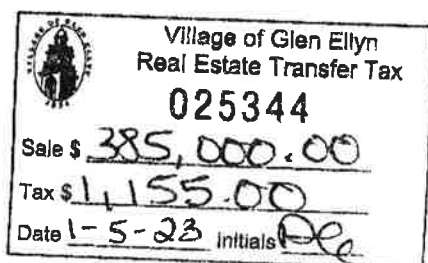
Property Address: 604-610 Roosevelt Road, Glen Ellyn, IL 60137

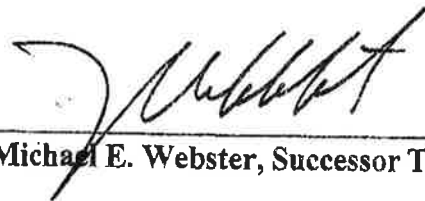
Real Estate Tax Number: 05-14-314-015

FIRST AMERICAN TITLE
FILE # AF1025743

DATED this 6th day of January, 2023.

IN WITNESS WHEREOF, the grantor as trustee aforesaid, has caused his seal to be hereto affixed and has caused his name to be signed to this deed the day and year set forth above.



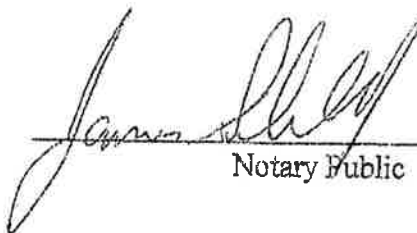

Michael E. Webster, Successor Trustee

STATE OF ILLINOIS)
)
COUNTY OF DUPAGE) SS.

The undersigned, a notary public in and for the above county and state, certifies that *Michael E. Webster*, known to me to be the same person whose name is subscribed to the foregoing instrument, appeared before me in person and acknowledged that he signed, sealed and delivered the instrument as his free and voluntary act, for the uses and purposes therein set forth, including the release and waiver of the right of homestead.

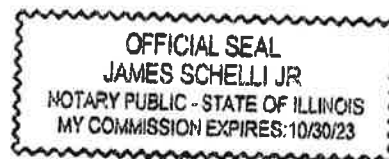
Given under my hand and notary seal this

6th Day of January, 2023.

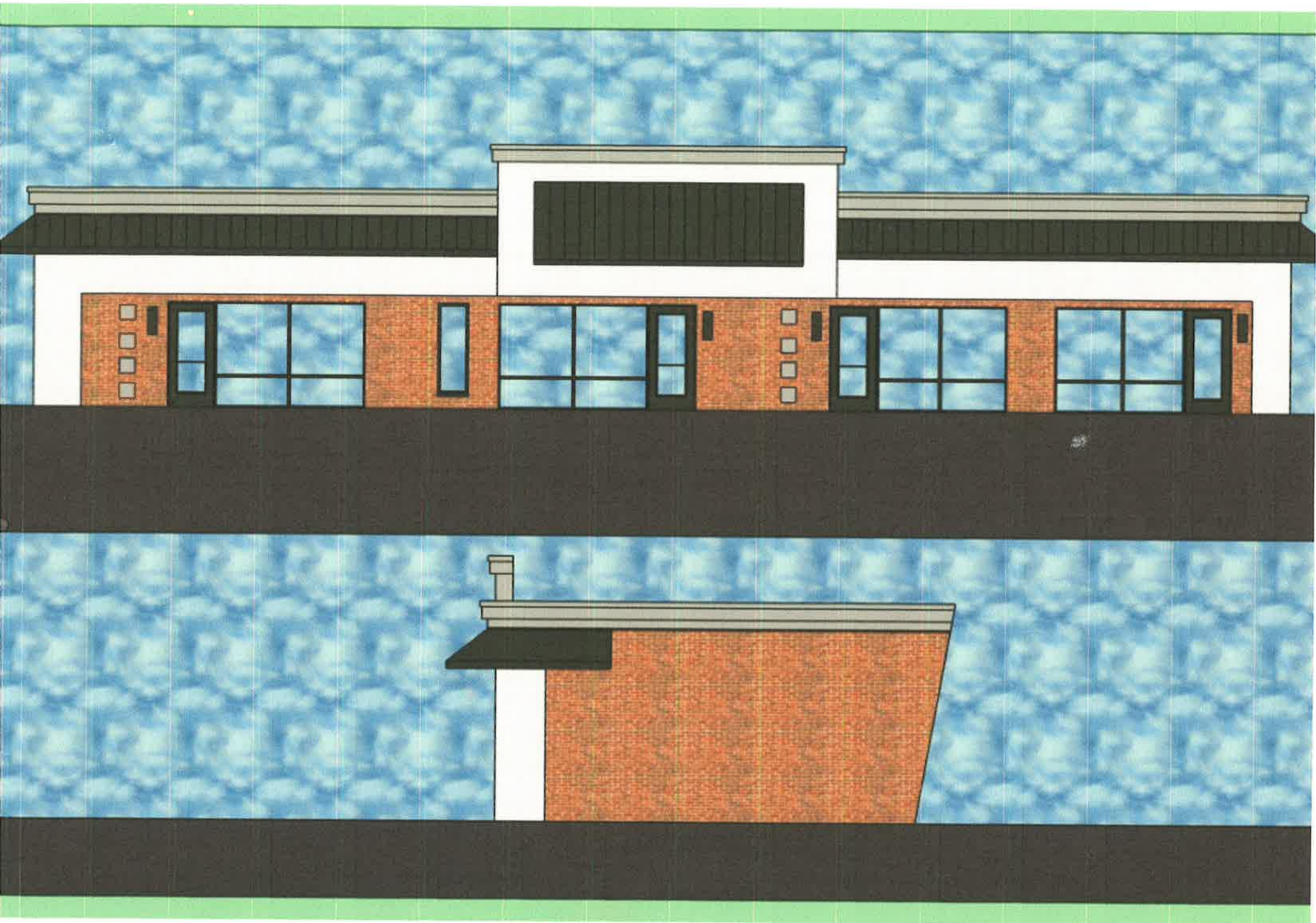


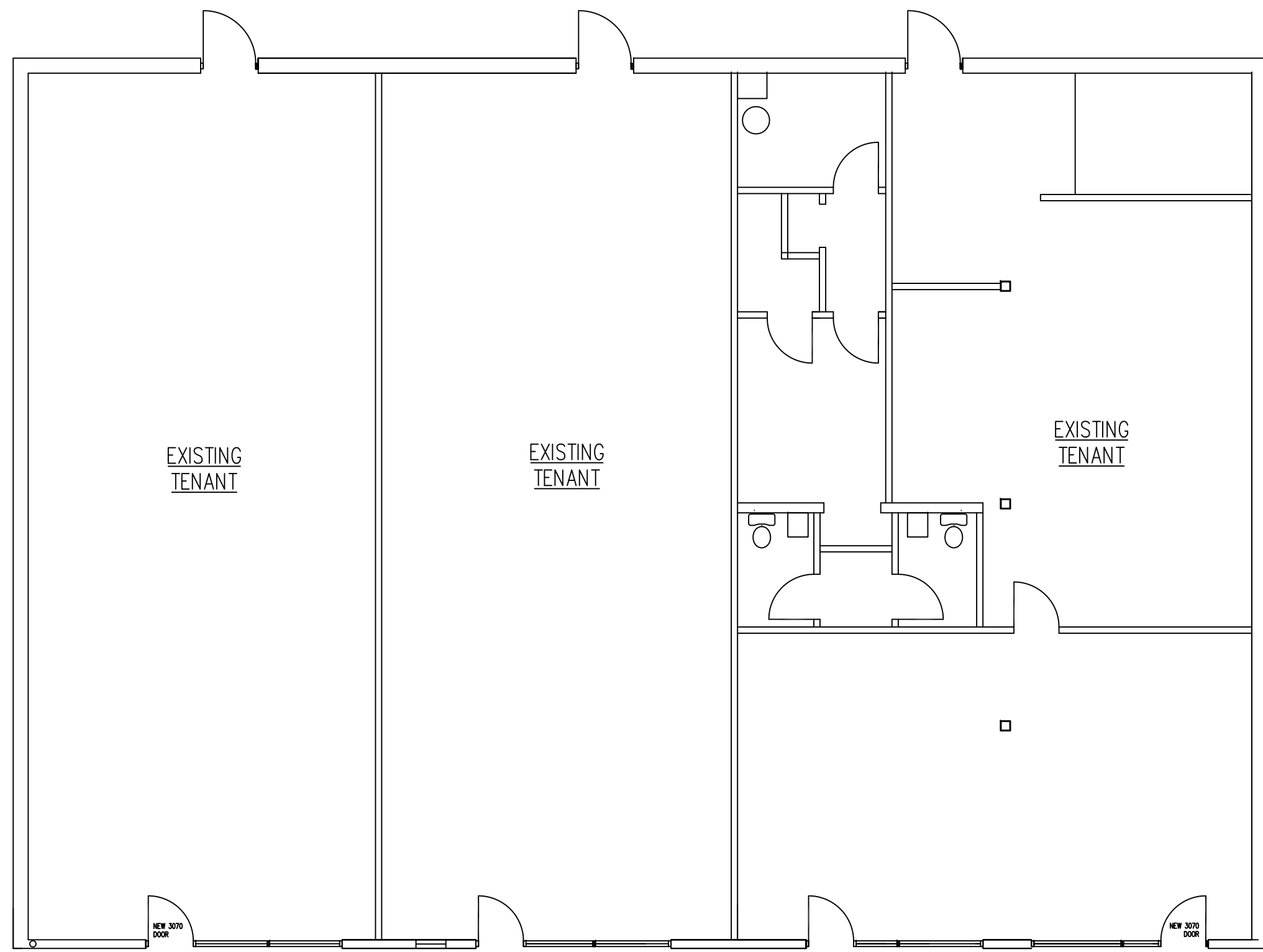
Notary Public

My commission expires: 10/30/23

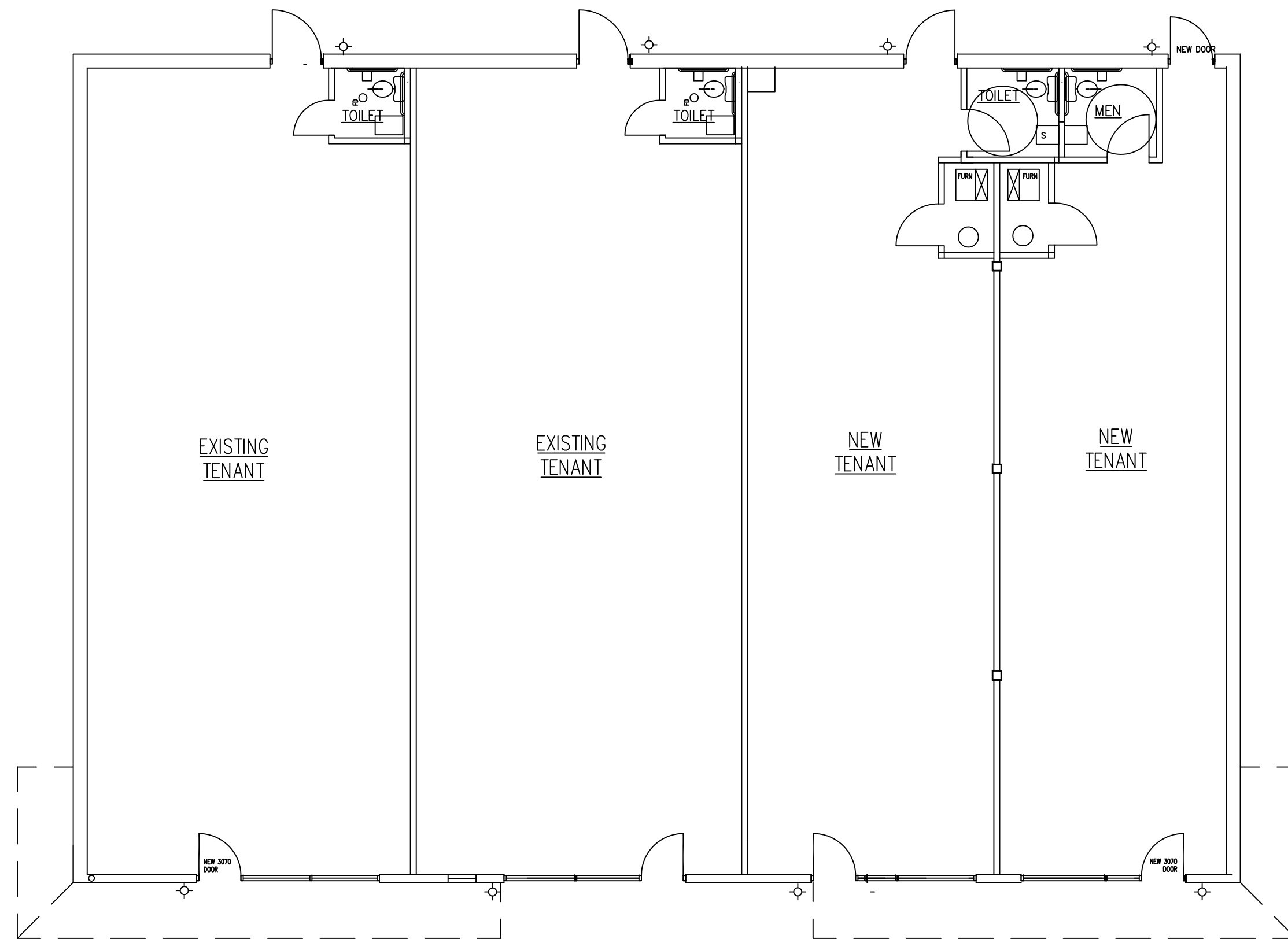


Prepared by: Michael E. Webster, Webster & Schelli, 1730 Park Street, Suite 220, Naperville, IL 60563

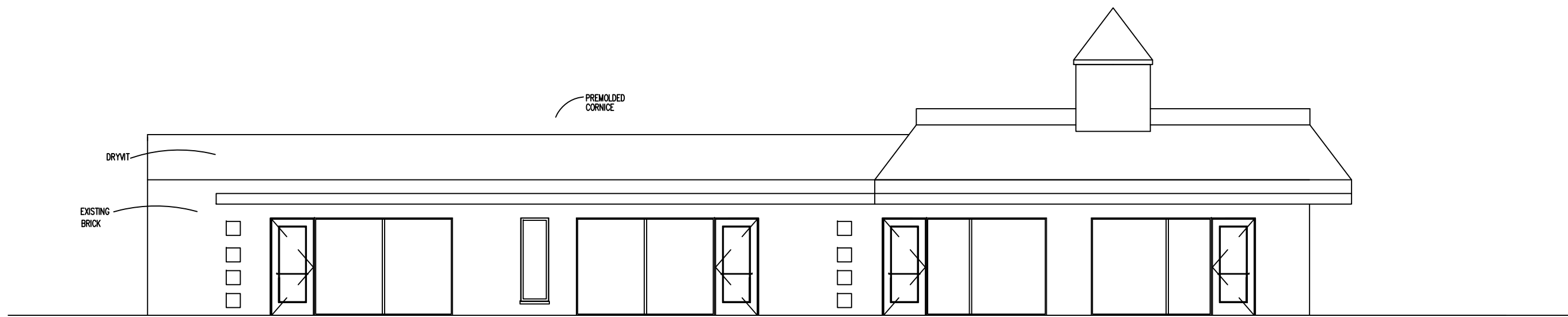




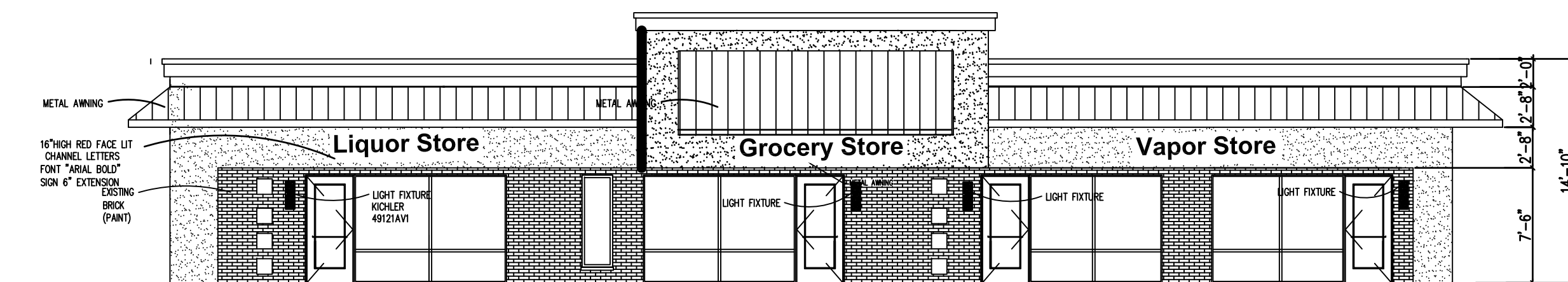
EXISTING FLOOR PLAN
SCALE: 1/8"=1'-0"



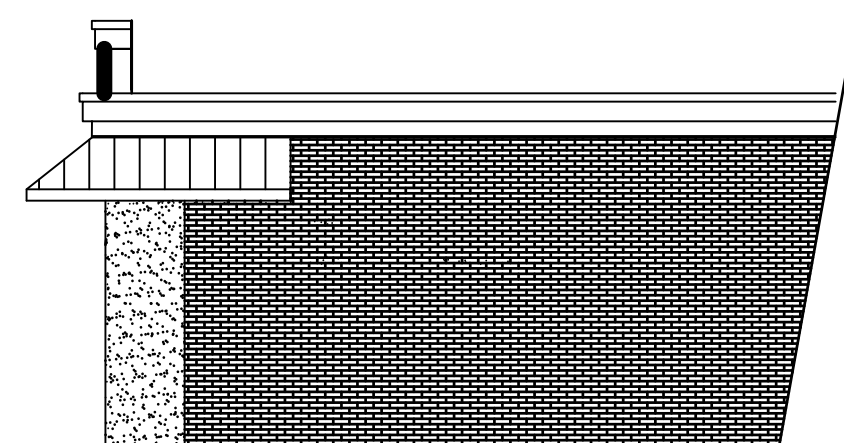
PROPOSED FLOOR PLAN
SCALE: 1/8"=1'-0"



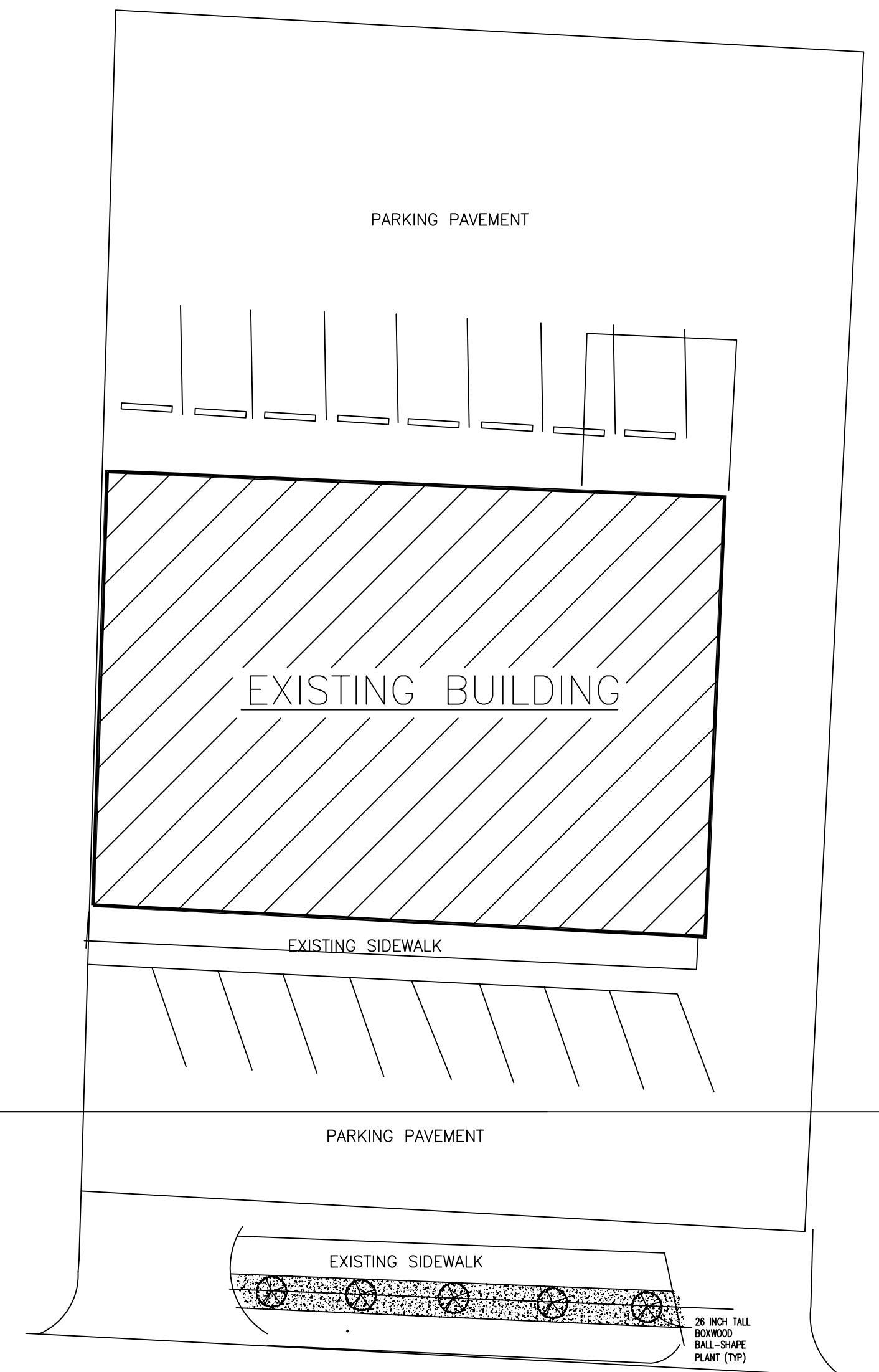
EXISTING ELEVATION
SCALE: 1/8"=1'-0"
Office



PROPOSED FRONT ELEVATION
SCALE: 1/8"=1'-0"



PROPOSED RIGHT ELEVATION
SCALE: 1/8"=1'-0"



LANDSCAPE PLAN
SCALE: 1/32"=1'-0"

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JAKL BRANDEIS ARCHITECTS LTD.

1800 HAWTHORNE LANE
WEST CHICAGO, ILLINOIS 60185

PH: (630) 562-3900 FAX: (630) 562-2570

ISSUE	DATE
PRELIMINARY	03-27-23
PERMIT	08-30-23
PERMIT REVISION	
PERMIT REVISION	

FRONT FACADE RENOVATION
610 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS



JAKL-BRANDEIS ARCHITECTS, LTD.
1800 Hawthorne Ln* Suite Q * West Chicago, IL. 60185 * 630-562-3900 * Fax: 630-562-2570

April 13, 2023

Building Department
Glen Elly, Illinois

Re: 610 Roosevelt rd

Material to be used:

Painted existing brick

Dryvit stucco

Aluminum frame windows with tinted glass

Aluminum Canopy

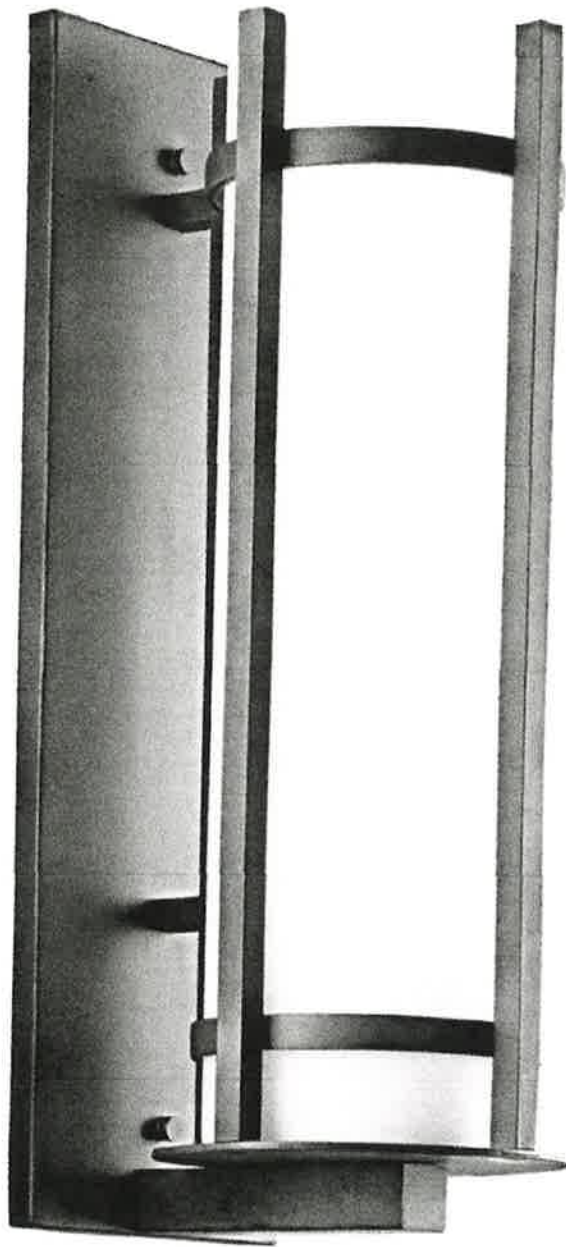
If you have any questions or need additional information,
Let me know

Jakl-Brandeis Architects LTD

Kenneth Brandeis







Outdoor Wall 2Lt

Item Number 49121AVI

Dimensions 22.50" Tall x 7.25" Wide

Vendor Kichler

Sockets Bulbs: (2) x 75 Watt E26 Medium (Not Included)

Price \$419.99

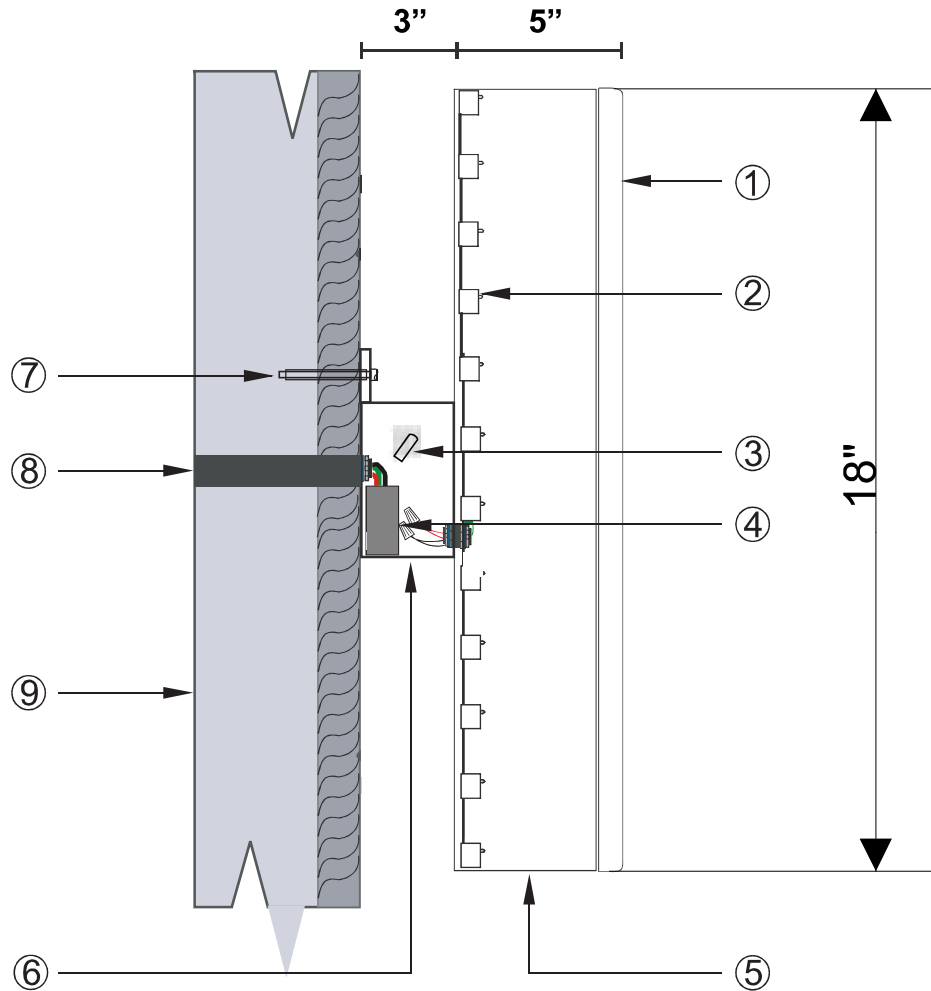
Description The Camden™ 22.5" 2 light outdoor wall light features a classic look with its Anvil Iron finish and opal etched glass. The Camden wall light is perfect in several aesthetic environments, including rustic, lodge and country.

REC

MAY 23 2023

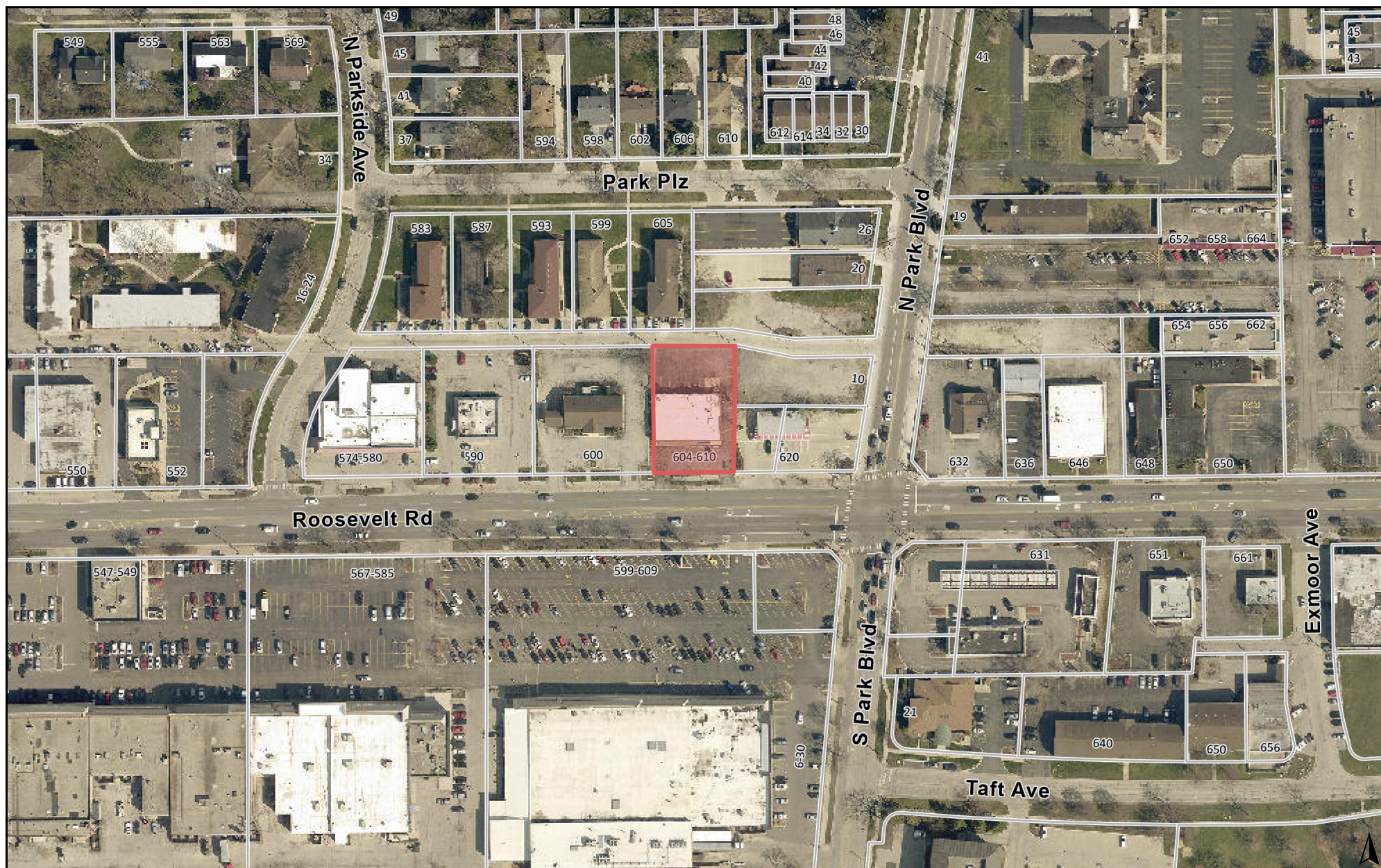
VILLAGE OF GLENVIEW

TYPICAL RACEWAY-MOUNTED INTERNALLY-ILLUMINATED FRONT-LIT CHANNEL LETTERS



FACE COLOR: RED
RETURN COLOR: BLACK
LETTER HEIGHT: 20"
RACEWAY PAINTED WHITE
TO MATCH WALL

1. ACRYLIC FACE w/ JEWELITE TRIMCAP
2. LED MODULES
3. TOGGLE DISCONNECT SWITCH
4. LED POWER SUPPLY
5. ALUMINUM BACK AND RETURNS
6. EXTRUDED RACEWAY
7. WALL ANCHOR, NON-CORROSIVE
8. CONNECTING TO EXISTING CUSTOMER LEADS
9. WALL

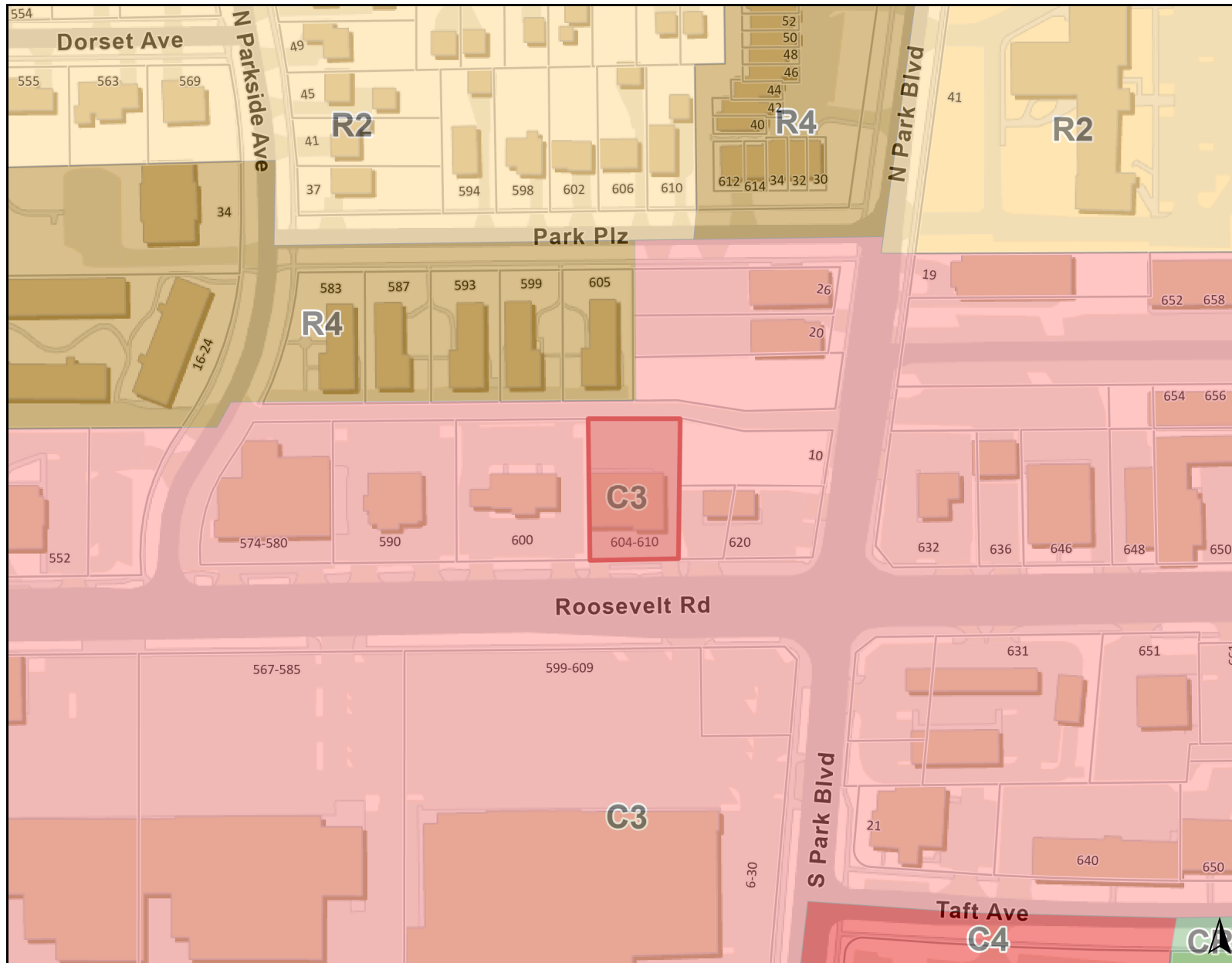


Print Date: 5/2/2023

Notes

Application for Architectural Appearance Review

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

**Legend**

Zoning and Development

Zoning

- C3: Service Commercial District
- C4: Office District
- CR: Conservation/Recreation District
- R2: Single Family Residential District
- R4: Multi-Family Residential District

0 300 600
ft

Print Date: 5/2/2023

Notes

Application for Architectural Appearance Review

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.

HOUSING and RESIDENTIAL AREAS

Goal:

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

Objectives:

1. Maintain the predominant single-family character of the Village.
2. Maintain the scale, quality and character of existing single-family neighborhoods.
3. Undertake public infrastructure improvements within residential areas as required.
4. Protect residential areas from the encroachment of incompatible land uses and the adverse impacts of adjacent activities.
5. Preserve sound existing housing through effective code enforcement and preventive maintenance.
6. Promote the improvement and rehabilitation of deteriorating residential properties.
7. Encourage new residential development that provides for a range of housing types and costs reflecting the needs of the Village's population.
8. Ensure that home improvements, additions and new housing construction are compatible with, complement and enhance existing neighborhood scale and character.

9. Encourage the development of energy efficient housing.
10. Ensure that adequate storm-water management provisions are included in all new residential developments.

Policies and guidelines related to "residential areas" are presented on pages 16 and 17.

COMMERCIAL, RETAIL and 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.

Objectives:

1. Maintain and expand the range of retail, commercial and office establishments within the Village.
2. Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas.
3. Preserve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.
4. Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.
5. Improve Five Corners as a new mixed-use focal point with a historic flavor and an attractive

northern gateway to the community.

6. Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
7. Promote the redevelopment of marginal, obsolete and vacant commercial properties.
8. Encourage compatible new office, retail and commercial development in selected locations.
9. Encourage developers to provide enhanced views, such as scale models or computer-generated graphics, which depict proposed buildings or changes in the context of surrounding properties.
10. Ensure that all retail, office, and commercial activities are concentrated within or near areas of similar use.
11. Promote high quality design and construction for all new office, retail and commercial developments.
12. 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.
13. Encourage new office, retail and commercial uses that will utilize the local labor force.
14. Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
15. Consider the introduction of compatible new light industry and "high-tech" uses within selected commercial areas.

Community Wide Plan

The Community-Wide Plan consists of three components: 1) land-use, 2) transportation, and 3) community facilities.

Community-wide recommendations are briefly highlighted below and in Figure 2. More specific policies and recommendations for each component are presented on the pages that follow.

The Community-Wide Plan is supplemented by more detailed recommendations for Glen Ellyn's three "target areas," which are presented in Section 3 of this Plan report. The Target Areas include: a) Downtown Glen Ellyn, b) the Roosevelt Road corridor, and c) Five Corners.

Overview of the Plan:

Glen Ellyn's 1986 Comprehensive Plan focused on the development opportunities afforded by a number of vacant properties scattered throughout the planning jurisdiction.

Most of the vacant sites highlighted in the 1986 Plan have been developed and Glen Ellyn is now essentially a built-up community.

Even though the Community-Wide Plan also addresses the future use of vacant and underutilized land, it has a somewhat different focus from the 1986 Plan. The new Plan focuses on the unique needs of a "mature" community. It strives to maintain and enhance the traditional form, character and distinguishing features of Glen Ellyn, while still promoting high-quality and compatible improvements and new developments in selected locations.

In particular, the new Plan strives to ensure that all replacement, reconstruction and redevelopment—which are essential if a mature, established community is to remain strong and viable—are compatible with, complement and enhance the existing image and character of the Village.

Land Use:

The Community-Wide Plan provides a guide for future land-use and development within the Village. It identifies

which lands should be devoted to residential, commercial and public land uses. It also describes how various land-use areas are to be related and interconnected, and highlights the types of projects and improvements to be undertaken within each area.

Even though Glen Ellyn is primarily a built-up community, there will continue to be demand for a modest amount of new residential, commercial and office development in the future. New development will entail replacement of older existing uses, the redevelopment of marginal and deteriorated properties, and the development of remaining vacant land. In addition, future growth could entail the annexation of currently unincorporated lands, although most of these properties are also developed.

The Plan builds upon the existing land use structure of Glen Ellyn. It strives to reinforce and strengthen the traditional residential character of the community. Single-family residential development should continue to predominate, and the distinctive qualities and characteristics of individual neighborhoods should be enhanced. The current balance of single-family and multi-family housing (which is approximately 60% - 40%) should be maintained.

Commercial uses should continue to be located primarily within Downtown Glen Ellyn, along Roosevelt Road, in the Five Corners area, and along Butterfield Road and North Avenue. Existing commercial areas should be improved and upgraded, and compatible new investment and development should be promoted. Improvements should be made to existing buildings, parking lots and the public rights-of-way.

While Glen Ellyn's planning jurisdiction will continue to have only a limited amount of industrial development, compatible new light industry and "high-tech" uses should be considered within designated business areas.

Transportation:

While Glen Ellyn's roadway system is essentially in place, operational improvements should be undertaken to meet the needs of future development and to preserve and protect the integrity of existing neighborhoods.

The safe and convenient use of transportation corridors by pedestrians, cyclists, public transit and private vehicles should be emphasized. Traffic flow and traffic safety should be improved along key routes without disrupting or adversely impacting adjacent land development or overall community character.

Landscaping and other improvements should be undertaken to enhance the appearance of major roadways.

Adequate parking should be provided to accommodate the needs of Downtown and other commercial areas, with a balance of short-term parking to serve commercial and business patrons and long-term parking to serve employees and commuters.

Community Facilities:

The Village should continue to offer its residents and businesses top quality community facilities and services.

The local parks and recreation system should be enhanced as an important community asset. Existing parks should be improved and upgraded as required. Additional cooperative agreements should be established between the Park Districts, the School Districts and other organizations to enhance the recreational opportunities available to local residents.

The Village should cooperate with public and private schools to ensure that high-quality educational facilities continue to be available. Existing school sites and buildings should be improved and upgraded as required.

Other community facilities, including the Library, the YMCA, fire and police stations, the Civic Center, public works facilities and the College of DuPage, should be improved and enhanced as necessary, and should continue to be important assets of the community.

The Village should continue to upgrade public utilities in order to maintain quality service in the future. Storm water management facilities should be expanded as planned to reduce the adverse impacts of storm water runoff within the community.

Commercial Area Policies

The Community-Wide Plan designates five types of commercial and business areas: 1) Downtown, 2) service commercial, 3) office, and 4) neighborhood commercial, and 5) light industry.

Generalized recommendations for commercial and business areas are presented in Figure 5. More specific improvement and development recommendations for Downtown, Roosevelt Road and Five Corners are presented in Section 3 of this Plan report.

Improvement Guidelines:

Each of Glen Ellyn's existing commercial and business areas should be strengthened and upgraded. Viable existing stores and businesses should be improved and enhanced. New uses, particularly retail and convenience commercial uses that serve the needs of local residents, should be promoted.

New commercial, business and mixed-use development should be of a size and scale compatible with the established image and character of Glen Ellyn. Commercial and business development should be characterized by the highest possible standards of design and construction.

Since commercial and business areas are located along important traffic routes, access to individual properties should be carefully controlled to minimize conflicts with through traffic. The consolidation of access drives for adjacent properties should be encouraged.

Adequate off-street parking should be provided within all commercial and business areas. The consolidation of parking facilities for two or more businesses should be encouraged. Parking lots should be attractively landscaped, particularly along major streets.

The image and appearance of commercial and business areas should also be upgraded. Projects should be undertaken to improve the appearance of the public rights-of-way, including landscaping, lighting, signage, sidewalks, crosswalks and pedestrian amenities. Enhancements to private properties should include façade, parking lot and signage improvements.

Commercial and business areas should not adversely impact adjacent neighborhoods. Screening and buffering should be promoted between commercial and residential areas, including landscaping and attractive fencing. Commercial traffic and parking should not be allowed to "spill over" into the neighborhoods. Noise, safety and grounds maintenance should also be carefully monitored within commercial areas.

Downtown Glen Ellyn:

Glen Ellyn's Downtown is the traditional commercial and service focal point for the Village. It not only contains a range of retail, service, office and housing uses, but is also the site of several important public and institutional buildings.

The Plan strives to strengthen and enhance the historic character and traditional role of Downtown. It should be maintained as Glen Ellyn's multi-purpose commercial and service focal point. While other commercial and office areas will have important functional roles as well, Downtown should remain unique in terms of its pedestrian orientation and the range of businesses, services and other activities it offers to the community.

Compatible and high-quality new retail, service and mixed-use development and redevelopment should be promoted in selected locations within the Downtown, as described in Section 3.

Service Commercial Areas:

Service commercial areas, including Roosevelt Road and small clusters along Butterfield Road in unincorporated Glen Ellyn, should contain a range of retail, service, office and business activities that serve the community and surrounding region.

The Roosevelt Road corridor should continue to accommodate retail, convenience and auto-oriented commercial uses. The redevelopment and replacement of older, obsolete and marginal commercial properties should be promoted, as described in Section 3.

The clustering or grouping of commercial buildings within the same block should be promoted to allow for

shared access drives, parking areas and pedestrian amenities.

Since the size of most lots along commercial corridors is limited, the consolidation of two or more smaller parcels should be encouraged to enable somewhat larger developments with improved access, parking, building placement, and overall design and appearance.

Glen Ellyn should explore the possibility and desirability of annexing the unincorporated commercial areas along Butterfield Road, Hill Avenue and North Avenue/Swift Road in order to supplement the local tax base and establish Village control over future development in these areas.

Office and Industrial Areas:

Office development has been increasing within Glen Ellyn in recent years. Most existing office development is located within or near the Downtown, along Roosevelt Road, and in smaller locations along Butterfield Road. Quality new office development should continue to be promoted.

The small cluster of industrial and business uses located along Hill Avenue just outside the Village is designated in the Plan as "light industrial." This area should be improved and upgraded as a limited and self-contained business area.

Compatible new light industrial and high-tech uses would also be appropriate within Glen Ellyn's office areas.

Neighborhood Commercial Area:

"Five Corners" should be revitalized as a neighborhood service area, a showcase for local history, and an attractive gateway to the Glen Ellyn community. The southwest quadrant of the intersection of Main Street and St. Charles Road should be promoted as a local Historical Center centered on Stacy's Tavern and other historic buildings. Traffic operational improvements should be undertaken, and the overall image and appearance of the area should also be enhanced. See Section 3 for more detailed recommendations.

While no residential uses front Roosevelt Road, the Maryknoll residential area just east of Route 53 and the Iron Gate Apartments at Surrey Drive “back up” to Roosevelt Road. In addition, several multi-family developments are located just north and south of the commercial properties, particularly in the blocks between Park Boulevard and Main Street. Of special note is The Meadows, a five-story luxury condominium development for senior citizens, located north of Roosevelt and west of Nicoll Avenue.

Even though the corridor is intensely developed, there are several vacant land parcels and vacant structures scattered along the length of Roosevelt Road.

- **Building conditions.** The structural condition of buildings along Roosevelt Road is generally good. While few buildings are characterized by major deficiencies, a number of structures would benefit from minor maintenance and repair. Several of the vacant structures are characterized by more severe condition problems.

- **Zoning.** The major portion of the commercial frontage along Roosevelt Road is zoned C3: Service Commercial, which accommodates a wide range of retail, service and office uses. Site requirements within this district include a 40-foot front yard. Maximum building height ranges from 45 to 55 feet.

Office areas along and near Roosevelt Road are zoned C4, which is designed primarily for office uses, although limited sales and services are permitted within

office buildings. Site requirements for this district are very similar to C3.

Most multi-family properties adjacent to the commercial corridor are within the R4 District, which is designed for townhouses, apartments and condominiums, with a height limit of 35 feet.

- **Access and circulation.** Roosevelt Road is designated State Route 38 and is under the jurisdiction of the Illinois Department of Transportation (IDOT). Roosevelt Road is designated a Strategic Regional Arterial by IDOT, and it has significant regional continuity. It extends from downtown Chicago west to Geneva and beyond. It carries relatively heavy traffic as it passes through Glen Ellyn, and much of this traffic has neither origin nor destination within the community.

Roosevelt Road has a five-lane cross section throughout its length in Glen Ellyn, with the center lane functioning as a left turn lane. Traffic signals exist at Finley Road, Baker Hill Drive, Nicoll Avenue, Park Boulevard, Main Street, Lambert Road, and the ramps to and from the I-355 expressway.

Because of its width and the amount of traffic it carries, Roosevelt Road creates a barrier between the north and south sides of Glen Ellyn. The corridor is difficult to negotiate for both pedestrians and bicyclists.

Similarly, the I-355 expressway divides the east and west ends of Roosevelt Road. The presence of the forest preserve, the river corridor, and the Commonwealth

Edison easement add to this east-west separation.

- **Parking.** While the shopping centers and office parks are served by large, consolidated parking lots, most commercial uses along Roosevelt Road have small, separate off-street parking lots served by individual access drives. Most parking lots are located either in front or at the side of commercial buildings.

Curb parking is not permitted along Roosevelt Road or along any of the north-south street segments that pass through the commercial area.

- **Appearance and Character.** While several of the newer buildings along Roosevelt Road are attractively designed and served by well-landscaped parking lots, some properties along the corridor have a “tired” and “dated” appearance and have little landscaping or green space. Few of the individual buildings are visually related to adjacent or nearby structures.

The Village has installed new sidewalks, decorative fencing, street trees and landscaping along the Roosevelt Road right-of-way in order to enhance the appearance of the corridor and make it more “pedestrian friendly.” Decorative street lighting will be installed at a later date.

While many improvements have already been undertaken, more could be done to further upgrade the image and appearance of buildings, parking lots and signage, and to help visually unify the corridor as it passes through the Glen Ellyn community.

Improvement and Development Guidelines

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

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

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

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

LAND-USE:

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

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

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

concerns. These properties should either be substantially improved or redeveloped for new uses.

SITES and BUILDINGS:

- Although most existing commercial buildings along Roosevelt Road are sound and well maintained, a few are characterized by deferred maintenance. All deficient buildings should be repaired and rehabilitated as required.
- A number of buildings along the corridor are also characterized by a tired and dated appearance and would benefit from a “face-lift.” Appearance improvements should focus on exterior surface materials, signs, colors, awnings and canopies, and related design features. Updated storefront treatments would do much to improve the image and appearance of individual buildings and the corridor as a whole.
- While Roosevelt Road will continue to be characterized by many individual free-standing buildings, more design consistency and compatibility should be promoted among adjacent buildings and buildings within the same block. At a minimum, signage, colors and materials should be similar or compatible.
- Although most existing commercial buildings are occupied, several vacant buildings are scattered along the corridor. Vacant buildings should be reused for new businesses, or be removed to allow for new development.
- The Village should promote high-quality building and site design for all new construction along Roosevelt Road. Architectural

design, building materials, signage and site landscaping should all be matters of concern. A good example of a quality new development is the 45 South Park office building, which is characterized by attractive architecture, quality building materials, and attractively landscaped off-street parking.

- Buildings along Roosevelt Road, including “out-lot” buildings within shopping centers, should be set back from the front property line so that they do not obstruct the sight lines of passing motorists or customers entering or exiting commercial properties along the corridor.
- As improvements and redevelopment take place along Roosevelt Road, the Village should encourage the grouping and clustering of buildings within the same block to permit the coordination of buildings, parking areas, access drives and pedestrian amenities.
- In addition to new street trees and landscaping along the public right-of-way, more extensive landscaping of private properties should be encouraged. Landscaping can effectively screen and buffer parking and service areas, and emphasize major access points to commercial properties. Small landscaped areas in front of commercial buildings are also desirable along Roosevelt Road.
- There are a few poorly screened and unattractive outdoor storage areas along Roosevelt Road. Landscaping and special fencing should be used to screen storage areas that are visible from the street. However, chain-link fencing,

which is currently used in several locations, is not appropriate along Roosevelt Road.

- The Village should work with property owners along the south side of Roosevelt Road west of Main Street to relocate the existing utility line that extends east-west through this block. Ideally, the utility line should be placed underground. As an alternative, the line might be relocated to the southern edge of the block, along Taft Avenue.
- The Village should encourage Commonwealth Edison to better screen and landscape the periphery of the existing electrical substation located just west of the I-355 expressway. This site occupies a highly visible gateway location and should be improved.
- The Village should continue to work with property owners and developers to address stormwater management on a comprehensive basis.

TRAFFIC CIRCULATION:

- Even though the basic function and cross section of Roosevelt Road will not change, and no significant traffic modifications are suggested, the Village should continue to cooperate with IDOT in monitoring turning movements and the adequacy of traffic signals and other controls along Roosevelt Road to ensure that traffic moves smoothly and efficiently through the community.

Figure 17

Roosevelt Road: Improvement Guidelines

Improvement Guidelines:

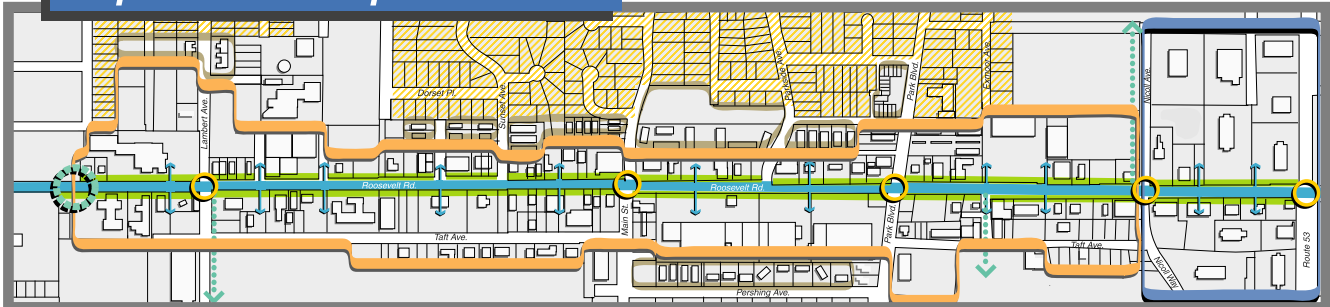
-  Maintain Roosevelt Road as a major arterial route.
-  Combine and consolidate access drives to enhance traffic flow.
-  Continue streetscape improvements along the full length of Roosevelt as it passes through the Village, including the area east of the I-355 expressway.
-  Provide more extensive "gateway" design treatments where Roosevelt Road enters the Glen Ellyn community.
-  Provide additional design enhancements at major intersections along the corridor.
-  Maintain and enhance the existing office parks located near Route 53 and Nicoll Avenue/Nicoll Way.

-  Upgrade the major portion of the corridor for retail and service use, including the blocks east of I-355. Encourage property owners to improve buildings, sites and parking lots.
 -  Improve pedestrian linkages between the commercial area and nearby parks.
 -  Preserve and protect adjacent residential neighborhoods.
 -  Maintain multi-family uses as a transition between the commercial area and nearby single-family areas.
- (See text for additional improvement and development guidelines).

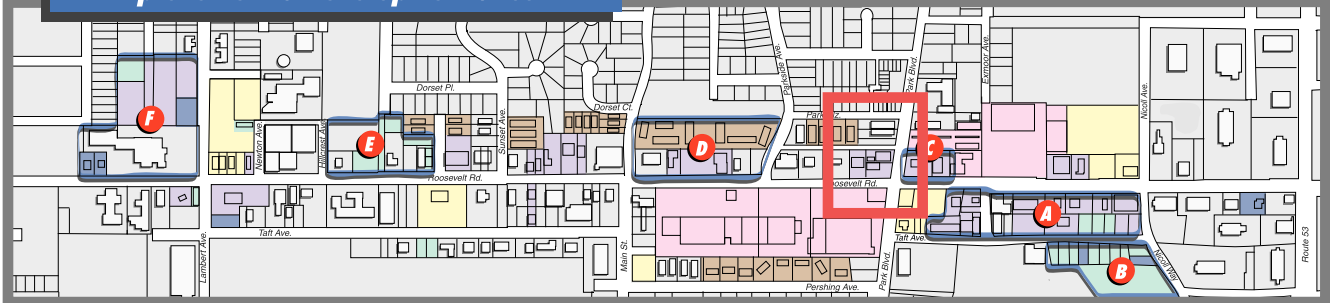
Improvement Sites:

-  Projects either underway or being discussed (see accompanying text).
-  Vacant buildings and land parcels should be reused or redeveloped.
-  Marginal and underutilized properties should be replaced with new development.
-  Shopping centers should be maintained and enhanced; explore opportunities for long-term revitalization.
-  Sound and viable businesses that would benefit from building or site improvements.
-  Residential properties that should be improved and upgraded.
-  Properties that may represent special opportunities for improvement or development (see text).

Improvement & Development Guidelines



Improvement & Development Sites



Comprehensive Plan • Village of Glen Ellyn, Illinois

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

- g) A proposed five-story office building north of Roosevelt and west of Nicoll Avenue.
 - **Vacant properties.** There are a few vacant buildings and land parcels scattered along the Roosevelt Road corridor. Vacant properties should either be re-used or redeveloped for new stores or businesses.
 - **Marginal or underutilized properties.** While Roosevelt Road has few truly “incompatible” uses, several parcels are occupied by uses or buildings that are not ideally located along the corridor, or which represent an underutilization of prime frontage properties. These properties should eventually be replaced with new development.
 - **Shopping Center properties.** As mentioned previously, the Market Plaza and Pickwick Place shopping centers are important anchors along the corridor. In addition to near-term improvement and enhancement, The Village should cooperate with the owners of these properties to consider longer-term opportunities for more significant modification, reconfiguration or even redevelopment of the two commercial centers.
 - **Other commercial sites in need of improvement.** This category includes other sites currently occupied by sound and viable businesses that would benefit from either building or site improvements in the future. It is conceivable that these properties could be redeveloped or combined with nearby properties for redevelopment.
 - **Residential properties in need of improvement.** This category highlights several multi-family properties located north and south of the commercial area that are characterized by deferred maintenance and other concerns. As mentioned above, these properties should either be substantially improved or redeveloped for new uses. While high-quality new multi-family development is the preferred use for most of these properties, a few might be combined with frontage properties along Roosevelt Road to create larger, more attractive sites for new office or commercial development
- OPPORTUNITY SITES:**
- Figures 17 and 19 highlight several clusters of properties along Roosevelt Road that may represent opportunities for new retail, service or office development during the 10-year “horizon” of the new *Comprehensive Plan*. The overall type, quality and character of new development to be considered at each location is described below. The Village should continue to review and analyze these sites in the future.
- **Site A** includes the south side of Roosevelt Road between Nicoll Way and the Best Western Motel. It currently contains two motels, a number of small retail and service establishments and a vacant land parcel.
- Good accessibility and visibility, a somewhat larger size, and secondary frontage on Taft Avenue should enhance the development potential of this site. However, the presence of several auto-related uses may re-

quire clean-up prior to new development.

Site A would be a suitable location for new office development or for retail and service development. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-scale new development. The Super 8 and Best Western Motels are viable uses and might continue to be improved and enhanced as “anchors” within this portion of the corridor.

Site A occupies a prominent location at an important intersection along the corridor. Any new development should be characterized by high-quality design and construction. In addition, landscaping, site and building improvements should be undertaken to enhance the appearance of any existing businesses to remain within this area.

- **Site B** includes the south side of Taft Avenue between Nicoll Way and the fire station, and the west side of Nicoll Way between Taft and Pershing. It is primarily vacant, although an older single-family home is located along the Taft Avenue frontage and an older single-family home is located along the Nicoll Way frontage.

This site occupies an attractive location adjacent to Panfish Park and would be an ideal location for new office development, as was suggested in the 1986 *Comprehensive Plan*. As an alternative, townhomes or similar multi-family development might be considered, oriented toward the park. New development within Site B should be sensitive

to the presence of wetlands within and near the park.

- **Site C** includes the northeast corner of Roosevelt Road and Park Boulevard. It currently contains several small retail and service establishments.

While Site C is quite small and it is occupied by viable businesses, it has excellent visibility and could be an attractive location for retail or service development. The retail use at the corner could become a tenant in the new development.

If the site is redeveloped, it might be connected to Pickwick Place, which abuts this property to both the north and east.

This site occupies a prominent location at an important intersection along the corridor. Any new development should be characterized by high-quality design and construction. If redevelopment does not occur, landscaping, site and building improvements should be undertaken to enhance the appearance of existing businesses.

- **Site D** includes the north side of Roosevelt Road between Parkside Avenue and Main Street. It currently contains a small restaurant, several auto-oriented sales and service establishments, and the Parkside Apartments.

Automotive sales and service uses, while not “incompatible,” are not the preferred uses for this block, which is located across Roosevelt from Market Plaza. This particular area would be more suitable for primary retail, business or personal services, or restaurant uses.

Similarly, while multi-family uses are not inappropriate for the properties immediately adjacent to the commercial area, this particular development is characterized by condition problems, little useable open space, and a poor overall image and appearance. Furthermore, it is accessed from the alley behind the commercial properties, is physically separated from other residential uses, and is not part of a larger neighborhood area.

The Village might consider long-term redevelopment of this site. Commercial uses should continue to be located along the Roosevelt Road frontage. The existing apartments might be replaced with higher-quality multi-family development. As an alternative, consideration might be given to combining and consolidating the entire site to create a larger and much more attractive commercial development site.

If the existing uses are to remain in this area, landscaping, site and building improvements should be undertaken to enhance the appearance of the commercial and residential areas.

- **Site E** includes the north side of Roosevelt Road between Hillcrest Avenue and Greenwood Street. It currently contains three small commercial establishments, a vacant building, vacant land, and a parking lot used by Dreisilker Electric Motors.

Site E would be a suitable location for office development or for retail and service development. Various properties might be redeveloped separately, or several parcels might be combined to accommodate larger-

scale new development. The occupied commercial structures might remain, or the businesses might become tenants in a coordinated new development.

At a minimum, this site should be reorganized and redesigned upgrade existing properties and to permit additional economic development.

- **Site F** includes the northwest corner of Roosevelt Road and Lambert Road. It currently contains Haggerty Chevrolet, two small marginal commercial uses, and an isolated single-family home.

The existing automobile dealership is an important and viable use, and the Village should work with Haggerty to continue improvement, enhancement and expansion of its facilities.

Since a major portion of this site is used for car storage, Haggerty might explore reorganizing or reconfiguring its facilities in order to determine if land could be made available for related new commercial development. The site occupies a prominent location at the western “gateway” to Glen Ellyn and should have significant potential for commercial uses.

It is also recommended that screening and buffering be improved between the commercial uses in this block and the residential properties to the north and west.

**(DRAFT) MOTION TO RECOMMEND APPROVAL OF AN EXTERIOR
APPEARANCE REVIEW FOR 604-610 ROOSEVELT ROAD**

After conducting a public meeting and deliberating on the request of the petitioner, Andrew Alex, for approval of an exterior appearance review for 604-610 Roosevelt Road in the C3 Commercial Service District, the Architectural Appearance Commission hereby recommends approval based on the findings of fact, as discussed or amended at the Architectural Appearance Commission public meeting on June 14, 2023, which are hereby incorporated into the Motion by reference as though fully set forth herein, and a copy of which will be attached to the minutes of this meeting and kept on file as part of the permanent records of the Village. The Architectural Appearance Commission makes this recommendation of approval with the following conditions:

1. The project shall be constructed in substantial conformance with the plans and drawings as submitted and the testimony presented at the September 13, 2023, Architectural Appearance Commission meeting and before the Village Board of Trustees.
2. A building permit shall be required for the exterior alterations.
3. A building permit shall be obtained to erect a trash enclosure on the rear of the property.
4. Parking lot maintenance shall be undertaken to gain compliance with the Zoning and Property Maintenance Codes.

Motion by: _____ Seconded by: _____

Housing & Residential Areas

Goal

A housing inventory and living environment that supports the local population, attracts new families, 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 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.
- **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.
- **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 16:** Evaluate options to provide inclusive housing suitable for all income ranges and population types.

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 2:** Improve access, parking, traffic circulation, signage and other operational conditions within all existing office, retail and commercial areas.
- **Objective 3:** Improve and strengthen Downtown as the historic, pedestrian-oriented retail, commercial, service and entertainment focal point within the Village.
- **Objective 4:** Improve and upgrade Roosevelt Road as a retail and business area serving the Village and surrounding region.

- **Objective 5:** Improve Stacy’s Corners as a new mixed-use focal point with a historic flavor and an attractive northern gateway to the community.
- **Objective 6:** Encourage the corrective maintenance and rehabilitation of older commercial properties in poor condition.
- **Objective 7:** Promote the redevelopment of marginal, obsolete and vacant commercial properties.
- **Objective 8:** Encourage compatible new office, retail and commercial development in selected locations.
- **Objective 9:** Encourage developers to provide enhanced views, such as computer-generated graphics, which depict proposed buildings or changes in relation to the surrounding context.
- **Objective 10:** Promote high quality design and construction for all new office, retail and commercial developments.
- **Objective 11:** 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 12:** Encourage new office, retail and commercial uses that will utilize the local labor force.
- **Objective 13:** Minimize and mitigate any negative impact of office, retail and commercial activities on neighboring land-use areas.
- **Objective 14:** Consider the introduction of compatible new light industry and “high-tech” uses within selected commercial areas.
- **Objective 15:** Consider the desirability of annexing nearby commercial and business areas, as well as vacant and underutilized properties with commercial development potential.
- **Objective 16:** Discourage additional “strip” commercial development within the Village.
- **Objective 17:** Encourage the combination and consolidation of small commercial lots to enhance opportunities for coordinated improvements and new developments.

- **Objective 18:** 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.

Office

Office uses in Glen Ellyn are generally concentrated within Downtown and along Roosevelt Road. The maintenance and expansion of office development should continue to be supported. Identification and gateway signs can be used to demarcate clusters of office development, whether they exist as a planned business park such as the Glen Hill North development at Roosevelt Road and IL Route 53, or as a concentration of individual office properties such as along Taft Avenue west of Main Street. Signage will also help to brand office districts that can then be referenced in economic development marketing materials and coordinated with real estate listings. The Village could also coordinate with office users in identified clusters to gauge support for shared services such as landscape maintenance, shared garage facilities, or a unified building sign program. Such improvements could be funded by a special service area if there is adequate support among property owners.

Hill Avenue Light Industrial

Light industrial uses currently exist on Hill Avenue adjacent to the floodplain of the East Branch of the DuPage River. Properties on the north side of Hill Avenue have been annexed. While the Hill Avenue area provides valued services and is a source of employment, the presence of outdoor storage and service areas on unimproved surfaces presents potential for contamination of the adjacent river. The Village should consider coordinating with DuPage County and Hill Avenue business owners to evaluate solutions to mitigate potential contamination and enable businesses to continue to operate. For example, areas adjacent to the creek could be improved with landscaped buffers to filter and slow stormwater runoff into the DuPage River. Existing development could also be improved with green infrastructure treatments such as bioswales and pervious pavement systems.

Commercial Areas Framework

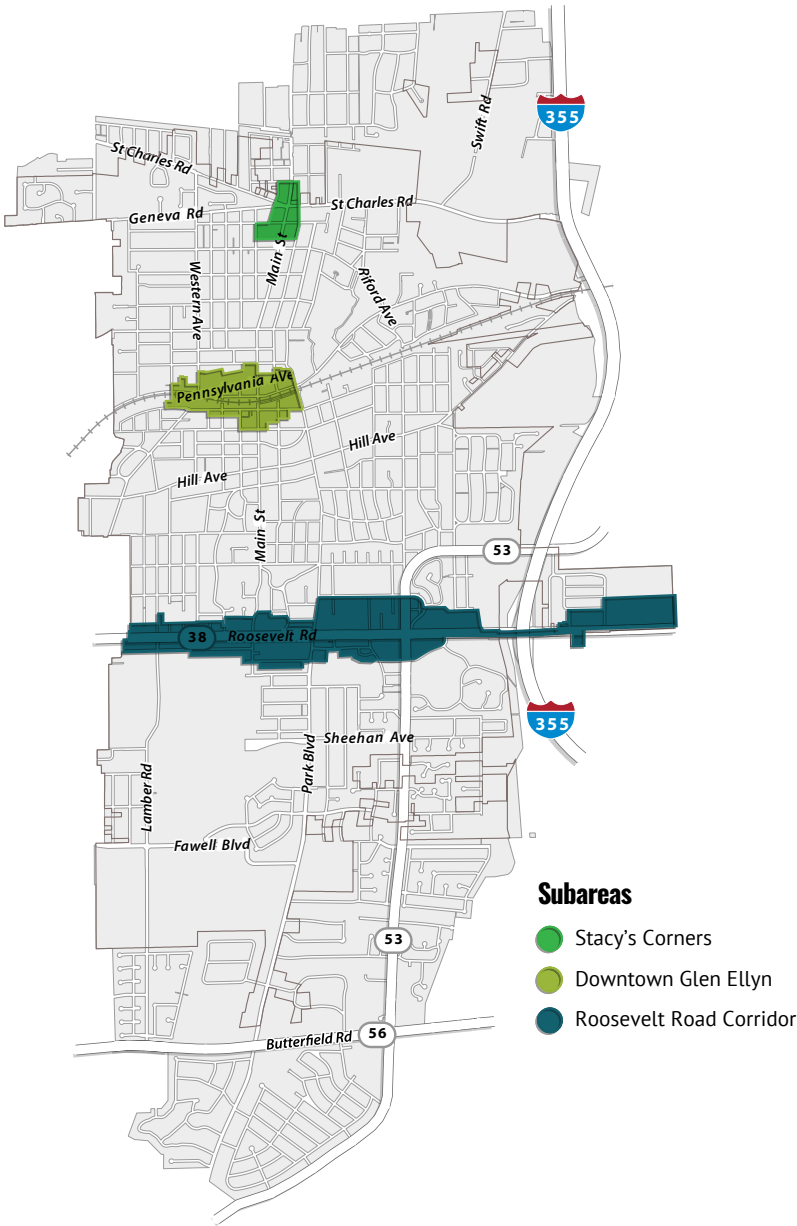
- **Office Clusters.** Unify clusters of office development through coordinated identification and gateway signs. Work with office users to evaluate potential for shared services such as a landscape maintenance, shared garbage facilities, or a building sign program. Maintain office uses concentrated within Downtown and along Roosevelt Road and Taft Avenue.
- **Neighborhood Commercial.** As neighborhood commercial properties continue to develop, ensure that building designs are reflective of the character of surrounding residential neighborhoods. Identify opportunities to install and enhance landscaping and pedestrian infrastructure, including the integration of public gathering spaces.
- **Corridor Commercial.** Reinvestment in commercial corridors should be prioritized to increase the intensity of existing commercial properties. Coordinate with property owners for on-site improvements, such as landscaping and internal pathways for pedestrians. Improve circulation and access by consolidating curb cuts and increasing cross-access between properties. Flexibility in use should be maintained along the corridors.
- **Maintaining Industrial.** Preserve existing light industrial uses to support the Village's small industrial base. Ensure all outdoor storage, service areas, and unimproved surfaces are fully screened from the public right-of-way or adjacent residential properties. Improve existing development with green infrastructure treatments and mitigate potential contamination caused by industrial activity. Ensure all unpaved vehicle areas are paved.
- **Intensifying Annexation Areas.** Consider strategic annexation of underutilized areas that have potential for more dense commercial and residential development. Assess utility service provision and infrastructure costs when evaluating areas for annexation. This includes working collaboratively with Lombard to redevelop properties within its jurisdiction along Roosevelt Road and provide utility improvements.



CHAPTER 4

SUBAREA PLANS

This chapter of the Comprehensive Plan includes subarea plans for three areas of the Glen Ellyn community. The subarea plans provide more specific recommendations for target areas in the Village that are most susceptible to redevelopment and have the potential to greatly impact the character of the community. These plans address the desired mix of land uses, access and mobility, as well as image and character. The following target areas are included in the subarea plans.



Stacy's Corners

This subarea plan highlights opportunities to further the development of the intersection as an attractive neighborhood commercial center and northern gateway into the Village.



Downtown Glen Ellyn

This subarea plan highlights opportunities to provide additional amenities that enhance the pedestrian experience while promoting development that expands Downtown Glen Ellyn as a mixed use district with activity throughout the day and evening. The plan also provides illustrative concepts for several sites to demonstrate how subarea plan recommendations could be accommodated within new development.



Roosevelt Road Corridor

This subarea plan highlights opportunities to promote reinvestment along Glen Ellyn's main commercial corridor by maximizing development potential, providing multi-modal access and mobility, and promoting public realm and private on-site improvements to beautify the corridor. The plan strives to boost the corridor's economic vitality and improve the Village's image. The plan also provides illustrative concepts for several sites to demonstrate how subarea plan recommendations could be accommodated within new development.

Reducing Local Traffic

Some portions of Roosevelt Road are characterized by several small, isolated commercial uses that are separated from one another by landscaping, curbs, or parking lot striping. This configuration requires that businesses have separate parking lots and often multiple access drives, which increases the need for curb cuts. This has negative impacts on pedestrian mobility and safety and on-site circulation, forcing business patrons to use the heavily traveled Roosevelt Road even for short trips between adjacent properties.

Where possible, access drives should be consolidated to reduce curb cuts. This will likely require cross-access easements between neighboring property owners. The Village should work with property owners to facilitate cross-access agreements and consider incentives (such as reduced parking requirements) or requirements to provide cross-access easements as part of new developments. Where possible, redevelopment should include the creation of rear access drives that are accessible via side streets. Rear access drives facilitate shared access and curb cut reduction by providing an off-street connection between adjacent parking areas, loading zones, and storefronts.

Shared Parking

To reduce the number of access points along a corridor, the Village should consider permitting shared parking agreements between adjacent and complementary uses along Roosevelt Road. Neighboring businesses with differing peak demand times for parking or businesses with a low volume of customers are best suited to enter into a shared parking agreement.

The Village currently permits shared parking, but the current code (Code of Ordinances Chapter 10-5-8 (B)) does not define how required parking should be calculated or provide guidance on the required instrument of record if multiple parcels are involved. A common challenge in promoting shared parking is negotiating an agreement between adjacent property owners. The Village should consider developing a model agreement for property owners to utilize. An amendment to the zoning ordinance should also be considered to provide guidance regarding required parking calculations which are typically less than what would otherwise be required if uses provided independent parking facilities.

Potential
Redevelopment Sites

The following list identifies redevelopment opportunities within the Roosevelt Road subarea as labeled in the following subarea framework maps. These underutilized or disinvested sites have the potential to act as catalysts for additional quality development and improvements along the corridor if redeveloped.

1 **Haggerty Chevrolet.** This is an important and viable use and the Village should continue to work with Haggerty to improve, enhance and expand their facilities. The area to the north is used for outside storage and parking. This area could be used for the expansion of the business or sold for redevelopment. Multi-family or commercial development would be appropriate. Landscape buffering between the commercial and residential development should be improved either way.

2 **Dreisilker Electric Motors.** This site includes a dated office/warehouse building and a parking field/outside storage for Dreisilker Electric. Should redevelopment occur on this site, it could make way for a larger commercial development. In that case, the Village should consider vacating the Hillcrest right-of-way between the rear parcels.

3 **Sunset Cove Apartment Buildings.** These are older single story apartment buildings, which could be redeveloped into an updated multi-story apartment complex. Buffering between the residential and commercial uses should be improved.

4 **ATI Physical Therapy.** This is a viable business and the building is in good shape. This block has a number of commercial and office uses including a physical therapy office, an automotive use, a restaurant and a bank. The area has some buildings and sites that could use improvement. If redeveloped in combination or in part, buffering to the north, parking areas and landscaping should all be improved. Similar office and service commercial type uses would be appropriate for these sites.

5 **Wintrust Bank.** This site includes a business on an improved site. Unless needed for redevelopment with the adjacent properties to the west, this is a viable business with appropriate landscaping and buffering that should remain.

6 **Advance Foreign Car Repair** This site includes a vacant building, a large parking field, and Motor World, both of which could benefit from reinvestment. The two properties could be redeveloped together for a new office or service commercial use.

7 **Malloy's Liquor, Burger King, Bank of America (vacant), and a restaurant.** This section consists of mostly viable businesses that could use site improvements and façade updates. Either individually or in some combination these sites could be redeveloped for office and service commercial uses.

8 **Dated office buildings, vacant land, and a large parking field.** These sites could be redeveloped in whole or in part to accommodate a larger office or service use. Special attention should be paid to stormwater management on these sites as they are in or near floodplain.

9 **Mix of small commercial buildings and strip commercial.** These sites could be redeveloped in whole or in part to include similar commercial uses. The utility lines bisecting the sites should be removed to accommodate new development.

10 **Outmoded retail structures and strip development.** The majority of this site is under common ownership. While individual development might take place on a few of the lots, this area has excellent visibility and should be looked at holistically for redevelopment. The building at the northeast corner of the development area toward the interior of the site should be maintained and enhanced.

11 **Auto parts store and an optometrist's office.** These lots should be consolidated and the site should be redeveloped with a commercial use.

12 **US Bank Site and Danby Station Café.** US Bank is a viable business, the site and building are in good condition and should be maintained or enhanced. Danby Café is in fair to poor condition and the site could use façade and site improvements. If redevelopment is to occur, both sites should be included in the project if feasible.

13 **Retail in poor condition of vacant.** Redevelopment of all sites is recommended. Retail, service, and office uses should be maintained on the Roosevelt Road frontage.

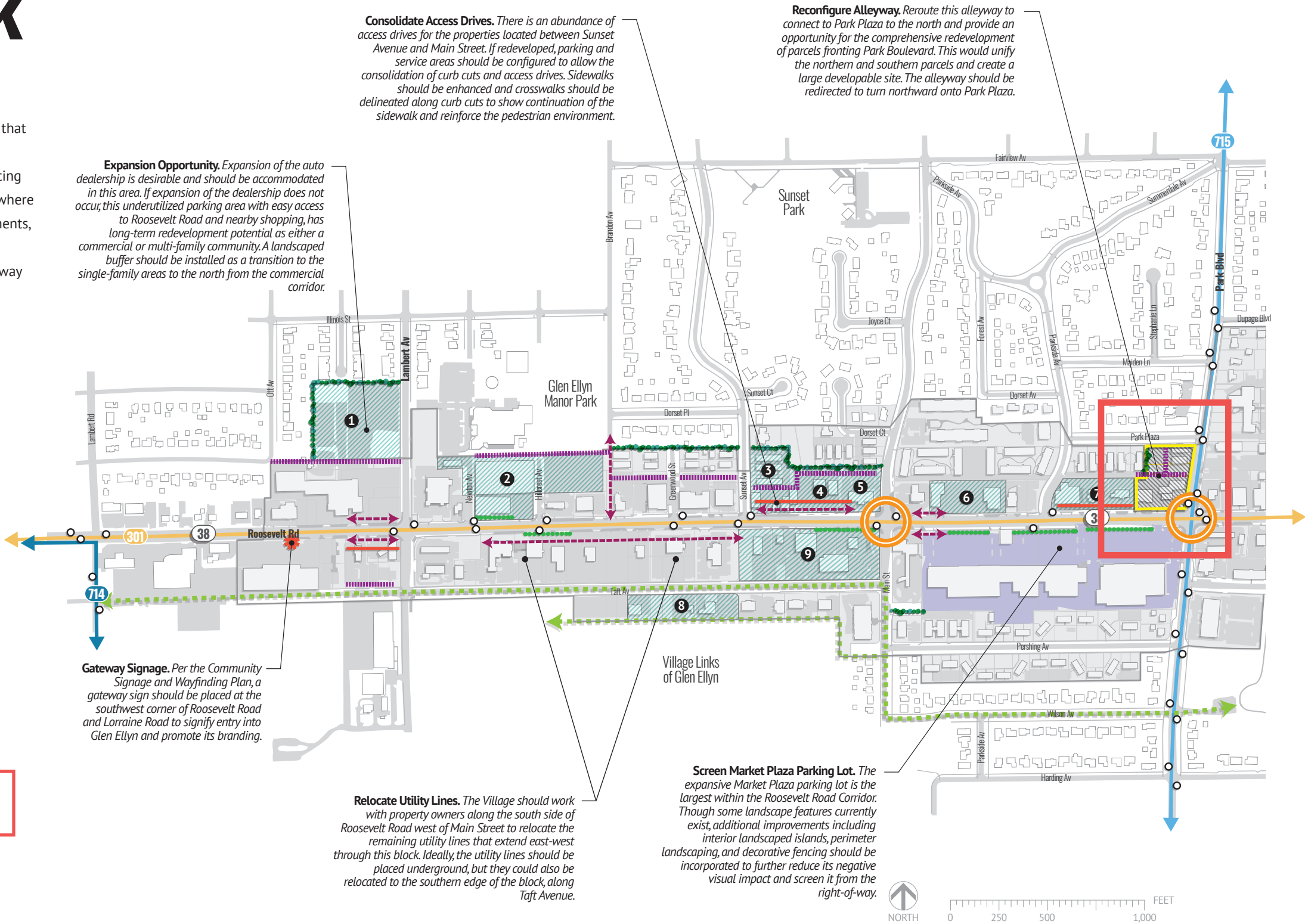
Subarea Framework

ROOSEVELT ROAD - WEST

The following three framework sections of Roosevelt Road identify recommendations that encourage reinvestment in Glen Ellyn's main commercial corridor by promoting more efficient site design and circulation and increasing the development potential of existing commercial parcels. This is especially relevant in the West section of Roosevelt Road where lot depths are shallow and cross-access connections are limited. Pedestrian improvements, curb cuts consolidation, and shared access are key themes in this section to enhance mobility for both pedestrians and vehicles. As the Village's most heavily traveled gateway from the west, it is important that the aesthetic of this section is enhanced including landscaping, parking lot screening and greening, and improving key intersections.

Legend

- **Key Intersections.** Continue to enhance these intersections by incorporating wayfinding signage, landscaping, high visibility crosswalks, and decorative lighting.
- **Gateway Features.** Install gateway signs at prominent entry points into the Village to reinforce a sense of identity. Such signs should be complemented by streetscape components such as intersection treatments and landscape features.
- **Perimeter Landscaping.** Provide landscaping and decorative, low-profile fencing or knee walls to delineate public rights-of-way and screen parking areas. Perimeter landscaping should be designed to maximize stormwater management and improve water quality through the implementation of BMPs, such as bioretention areas. Screening should also be used to enclose or conceal necessary, but unsightly service areas and utilities/mechanical systems.
- **Consolidate Access Drives.** Consolidate access drives along Roosevelt Road and other primary streets to improve traffic flow, reduce conflicts, and eliminate curb cuts, enhancing the pedestrian environment.
- **Access Drive/Alley Reconfiguration.** Create access drives and reorient alleyways behind properties to increase cross access away and divert local trips from the main roadway.
- **Onsite Landscaping.** The installation of interior landscaped parking islands and foundation landscaping should be encouraged on properties with large parking lots to enhance the area's aesthetic, foster a welcoming pedestrian environment, and provide opportunities for improved stormwater management. Lots should be landscaped with local or native species of shade trees, evergreens, shrubs, grasses, and flowers to beautify sites and connect them to adjacent parkways.
- **Pedestrian Infrastructure.** Upgrade deteriorating sidewalks and where narrow, work with current property owners to increase sidewalk width to at least five feet. Provide landscape buffers between sidewalks and traffic as well as high visibility crosswalks at curb cuts and intersections to increase sense of comfort and safety for pedestrians. Other improvements include implementing sidewalk treatments, decorative fencing, and small-scale street furniture, as well as releveling brick paving.
- **Residential Screening/Buffering.** Screen commercial, parking, loading, and utility areas from adjacent residential properties and public right-of-ways. Apply 'Dark Sky' Village lighting standards in transition areas to minimize glare and decrease light trespass in adjacent single-family residential areas.
- **Bike Path/Trail Improvements.** Construct a bike trail and pedestrian crossing to improve non-vehicular connectivity across Roosevelt Road and expand the Village's trail network. Bike path and trail improvements are discussed in further detail in Chapter 6: Transportation.
- **Catalyst Sites.** Redevelop these underutilized sites to act as catalysts for further development and investment along Roosevelt Road.
- **Redevelopment Opportunities.** These sites represent dated or poorly laid out parcels that can be consolidated with adjacent properties to facilitate more intense redevelopment that is in line with the community's vision of Roosevelt Road as a vibrant commercial corridor.
- **Pase Bus Route 715**
- **Pase Bus Route 301**
- **Pase Bus Route 714**



DRAFT
FOR PUBLIC HEARING

Park Blvd & Roosevelt Rd

ROOSEVELT ROAD CORRIDOR CATALYST SITE

This catalyst site comprises a mix of small-scale, single story commercial properties and two vacant properties flanking a central east-west alley. Each existing structure is served by independent access drives and parking areas which limits the development potential and contributes to congestion along both Roosevelt Road and Park Boulevard. The concept below illustrates potential for redevelopment that provides for larger, more versatile commercial buildings with coordinated and shared parking and access that maximizes buildable area and reduces points of conflict along adjacent roadways. As an alternative, larger single commercial development along Roosevelt Road could be pursued that includes the same level of pedestrian amenities.

Design Considerations

- A dedicated right turn lane (westbound) should be added on southbound Park Boulevard as redevelopment occurs to reduce congestion.
- The existing alley should be incorporated into future development as a parking/access aisle to provide for efficient circulation and use of land while maintaining access for adjacent commercial and residential uses.
- Access to Park Plaza to the north can be constructed as a single drive aisle, minimizing impacts from potential traffic volume increases to residential properties across the street.
- Development should have limited setback and front on a landscaped parkway with pedestrian infrastructure and streetscape amenities that frame the roadway corridor.
- Utility lines should be buried underground as redevelopment occurs.

- Buildings should be constructed with quality 360-degree architecture that provides an attractive appearance from the roadway as well as the parking area and viewshed of adjacent residential development.

Site Details

Overall property area:
75,947 s.f./1.74 ac.

Current Land Use:
Commercial
Dining

Current Zoning:
(C3) Service Commercial District

Existing Parking:
67 spaces (approximate)

Building Details

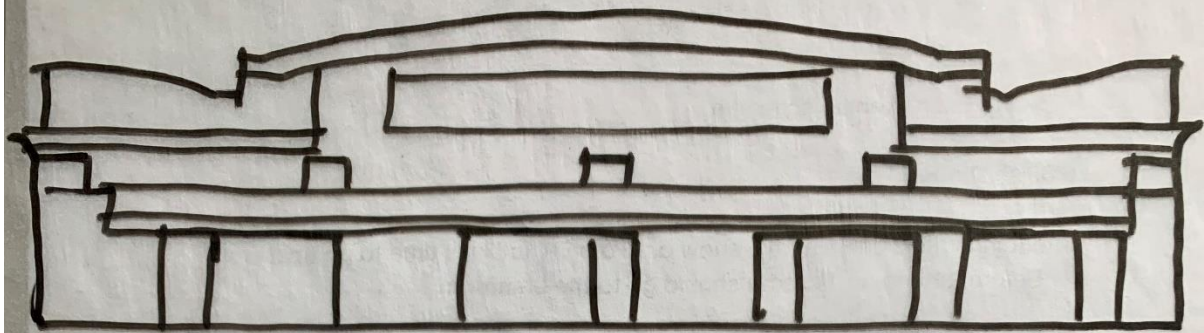
Commercial:
Commercial – 16,500 s.f.

Recommended Parking:
Parking Provided: 125 spaces



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





PROPOSED

