



Agenda
Village of Glen Ellyn
Plan Commission Meeting
Thursday, October 26, 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. Public Comment (Non-Agenda Items)**
- C. Approval of Minutes**
 - 1) Minutes from August 24, 2023 Meeting
- D. New Business**
 - 1) Pre-Application- 1182-1184 Roosevelt Road
- E. Trustee Liaison's Report**
- F. Chairman's Report**
- G. Staff Report**
- H. Other Business**
- I. Adjourn**

DRAFT MINUTES
Glen Ellyn Plan Commission
Thursday, August 24, 2023 at 7:00 p.m.
Glen Ellyn Civic Center
Galligan Board Room
535 Duane Street

A. Call to Order and Roll Call

Chairperson Loftus called the meeting to order at 7:02 PM and explained the Plan Commission's function and operating procedure as an advisory body. He described the public hearing protocol, including public comment, and announced that comments would be recorded.

Roll was called.

PRESENT: Chairperson Loftus; Commissioners Brown, Cooper, Dawson, Kreuzer, Saeed, Thakkar, and Wyant; Student Commissioner Smith.

ABSENT: Commissioner Arango.

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

B. Public Comment (non-agenda items)

There were no public comments for non-agenda items.

C. Approval of Minutes

Commissioner Saeed made a motion to approve the July 27, 2023 minutes.

Commissioner Cooper seconded the motion. The motion passed by voice vote.

D. New Business

1.) Public Hearing — 750 Roosevelt Road: Popeyes Louisiana Kitchen

Commissioner Dawson moved to open the Public Hearing. Commissioner Thakkar seconded the motion, and the motion passed by voice vote.

Staff Introduction

Sworn in, Scott Viger, Planning Consultant for the Village of Glen Ellyn, introduced the project: Application for approval of a Zoning Map Amendment, Special Use Permit, and Zoning Variations to construct a Popeyes Louisiana Kitchen restaurant with a drive-through at 750 Roosevelt Road.

Mr. Viger presented information as detailed in the Staff Report dated August 18, 2023, included in the agenda packet. Mr. Viger noted that the Plan Commission initially reviewed the request in a pre-application meeting held on December 8, 2022. He reported that the Architectural Appearance Commission reviewed the request and voted to recommend approval.

Mr. Viger reviewed the project zoning, noting that while it is currently zoned C4 Office, the Village's Draft 2023 Comprehensive Plan would change the future land use designation of the site to "Corridor Commercial" and that similar uses are present along the corridor, including Raising Cane's, Starbucks, and Panera Bread. Mr. Viger's presentation included review of current site conditions, noting that the property in question is currently occupied by the Danby Station Cafe, which the Draft 2023 Comprehensive Plan identifies as being in fair to poor condition and could benefit from façade and site improvements. Mr. Viger's presentation also included a review of the proposed site plan, including two existing points of access as well as a new proposed access point from Taylor Avenue; proposed variations; the landscape plan, approved by Village staff; and the utility plan, including the Petitioner's agreement to bury existing above-ground utility lines. Mr. Viger presented the proposed elevations; wall and monument signage; lighting; and amendments to the Nicoll Way Easement Agreement. Mr. Viger noted that the Village Staff recommends approval with conditions.

Mr. Viger responded to Commissioner questions. He indicated that the Architectural Appearance Commission did not question the lighting plan, with regard to dark-sky lighting. He clarified the rezoning and special use permit requests: The current zoning of C4 Office does not permit nor allow a restaurant; rezoning the site to C3 Service Commercial District would permit the restaurant by right, and the Special Use Permit would allow the drive-through. Mr. Viger responded to questions about traffic safety, referring to the third-party traffic study and modifications to the original proposal to mitigate traffic concerns.

Sworn in, Emily Rodman, Assistant Village Manager/Community Development Director, joined Mr. Viger in responding to Commissioner questions. She responded to concerns about unclear easements, describing the Village Engineering staff's role in reviewing easements. Ms. Rodman described the Village Code with regard to lighting, noting that the proposed lighting complies with current requirements. Ms. Rodman responded to concerns about traffic safety, discussing the roles of the Village and the Illinois Department of Transportation (IDOT) with regard to traffic reviews, signage and street lights. Ms. Rodman responded to questions regarding how the proposal would benefit the Village of Glen Ellyn, referring to the proposal's alignment with the Draft 2023 Comprehensive Plan calling for a more broad commercial district that accommodates auto-oriented businesses. Mr. Viger responded to a question regarding impervious surfaces and

stormwater management, noting that there is an approved engineering plan regarding stormwater. Ms. Rodman responded to questions about changes to the proposal following the December 2022 meeting, noting that site conditions, including floodplain and drainage issues, led to revisions. Ms. Rodman responded to questions about the proposal with respect to cohesiveness with neighboring businesses and trends for future development.

Petitioner Testimony:

The following individuals were sworn in to respond to Commissioner questions on behalf of the Petitioner: Jacob Cooke, Civil Engineer Phase Manager at Woolpert; Chris Ludwig, Architect/Project Manager at Woolpert, Mohamed Ould Sidi Mohamed, Aby Groups President.

Mr. Cooke shared additional information in response to prior Commissioner questions, including revisions to the site plan following the December 2022 pre-application meeting; proposed access points and ongoing IDOT review; and third-party traffic study findings.

Mr. Mohamed responded to questions about the business model, noting that as much as 75% of business is anticipated to occur via the drive-through, and that the restaurant would close before midnight.

Mr. Cooke responded to numerous concerns from Commissioners about specific traffic safety considerations, including traffic volume, challenges due to visibility and speed limit changes, potential unsafe left turns, cut-throughs, traffic lights, signage, and emergency vehicle maneuverability. He referred to the third-party traffic study. Ms. Rodman joined Mr. Cooke in responding to traffic safety questions, describing the Village's review process and noting that staff have approved the proposal. Ms. Rodman also shared data from the traffic study report including current counts and projected counts to 2029.

Mr. Mohamed responded to questions about opportunities to develop the property without the need for multiple variances. He described his role as a franchisee and typical prototypes for Popeyes restaurants; he said multiple changes were made to the proposal to come closer to meeting Village requirements and reduce needed variances.

Mr. Ludwig responded to concerns about the lighting plan, including the absence of dark sky compliant lighting, lack of clarity about fixtures for shielding, and excessive lumens. Mr. Ludwig noted that the lighting plan complied with current Village requirements; he also agreed to re-assess lighting selections with the Petitioner.

Public Comments:

Chairperson Loftus invited public participation. There were no written public comments submitted in advance of the meeting.

The following individual, sworn in, made respective comments:

- Jennifer Murdock of 156 N. Milton Avenue expressed opposition to the proposal, noting the lack of healthy restaurant options that families and individuals, including seniors, can access quickly and easily on Roosevelt Road. Ms. Murdock shared menus from other types of restaurants that offer healthier menu options. She said she is also concerned about lighting and traffic safety.

Chairperson Loftus invited a motion to close the public hearing.

A motion was made by Commissioner Thakkar to close the Public Hearing; Commissioner Cooper seconded the motion, which passed by voice vote.

Commissioner Deliberation & Recommendation

Commissioners shared their positions regarding the request. Areas of support included: significant improvements to the proposal following the December 2022 pre-application meeting; viable business opportunity and improved building for the site. Areas of concern included: traffic safety; lighting; transition from dine-in to drive-through activity; change in nature of use of the property; lack of hardship to support variance requests.

Commissioner Cooper made the motion:

After conducting a public hearing and deliberating on the requests of the petitioner, Mohamed Ould Sidi Mohamed, Aby Groups President, to rezone the property from C4 Office District to C3 Service Commercial District, to construct a new restaurant with drive through facility and variations and site development, located at 750 Roosevelt Road, the Plan Commission hereby recommends denial based on findings of fact, as discussed or amended at the Plan Commission public hearing on August 24, 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 Plan Commission makes this recommendation of denial.

Commissioner Thakkar seconded the motion. Chairperson Loftus asked for a roll call vote. The motion passed on a roll call vote. Seven Commissioner present voted “Yes”: Commissioners Brown, Cooper, Dawson, Kreuzer, Saeed, Thakkar, and Wyant. One Commissioner present voted “No”: Chairperson Loftus.

F. Trustee Liaison’s Report

Village Trustee Steve Thompson provided updates on the following: support for businesses affected by the streetscape project; the water main issue affecting Hill Avenue; status of the Draft 2023 Comprehensive Plan. He also responded to Commissioner questions, including inquiries about Apex building occupancy; opportunities for commercial retail owners to provide rent relief for small businesses affected by the streetscape project; and the status of the commercial projects at the Apex building.

E. Staff Report

Ms. Rodman announced that she will serve as the Assistant Village Manager/Director of Community Development while the Department conducts recruitment and hiring for vacant positions in the Community Development Department. There are no plans to recruit a new Director of Community Development at this time.

G. Chair Report

None.

H. Other Business

No additional items were discussed.

I. Adjournment

Chairperson Loftus requested a motion to adjourn the meeting.

Commissioner Kreuzer made a motion to adjourn the meeting; Commissioner Thakkar seconded the motion, and the motion passed by voice vote at 9:41 PM.

Respectfully submitted,

Audrey Savikas
Recording Secretary



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

Meeting 10/26/2023 7:00 PM
Department: Community Development
Department Head: Emily Rodman
Category: Discussion Item
Prepared By: Scott Viger

**AGENDA ITEM (ID
2023-1033)**

DOC ID: 2023-1033

Pre-Application- 1182-1184 Roosevelt Road

Statement of the Issue:

Legacy Shops of Glen Ellyn LLC, is proposing conceptual plans for the potential adaptive reuse of an existing one-story, multiple-tenant commercial building and related surface parking lot on the property. The proposal is to renovate the existing one-story, multiple-tenant building, which will include retail uses, a salon and two restaurants including one drive-through facility. The subject property is located on the north side of Roosevelt Road, mid-block between Surrey Drive and Royal Glen Drive.

Analysis:

Please see the attached staff report.

Budget Impact:

N/A

Contribution to Strategic Plan

Action Requested:

Please see the attached staff report.

Attachments:

1. 2023 Pre Application meeting staff report_EBR
2. 1. Pre Application Meeting Application
3. 2. Aerial Photo
4. 3. Zoning - Location Map
5. 4. Plat of Survey
6. 6. AS-100 - Proposed Site Plan - Option 9 (1)
7. 7. Building Elevation
8. 8. 1-Foot Contour Map
9. 9. Pre-Application - Public Notice

STAFF REPORT

TO: Glen Ellyn Plan Commission
FROM: Scott Viger, Planning Consultant
DATE: October 18, 2023
FOR: October 26, 2023, Plan Commission Meeting
SUBJECT: Pre – Application Meeting to consider a renovation of an existing commercial retail center located at 1182 – 1184 Roosevelt Road

PETITIONER: The petitioner is Dominick Cannata on behalf of the property owner Legacy Shops of Glen Ellyn, LLC.

REQUEST: The petitioner requests a Pre-Application meeting to obtain informal feedback on concept plans for the renovation of the existing multiple tenant commercial center located at 1182 – 1184 Roosevelt Road. Preliminary plans indicate a significant façade alteration, two restaurants one with a drive through and various retail and service uses.

BACKGROUND: *Site Description*
The subject property is located on the north side of Roosevelt Road in the C3 Service Commercial District, accessed by one approximately 31-foot wide driveway. It is currently developed as one 21,500 square-foot, one-story, multiple-tenant commercial building and an 86-stall surface parking lot. The existing number of parking stalls provided is the required amount when 1 stall per 250 square feet of retail or ‘all other uses not listed’ in Section 10-4-13(G) of the Zoning Code is applied.

Surrounding Land Uses

North: Multi-Family

South (across Roosevelt): Car Dealership

East: Vacant

West: Restaurant

Surrounding Zoning

R4 Residential

Incorporated Lombard

C3 Service Commercial

C3 Service Commercial

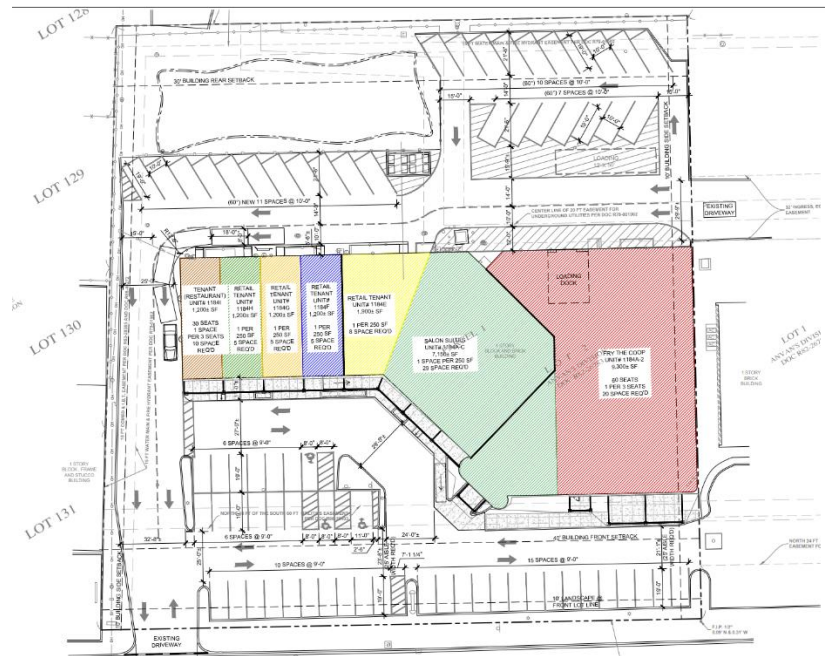
COMP PLAN: The 2023 Comprehensive Plan future land use designation for the subject property is Service Commercial. The proposal is in compliance with the Plan.

PROJECT SUMMARY:

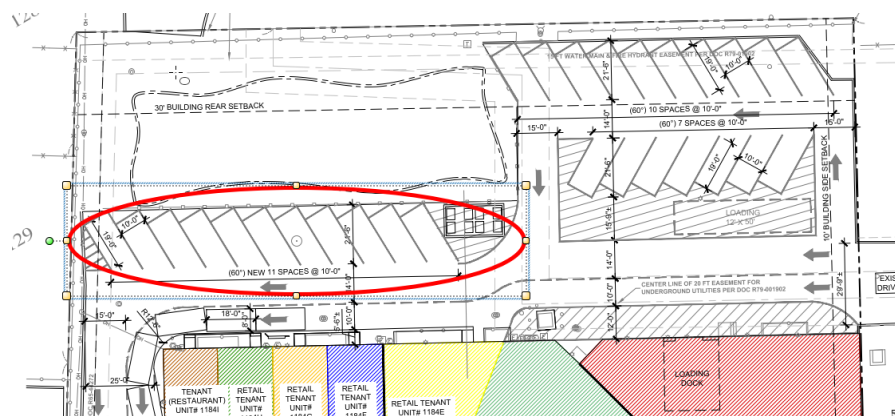
Site Design

The Commission may recall that in 2021 a Pre-Application meeting was held; at that time the applicant sought to demolish the central portion of the building two create two free standing buildings. This Pre-Application request does NOT propose any demolition but rather a full renovation to the existing 21,500 SQFT retail structure. The building footprint and general Site Plan remain primarily as it exists. There is a 1,200 SQFT Beef Shack restaurant

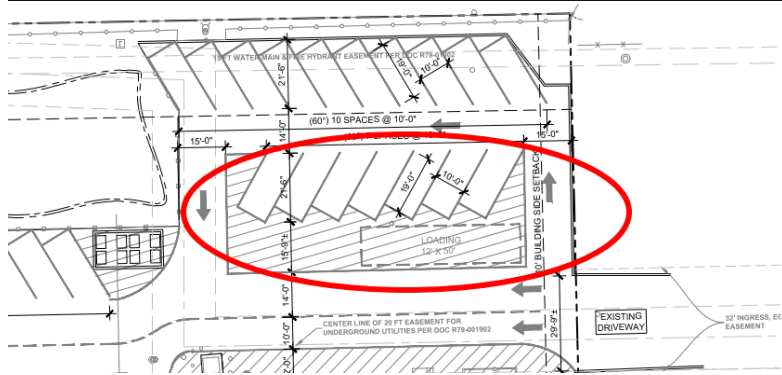
proposed for the far western end of the building with a drive through lane. This drive through requires a Special Use Permit. The eastern end of the building is slated to house Fry the Coop, a second larger dine in restaurant of 9,300 SQFT. No drive through lane is proposed for this second eatery. At this time, it appears that the Fry the Coop restaurant will include outdoor dining. One more tenant is currently identified, the 7,150 SQFT space abutting the eastern restaurant is a proposed as a Lure Loft (Salon Suites) user. The remainder of the building is shown as unspecified retail users. These four spaces, three 1,200 SQFT and one 1,900 SQFT space lie between the Lure Lofts Salon Suites and the western 1,200 SQFT Beef Schack drive through restaurant.



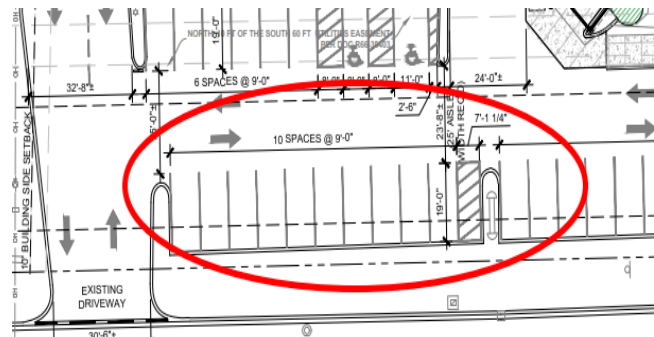
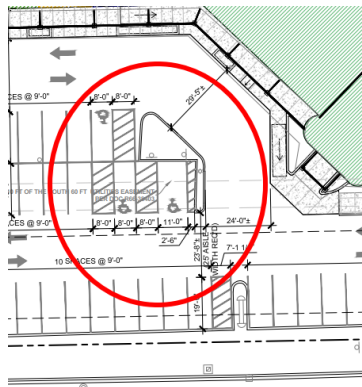
The westernmost row of parking spaces immediately south of the stormwater detention area is proposed to be restriped from 90-degree stalls to angled stalls. A refuse area is also proposed at the east end of this row of parking.



The southern row of angled parking stalls in the northeast section of the property is proposed to be eliminated and replaced with pavement striping. The petitioner will need to clarify the intended use of this area, as it is not identified.



To meet the Code requirements the number of Handicap accessible spaces has been increased from one to three. Additionally, the parking spaces fronting on Roosevelt Road currently are not Code compliant, so they are proposed to be widened and lengthened to meet the 9' x 19' Code required minimum. This restriping results in a reduction in the number of spaces provided. When all these revisions are taken into account, the existing 86 car parking total is reduced to 68 (65 plus 3 handicap accessible spaces) when the Code would require 82 spaces.



Site Operations

The petitioner has provided some operational details regarding hours of operations for Fry the Coop, and Beef Shack below:

Fry the Coop

- Open 11 am – 9 or 10 p.m.
- Prep team arrives at 7 a.m. to receive deliveries and start food prep.

Beef Shack

- Open 10:30 a.m. – 9:00 p.m.
- Prep team arrives at 9:00 a.m.

Additional information including peak hours of operation, number of patrons, length of patron stay etc. will be needed with the formal application. The petitioner should also address the issue of restaurant odors and the abutting residential properties.

1. Circulation & Traffic Impact.

The concept site plan shows one-way westbound traffic circulation north of the building for both through and drive-through traffic. As proposed, the main entrance to the drive-through lane is from the north cross-access driveway from the abutting property. Staff notes that no off-premises signage to direct customers to Royal Glen Drive instead of the southern curb cut from Roosevelt to get to the drive-through lane is permitted without variations from the Sign Code.

The circulation as proposed poses multiple potential challenges. First, westbound traffic will already have passed the most appropriate entrance to the drive-through by the time they identify any on-premises signage for the drive through restaurant. Once vehicles enter the site, it may be unclear how to access the entrance to the drive-through. Cars will need to circulate through the parking lot and cut through the property to the east and reenter the site from the north side of the abutting building/property.

The intended circulation pattern for the site, specifically how intended drive-through customers will enter and exit and how the site will relate to the adjacent property to the east, should be studied further. A traffic study and drive-through queue analysis will be required at the time of formal submittal. Staff recommends an additional easement through the abutting property in a north – south direction that would allow drive through patrons to make the loop without exiting onto Royal Glen Drive.

IDOT will also need to review the proposed site plan to determine if there are improvements within the Roosevelt Road right of way (deceleration or turning lane).

The drive through lane is narrower than the Code required minimum (10' v 12'). A variation would be required if no redesign is performed. Staff is not aware of a variation of this magnitude for a drive through lane. The Raising Canes restaurant on Roosevelt Road was granted a variation from 12' to 10' – 6". The proposed Popeyes Louisiana Kitchen has sought a 10' – 6" drive through aisle, their proposal is pending. Additionally, the drive through lane as designed may violate Section 10 – 10C which states that the drive through stacking spaces "shall not interfere with parking lot circulation." The proposed stacking spaces at the buildings northwest corner may impede the exit lane for non-drive through window vehicles.

An exhibit with turning movements identified will be required.

Also, the post drive through window exiting and stacking interferes with the circulation in the main parking area in the site. It also creates a head-to-head situation for all the vehicles entering the site from Roosevelt Road.



With the formal submittal, a lighting plan will be required.

2. Setbacks - Bulk.

The interior side yard setback from the east lot line of 0.45 feet is legal nonconforming. All other existing bulk setbacks are compliant.

3. Architecture

The existing monochromatic façade is proposed to be eliminated in favor of a design that separates the tenant spaces through architectural design. The tenant spaces will be segmented by alternating colors, heights, and materials for each. The two largest tenant spaces the Salon Suites (Lure Lofts) and Fry the Coop have distinctly different façade treatments from the rest of the building. Specifics of materials have yet to be submitted. A metal space frame with masonry column bases extends for the length of the building including the outdoor dining area at Fry the Coop.



4. Landscaping.

The petitioner is not showing landscaping on the plans at this time.

Perimeter landscaping, foundation landscaping where possible, and landscape islands will all be required as part of the Code required landscape plan. The landscape plan should adhere the Appearance Review Guidelines as part of the required Exterior Appearance review at the time of formal submittal.

5. Stormwater & Flooding Concerns.

The existing basin bottom needs improvement. Vegetation improvements to improve water quality should be included in the landscape plan as part of the formal submittal.

8. Refuse.

The proposed location of the refuse area is not a preferred location due to potential conflict with oncoming through-traffic and drive-through traffic. An alternative location should be considered, perhaps in the northeast parking lot to the north building. The dumpster enclosure will be required to be screened with the same primary material as that of the façade improvements to the building. The adequacy of the refuse enclosure size will need to be verified.

9. Loading.

The Zoning Code requires two loading zones for the property one for the Lure Lofts Salon Suites and one for Fry the Coop. These loading zones are to the rear of the building and appear not adhere to all of the requirements of 10-5-9.

10. Signs.

Specific sign information has not yet been submitted. It appears that the Fry the Coop space has two wall signs which is allowed in the C3 District for corner uses in a multiple tenant building. One of the signs appears to be a bare bulb type sign which will require a variation.

The freestanding sign appears dated and staff would encourage its replacement.

11. Outdoor Seating Area.

No information on any proposed outdoor dining has been submitted.

12. Sidewalk.

No sidewalk exists along the north side of Roosevelt Road adjacent to the subject property as part of the project. The petitioner should install a sidewalk in accordance with the Code.

13. Overhead Utility Wires.

Utility lines run along the west property line that may require undergrounding as part of the project.

14. Existing Non-Conformities

The current Site Plan includes a number of existing non-conforming features enumerated below:

- Section 10-4-115(G)1a Parking Lot setback (from Roosevelt Road) 7' rather than 10'.
- Section 10-5-5C1 Impervious surface setbacks (10' rather than 5% of lot width)
- Section 10-5-8(F) Size of parking spaces.
- Section 10-5-8(H) Landscape (Parking Lot) Islands Landscape islands to be at the end of each parking row and be at minimum the size of a parking space.

**REVIEW
PROCESS:**

At this time, based on the information provided, staff finds that to proceed with the project, the petitioner will need to receive approval of the following:

1. Special Use Permit to allow a drive-through establishment for one of the restaurants in the C3 district.
2. Sign Variation to allow bare bulb illumination for the 'Fry the Coop' wall sign.
3. Variation to reduce the number of required parking spaces. (82 to 68).
4. Variation for Loading Zone design. (2 loading zones to 0)
5. Variation to reduce the minimum width of a drive through lane. (12' to 10')
6. Variation on the drive through lane design.
7. Exterior Appearance Approval for exterior building improvements and related site improvements.

The above list is subject to change as additional plans and information are submitted and reviewed.

**COMMISSION
ACTION:**

The Plan Commission is being asked to conduct a Pre-Application Meeting for the project and provide comments that will assist the petitioner in preparing a formal application. In reviewing the project, the Commission may wish to provide feedback or ask for clarification on the following:

- Operational details. The Plan Commission should provide feedback on their plans for the drive-through restaurant.
- Alternative circulation patterns for the site. The Plan Commission should

ask if the petitioner has evaluated any other options to improve circulation.

- The loading/delivery areas for all tenant spaces, particularly the two food users. The Plan Commission should provide feedback on the anticipated delivery schedules for each use, the proposed location for the loading/delivery areas, and circulation to access the site. The Plan Commission should also request information on the frequency of deliveries and the size of the delivery trucks.
- The location of the refuse area. The Plan Commission should provide feedback on the refuse pick-up frequency, refuse area location, and circulation pattern.
- The bare bulb wall sign. The Plan Commission should provide feedback as to whether or not they would be in favor of such a variation from the Sign Code.
- The proposed building materials and overall architectural design. The Plan Commission should provide feedback on the proposed materials, including the wood roofline features and parapet walls, the building articulation, and the overall appearance of the building.

Staff has posted the notice of the Pre-Application meeting on the Village website's Public Notice Portal.

ATTACHMENTS:

1. Petitioner's Pre-Application Form
2. Aerial Photo
3. Zoning & Location Map
4. Plat of Survey
5. Proposed Concept Site Plan
6. Elevation Renderings

CC: Emily Rodman, Assistant Village Manager / Community Development Director



VILLAGE OF GLEN ELLYN

Application for Commission Pre-Application Meeting

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

Application for Commission Pre-Application Meeting

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

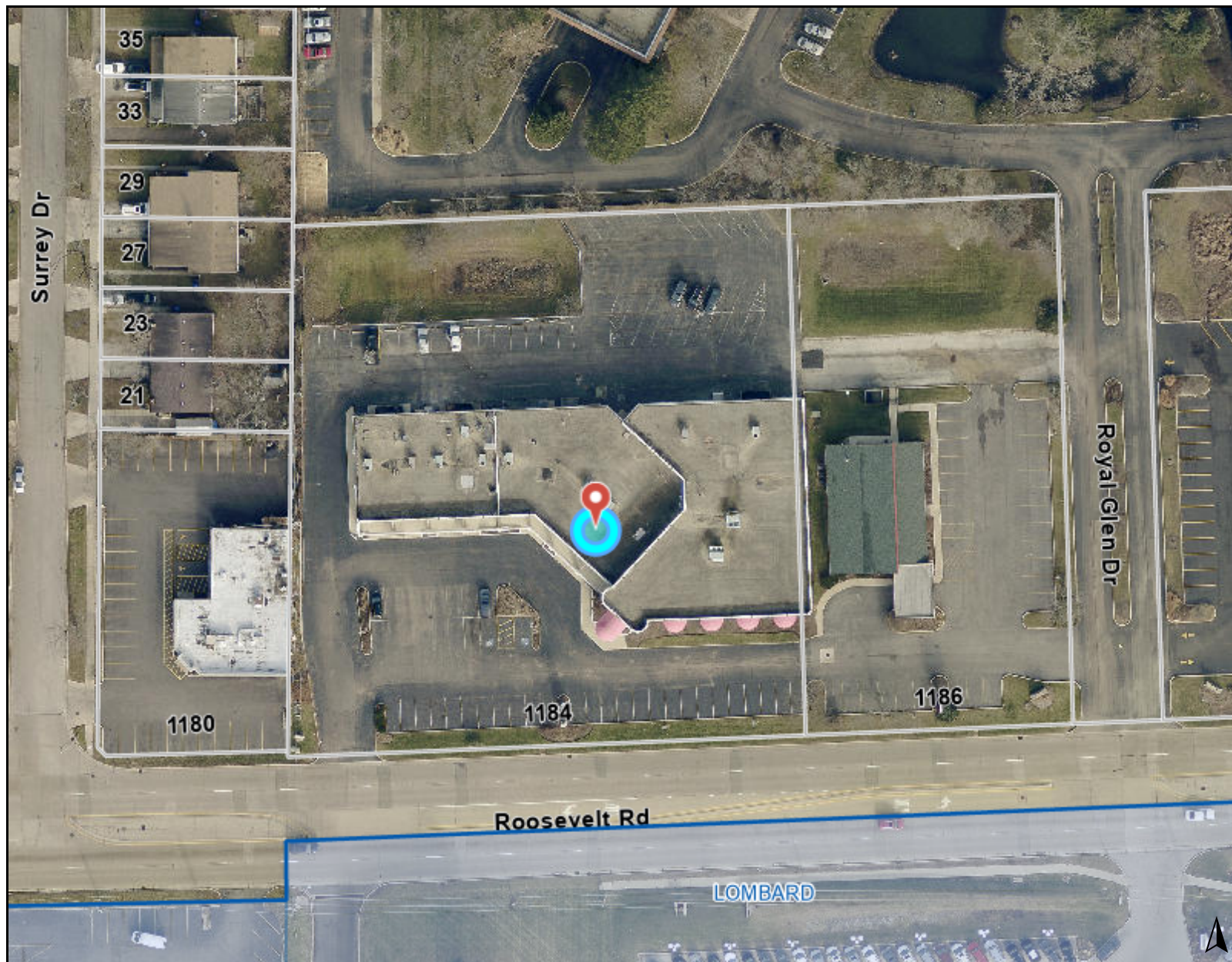
I. APPLICATION INFORMATION:

- A. Date Filed: _____
- B. Project Name: _____
- C. Project Description: _____
- D. Address of Property: _____
- E. Permanent Index No: _____ Zoning: _____
- F. Name of Applicant: _____
- G. Address of Applicant: _____
- H. Phone No. (Business): _____ (Home) _____
- I. Fax No. (Business): _____ (Mobile) _____
- J. E-mail Address of Applicant: _____
- K. Name of Property Owner: _____
- L. Address of Property Owner: _____
- M. Phone No. (Business): _____ (Home) _____
- N. Fax No. (Business): _____ (Mobile) _____
- O. E-Mail Address of Property Owner: _____

II. SUBMISSION REQUIREMENTS

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

Signature:  _____ Date: 8/21/23



Legend

0 150 300
ft

Print Date: 3/3/2021

Notes

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



Legend

Zoning and Development

Zoning

- C3: Service Commercial District
- R3: Multi-Family Residential District
- R4: Multi-Family Residential District

0 150 300
ft

Print Date: 3/3/2021

Notes

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

ALTA/NSPS LAND TITLE SURVEY

OF

1182-84 ROOSEVELT ROAD, GLEN ELLYN, ILLINOIS

LEGEND

- EXISTING BOUNDARY
- EXISTING EASEMENT
- EXISTING SETBACK
- EXISTING CHAIN LINK FENCE
- EXISTING WOOD FENCE
- EXISTING METAL FENCE
- EXISTING VINYL FENCE
- EXISTING BUILDING
- CENTER LINE
- ASPHALT SURFACE
- BUILDING/STRUCTURE
- CONCRETE SURFACE
- (C) CALCULATED
- (R/M) RECORD/MEASURED
- SF SQUARE FEET
- MANHOLE
- EXIST. CATCH BASIN
- EXIST. CURB INLET
- STORM SEWER
- SANITARY SEWER
- WATER VALVE
- BUFFALO BOX (B-BOX)
- WATER VALVE & VAULT
- FIRE HYDRANT
- GAS METER
- GAS LINE
- ELECTRIC METER
- ELECTRIC PEDESTAL
- OVERHEAD WIRES
- UTILITY POLE
- PHONE PEDESTAL
- CABLE TV PEDESTAL
- LIGHT POST
- STREET SIGN
- DOWNPOUT
- BOLLARD



LOCATION MAP

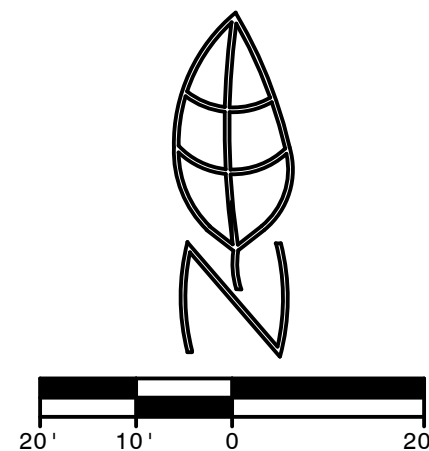
GENERAL NOTES:

- COMPARE THIS PLAT, LEGAL DESCRIPTION AND ALL SURVEY POINTS AND MONUMENTS BEFORE ANY CONSTRUCTION, AND IMMEDIATELY REPORT ANY DISCREPANCIES TO THE SURVEYOR.
- DO NOT SCALE DIMENSIONS FROM THIS PLAT.
- THE LOCATION OF THE PROPERTY LINES SHOWN ON THE FACE OF THIS PLAT ARE BASED UPON THE DESCRIPTION AND INFORMATION FURNISHED BY THE CLIENT, TOGETHER WITH THE TITLE COMMITMENT. THE PARCEL WHICH IS DEFINED MAY NOT REFLECT ACTUAL OWNERSHIP, BUT REFLECTS WHAT WAS SURVEYED.
- MANHOLES, INLETS AND OTHER UTILITY RIMS OR GRATES SHOWN HEREON ARE FROM FIELD LOCATION OF SUCH AND ONLY REPRESENT SUCH UTILITY IMPROVEMENTS WHICH ARE VISIBLE FROM ABOVE GROUND AT THE TIME OF SURVEY, THROUGH A NORMAL SEARCH AND WALK THROUGH OF THE SITE. THE LABELING OF THESE MANHOLES (SANITARY, STORM, WATER, ETC.) IS BASED SOLELY ON THE "STAMPED" MARKINGS OF THE RIM. NO UNDERGROUND OBSERVATIONS HAVE BEEN MADE TO VERIFY THE ACTUAL USE OR EXISTENCE OF THE UNDERGROUND UTILITIES.
- NO UNDERGROUND UTILITIES OR DRAIN TILES, IF ANY EXIST, ARE SHOWN HEREON.
- THIS SURVEY MAY NOT REFLECT ALL UTILITIES OR IMPROVEMENTS IF SUCH ITEMS ARE HIDDEN BY LANDSCAPING OR ARE COVERED BY SUCH ITEMS AS DUMPSTERS, TRAILERS, CARS, DIRT, PAVING OR SNOW. AT THE TIME OF THIS SURVEY, SNOW DID NOT COVER THE SITE. LAWN SPRINKLER SYSTEMS, IF ANY, ARE NOT SHOWN ON THIS SURVEY.
- OTHER THAN VISIBLE OBSERVATIONS NOTED HEREON, THIS SURVEY MAKES NO STATEMENT REGARDING THE ACTUAL PRESENCE OR ABSENCE OF ANY SERVICE.
- CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITIES PRIOR TO DOING ANY CONSTRUCTION WORK.
- PUBLIC AND/OR PRIVATE RECORDS HAVE NOT BEEN SEARCHED TO PROVIDE ADDITIONAL INFORMATION. OVERHEAD WIRES AND POLES (IF ANY EXIST) ARE SHOWN HEREON, HOWEVER THEIR FUNCTION AND DIMENSIONS HAVE NOT BEEN SHOWN.
- RESTRICTIONS THAT MAY BE FOUND IN LOCAL BUILDING AND/OR ZONING CODES HAVE NOT BEEN SHOWN. HEIGHTS AND BUILDING RESTRICTIONS (IF ANY) HAVE NOT BEEN SHOWN. ONLY THOSE SETBACK RESTRICTIONS SHOWN ON THE RECORDED SUBDIVISION OR IN THE TITLE COMMITMENT HAVE BEEN SHOWN. THIS PROPERTY IS SUBJECT TO SETBACKS AS ESTABLISHED BY THE GOVERNING JURISDICTION'S ZONING ORDINANCES AND/OR CODES AS AMENDED.
- THIS PARCEL HAS BEEN IDENTIFIED AS BEING IN "ZONE X" PER THE FLOOD INSURANCE RATE MAP IN COOK COUNTY, AS SHOWN ON MAP NO. 17043C0156J WITH A REVISED MAP DATE OF 08/01/2019.

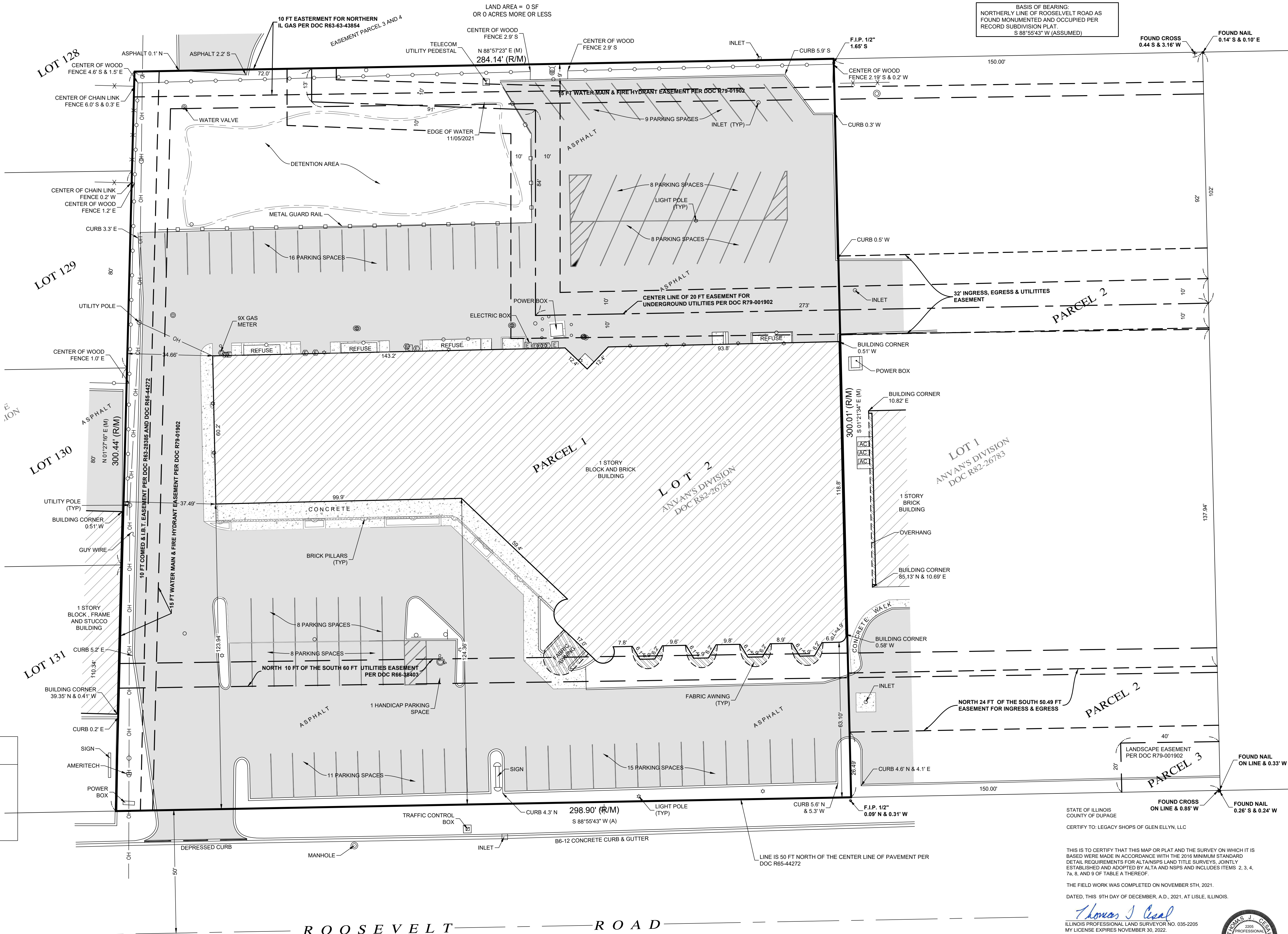
THIS SURVEY CONFORMS WITH A TITLE COMMITMENT PREPARED BY CHICAGO TITLE INSURANCE COMPANY, ORDER NUMBER 20040880WF WITH AN EFFECTIVE DATE OF DECEMBER 2, 2020. NOTES CORRESPONDING TO SCHEDULE "B" EXCEPTIONS:

- ITEMS 1 THROUGH 10 OF SCHEDULE B PART I AND ITEMS 1 THROUGH 18 AND 23 THROUGH 27 OF SCHEDULE B PART II (SPECIAL EXCEPTIONS) ARE EITHER NOT SURVEY ITEMS OR CANNOT BE PLOTTED.
- ITEM 19 DOC R63-28385 A 10 FT GRANT TO ILLINOIS BELL TELEPHONE IS HEREON DRAWN.
- ITEM 20 DOC R65-44272 A 10 FT EASEMENT FOR ILLINOIS BELL TELEPHONE AND COMMONWEALTH EDISON IS HEREON DRAWN.
- ITEM 21 DOC R66-38403 A 10 FT EASEMENT FOR ILLINOIS BELL TELEPHONE AND COMMONWEALTH EDISON IS HEREON DRAWN.
- ITEM 22 DOC R68-43854 10 FT UTILITY EASEMENT IS HEREON DRAWN.

PARCEL 1:
LOT 2 IN ANVAN'S DIVISION OF LOT 3 IN GLEN TERRACE PLAN DEVELOPMENT RESUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT OF SAID ANVAN'S DIVISION RECORDED JUNE 28, 1982 AS DOCUMENT R82-26783, IN DUPAGE COUNTY, ILLINOIS.
PARCEL 2:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED ON THE PLAT OF ANVAN'S DIVISION RECORDED AS DOCUMENT R82-26783 AND RESERVED IN DEED RECORDED AS DOCUMENT R82-26795 FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND CROSSING PURPOSES TO UPON THE NORTH 24 FEET OF THE SOUTH 50.49 FEET AND THE NORTH 32 FEET OF THE SOUTH 330.43 FEET OF LOT IN SAID ANVAN'S DIVISION DUPAGE COUNTY, ILLINOIS.
PARCEL 3:
NON-EXCLUSIVE EASEMENT FOR THE BENEFIT OF PARCEL 1 CREATED BY GRANTS OF EASEMENTS RECORDED AS DOCUMENT R79-1902 FOR PEDESTRIAN AND VEHICULAR INGRESS, EGRESS AND CROSSING PURPOSES OVER AND UPON EASEMENT PARCEL 2 DESCRIBED AND DEPICTED ON EXHIBIT 1 ATTACHED THERETO



BASIS OF BEARING:
NORTHERLY LINE OF ROOSEVELT ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION PLAT
S 88°55'43" W (ASSUMED)



STATE OF ILLINOIS
COUNTY OF DUPAGE

CERTIFY TO: LEGACY SHOPS OF GLEN ELLYN, LLC

THIS IS TO CERTIFY THAT THIS MAP OR PLAT AND THE SURVEY ON WHICH IT IS BASED WERE MADE IN ACCORDANCE WITH THE 2011 MINIMUM STANDARD DETAIL REQUIREMENTS FOR ALTA/NSPS LAND TITLE SURVEYS, JOINTLY ESTABLISHED AND ADOPTED BY ALTA AND NSPS AND INCLUDES ITEMS 2, 3, 4, 7A, 8, AND 9 OF TABLE A THEREOF.

THE FIELD WORK WAS COMPLETED ON NOVEMBER 5TH, 2021.

DATED, THIS 9TH DAY OF DECEMBER, A.D., 2021, AT LISLE, ILLINOIS.

Thomas J. Neal
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2205
MY LICENSE EXPIRES NOVEMBER 30, 2022
ILLINOIS PROFESSIONAL DESIGN FIRM PROFESSIONAL
ENGINEERING CORPORATION NO. 184-001245

CLIENT: BROOKLINE REAL ESTATE

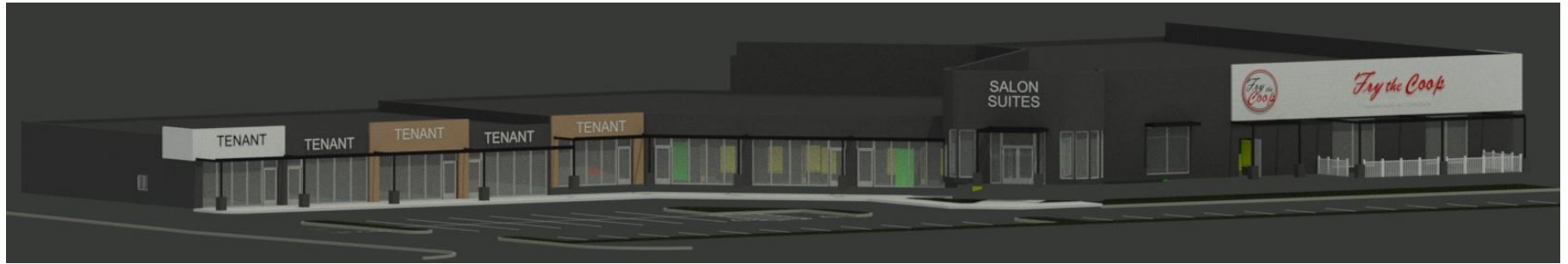


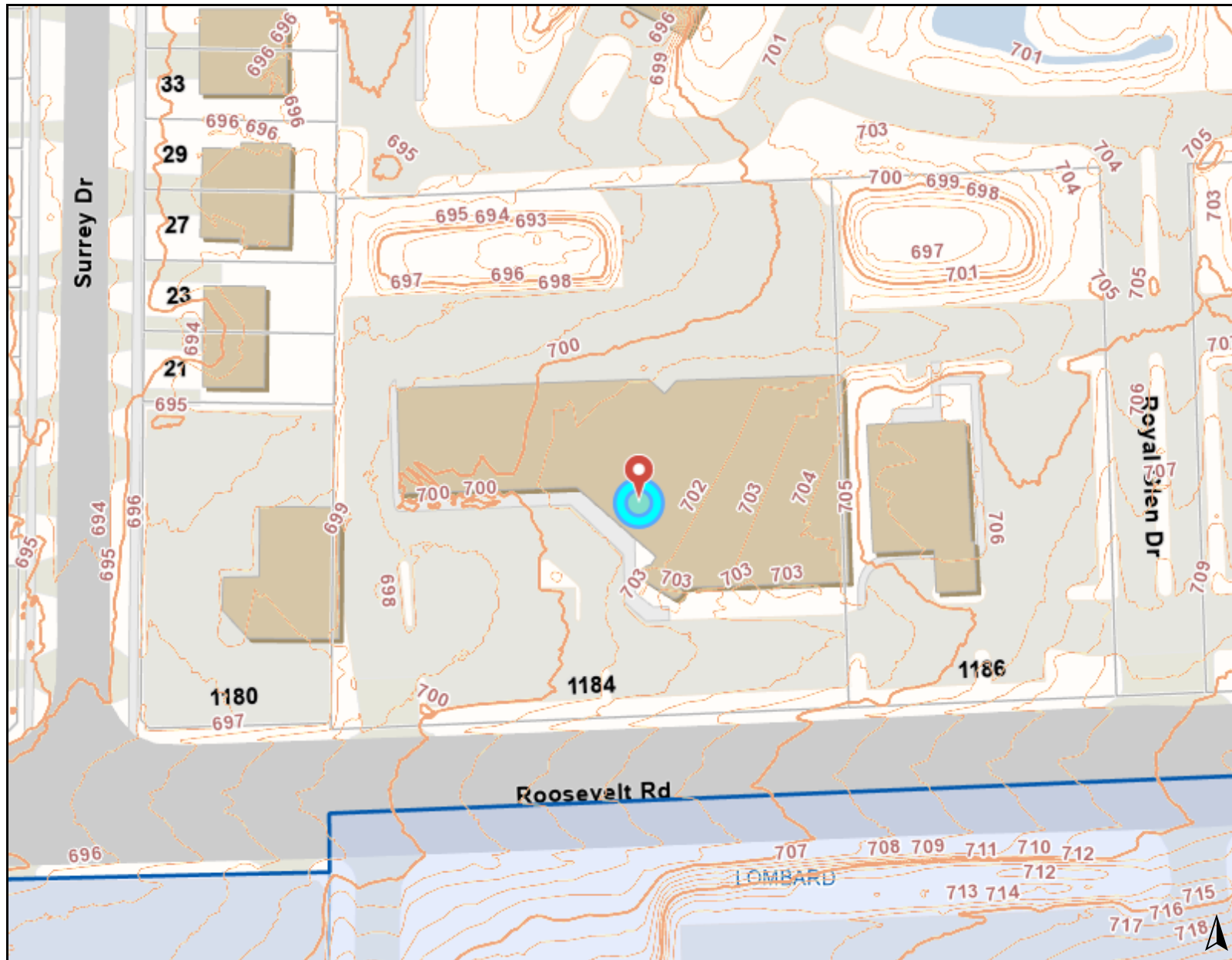
ALTA/NSPS LAND TITLE SURVEY
1182-84 ROOSEVELT ROAD
GLEN ELLYN, ILLINOIS

Morris Engineering, Inc.
Civil Engineering • Consulting
Land Surveying
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
Survey: (630) 271-0599
FAX: (630) 271-0774
Website: www.mechil.com



FIELD CREW: MD/WM
DRAWN BY: NG
CHECKED BY: TJC
APPROVED BY: TJC
DATE: 11/16/2021
SCALE: HORIZ 1"=20'
VERT NONE
SHEET
1
OF 1 SHEETS
PROJ # 21-10-6004





Legend

DuPage County

DuPage County 1' 2017 Contours

- Contour Line, Intermediate
- Contour Line, Major
- <all other values>

Print Date: 3/3/2021

Notes

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

NOTICE OF PRE-APPLICATION MEETING

Dominick Cannata, of Legacy Shops of Glen Ellyn LLC, is requesting a pre-application meeting with the Glen Ellyn Plan Commission to discuss conceptual plans for the potential adaptive reuse of an existing one-story, multiple-tenant commercial building and related surface parking lot on the property located at 1182-1184 Roosevelt Road. The petitioner is proposing to renovate the existing one-story, multiple-tenant building, which will include retail uses, a salon and two restaurants including one drive-through facility. The subject property is located on the north side of Roosevelt Road, mid-block between Surrey Drive and Royal Glen Drive.

The Glen Ellyn Plan Commission will conduct a pre-application meeting on **Thursday, October 26, 2023, at 7:00 p.m.**, in the Galligan Board Room on the third floor of the Glen Ellyn Civic Center, 535 Duane Street, Glen Ellyn, Illinois.

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

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

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